

for lease

RETAIL/OFFICE OPPORTUNITY

RIVERSIDE, CA

CALIFORNIA AVE

STREETER AVE | 19,218 ADT

ARLINGTON AVE | 25,857 ADT

5295 ARLINGTON AVENUE | RIVERSIDE, CA | 92504

EXCLUSIVE BROKER



CUSHMAN &
WAKEFIELD



±12,200 SF AVAILABLE

PROPERTY HIGHLIGHTS

- Retail / Office Opportunity in Planned Redevelopment Area
- High Profile Outparcel Pad for Sublease
- Term through 2040
- Approximately 12,200 SF Available

TRAFFIC COUNTS

- Streeter Avenue: 19,218 ADT
- Arlington Avenue: 25,857 ADT

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Pop (2023)	26,275	124,813	293,149
AHH Income	\$90,425	\$98,706	\$107,003
Daytime Pop.	3,878	47,263	111,591

TENANTS (in the area)



PROPOSED REDEVELOPMENT PLAN



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FLOOR PLAN



PROPERTY PHOTOS



DEMOGRAPHICS

1Mile

5295 Arlington Ave, Riverside, California, 92504 Ring: 1 mile radius				Prepared by Cushman & Wakefield Latitude: 33.94655 Longitude: -117.41807			
Summary	Census 2010		Census 2020		2023		2028
Population	24,286		25,562		26,275		27,046
Households	7,839		8,059		8,198		8,409
Families	5,341		-		5,493		5,629
Average Household Size	3.05		3.11		3.15		3.16
Owner Occupied Housing Units	3,832		-		4,175		4,371
Renter Occupied Housing Units	4,007		-		4,023		4,038
Median Age	32.2		-		34.3		35.8
Trends: 2023-2028 Annual Rate	Area		State		National		
Population	0.58%		0.13%		0.30%		
Households	0.51%		0.25%		0.49%		
Families	0.49%		0.24%		0.44%		
Owner HHs	0.92%		0.40%		0.66%		
Median Household Income	2.72%		2.95%		2.57%		
Households by Income			2023		2028		
			Number	Percent	Number	Percent	
<\$15,000			520	6.3%	465	5.5%	
\$15,000 - \$24,999			540	6.6%	453	5.4%	
\$25,000 - \$34,999			609	7.4%	533	6.3%	
\$35,000 - \$49,999			904	11.0%	674	8.0%	
\$50,000 - \$74,999			1,679	20.5%	1,663	19.8%	
\$75,000 - \$99,999			1,069	13.0%	1,195	14.2%	
\$100,000 - \$149,999			2,059	25.1%	2,401	28.6%	
\$150,000 - \$199,999			443	5.4%	554	6.6%	
\$200,000+			374	4.6%	470	5.6%	
Median Household Income			\$71,797		\$82,120		
Average Household Income			\$90,425		\$102,623		
Per Capita Income			\$28,677		\$32,413		
Population by Age	Census 2010		Census 2020		2023		2028
	Number	Percent	Number	Percent	Number	Percent	
0 - 4	1,863	7.7%	1,811	6.9%	1,876	6.9%	
5 - 9	1,755	7.2%	1,836	7.0%	1,824	6.7%	
10 - 14	1,820	7.5%	1,785	6.8%	1,870	6.9%	
15 - 19	1,953	8.0%	1,721	6.5%	1,699	6.3%	
20 - 24	1,973	8.1%	1,789	6.8%	1,714	6.3%	
25 - 34	3,774	15.5%	4,533	17.3%	4,167	15.4%	
35 - 44	3,128	12.9%	3,669	14.0%	4,202	15.5%	
45 - 54	3,129	12.9%	2,858	10.9%	3,024	11.2%	
55 - 64	2,170	8.9%	2,740	10.4%	2,661	9.8%	
65 - 74	1,184	4.9%	1,981	7.5%	2,190	8.1%	
75 - 84	958	3.9%	976	3.7%	1,229	4.5%	
85+	577	2.4%	576	2.2%	591	2.2%	
Race and Ethnicity	Census 2010		Census 2020		2023		2028
	Number	Percent	Number	Percent	Number	Percent	
White Alone	14,327	59.0%	9,070	35.5%	8,871	33.8%	8,200
Black Alone	1,470	6.1%	1,426	5.6%	1,463	5.6%	1,489
American Indian Alone	285	1.2%	634	2.5%	662	2.5%	745
Asian Alone	668	2.8%	898	3.5%	942	3.6%	1,023
Pacific Islander Alone	102	0.4%	80	0.3%	81	0.3%	83
Some Other Race Alone	6,106	25.1%	9,173	35.9%	9,790	37.3%	10,752
Two or More Races	1,328	5.5%	4,281	16.7%	4,466	17.0%	4,754
Hispanic Origin (Any Race)	12,611	51.9%	15,550	60.8%	16,482	62.7%	17,679

3Mile

5295 Arlington Ave, Riverside, California, 92504 Ring: 3 mile radius				Prepared by Cushman & Wakefield Latitude: 33.94655 Longitude: -117.41807			
Summary	Census 2010		Census 2020		2023		2028
Population	120,426		123,126		124,813		126,999
Households	36,912		37,576		38,040		38,673
Families	26,580		-		27,081		27,518
Average Household Size	3.19		3.20		3.20		3.21
Owner Occupied Housing Units	20,669		-		21,736		22,440
Renter Occupied Housing Units	16,244		-		16,303		16,234
Median Age	31.3		-		33.9		35.5
Trends: 2023-2028 Annual Rate	Area		State		National		
Population	0.35%		0.13%		0.30%		
Households	0.33%		0.25%		0.49%		
Families	0.32%		0.24%		0.44%		
Owner HHs	0.64%		0.40%		0.66%		
Median Household Income	2.41%		2.95%		2.57%		
Households by Income			2023		2028		
			Number	Percent	Number	Percent	
<\$15,000			2,383	6.3%	2,163	5.6%	
\$15,000 - \$24,999			2,223	5.8%	1,729	4.5%	
\$25,000 - \$34,999			2,687	7.1%	2,224	5.8%	
\$35,000 - \$49,999			4,049	10.6%	3,281	8.5%	
\$50,000 - \$74,999			7,034	18.5%	6,742	17.4%	
\$75,000 - \$99,999			5,456	14.3%	5,787	15.0%	
\$100,000 - \$149,999			8,720	22.9%	9,965	25.8%	
\$150,000 - \$199,999			3,109	8.2%	3,857	10.0%	
\$200,000+			2,378	6.3%	2,925	7.6%	
Median Household Income			\$77,242		\$86,992		
Average Household Income			\$98,706		\$112,188		
Per Capita Income			\$30,054		\$34,119		
Population by Age	Census 2010		Census 2020		2023		2028
	Number	Percent	Number	Percent	Number	Percent	
0 - 4	9,318	7.7%	8,626	6.9%	8,747	6.9%	
5 - 9	8,913	7.4%	8,892	7.1%	8,589	6.8%	
10 - 14	9,354	7.8%	8,713	7.0%	8,952	7.0%	
15 - 19	10,875	9.0%	8,939	7.2%	8,742	6.9%	
20 - 24	10,191	8.5%	9,203	7.4%	8,695	6.8%	
25 - 34	17,811	14.8%	20,364	16.3%	18,770	14.8%	
35 - 44	15,583	12.9%	16,683	13.4%	18,718	14.7%	
45 - 54	15,278	12.7%	13,650	10.9%	14,152	11.1%	
55 - 64	11,238	9.3%	13,106	10.5%	12,814	10.1%	
65 - 74	5,892	4.9%	9,887	7.9%	10,542	8.3%	
75 - 84	4,031	3.3%	4,652	3.7%	6,001	4.7%	
85+	1,942	1.6%	2,098	1.7%	2,279	1.8%	
Race and Ethnicity	Census 2010		Census 2020		2023		2028
	Number	Percent	Number	Percent	Number	Percent	
White Alone	72,085	59.9%	44,742	36.3%	43,385	34.8%	40,023
Black Alone	6,816	5.7%	6,074	4.9%	6,155	4.9%	6,210
American Indian Alone	1,588	1.3%	2,629	2.1%	2,685	2.2%	2,953
Asian Alone	3,851	3.2%	4,647	3.8%	4,821	3.9%	5,132
Pacific Islander Alone	466	0.4%	378	0.3%	374	0.3%	376
Some Other Race Alone	29,557	24.5%	43,191	35.1%	45,212	36.2%	48,894
Two or More Races	6,063	5.0%	21,464	17.4%	22,181	17.8%	23,411
Hispanic Origin (Any Race)	64,831	53.8%	75,317	61.2%	78,550	62.9%	82,977

DEMOGRAPHICS (cont.)

5 Mile

5295 Arlington Ave, Riverside, California, 92504 Ring: 5 mile radius				Prepared by Cushman & Wakefield Latitude: 33.94655 Longitude: -117.41807													
Summary		Census 2010		Census 2020		2023		2028									
Population		279,375		291,141		293,149		298,384									
Households		81,428		85,879		86,791		88,428									
Families		60,824		-		64,017		65,110									
Average Household Size		3.35		3.32		3.30		3.30									
Owner Occupied Housing Units		47,504		-		51,268		52,767									
Renter Occupied Housing Units		33,924		-		35,523		35,661									
Median Age		31.1		-		33.8		35.5									
Trends: 2023-2028 Annual Rate				Area		State		National									
Population		0.35%		0.13%		0.13%		0.30%									
Households		0.37%		0.25%		0.25%		0.49%									
Families		0.34%		0.24%		0.24%		0.44%									
Owner HHs		0.58%		0.40%		0.40%		0.66%									
Median Household Income		2.37%		2.95%		2.95%		2.57%									
Households by Income				Number		Percent		2023		2028							
<\$15,000				5,833		6.7%		5,393		6.1%							
\$15,000 - \$24,999				4,506		5.2%		3,492		3.9%							
\$25,000 - \$34,999				5,956		6.9%		4,950		5.6%							
\$35,000 - \$49,999				8,718		10.0%		7,209		8.2%							
\$50,000 - \$74,999				14,688		16.9%		14,011		15.8%							
\$75,000 - \$99,999				12,419		14.3%		13,010		14.7%							
\$100,000 - \$149,999				19,423		22.4%		21,850		24.7%							
\$150,000 - \$199,999				7,597		8.8%		9,299		10.5%							
\$200,000+				7,651		8.8%		9,215		10.4%							
Median Household Income				\$80,985				\$91,045									
Average Household Income				\$107,003				\$121,129									
Per Capita Income				\$31,773				\$35,992									
Population by Age		Census 2010		Census 2020		2023		2028									
		Number		Percent		Number		Percent		Number		Percent					
0 - 4		21,338		7.6%		20,174		6.9%		20,602		6.9%					
5 - 9		21,007		7.5%		20,983		7.2%		20,227		6.8%					
10 - 14		22,175		7.9%		20,641		7.0%		21,141		7.1%					
15 - 19		25,953		9.3%		21,024		7.2%		20,410		6.8%					
20 - 24		24,173		8.7%		21,636		7.4%		20,323		6.8%					
25 - 34		39,389		14.1%		47,999		16.4%		43,951		14.7%					
35 - 44		36,171		12.9%		38,116		13.0%		44,118		14.8%					
45 - 54		36,713		13.1%		32,333		11.0%		33,032		11.1%					
55 - 64		26,634		9.5%		31,760		10.8%		30,390		10.2%					
65 - 74		13,766		4.9%		23,349		8.0%		25,334		8.5%					
75 - 84		8,425		3.0%		10,857		3.7%		13,991		4.7%					
85+		3,630		1.3%		4,277		1.5%		4,865		1.6%					
Race and Ethnicity		Census 2010		Census 2020		2023		2028									
		Number		Percent		Number		Percent		Number		Percent					
White Alone		158,449		56.7%		99,485		34.2%		95,717		32.7%		88,337		29.6%	
Black Alone		16,413		5.9%		15,145		5.2%		15,166		5.2%		15,329		5.1%	
American Indian Alone		3,488		1.2%		6,168		2.1%		6,246		2.1%		6,827		2.3%	
Asian Alone		12,095		4.3%		14,416		5.0%		14,897		5.1%		15,923		5.3%	
Pacific Islander Alone		1,063		0.4%		981		0.3%		964		0.3%		963		0.3%	
Some Other Race Alone		74,378		26.6%		104,054		35.7%		108,003		36.8%		116,163		38.9%	
Two or More Races		13,487		4.8%		50,892		17.5%		52,157		17.8%		54,843		18.4%	
Hispanic Origin (Any Race)		156,143		55.9%		179,588		61.7%		185,680		63.3%		195,272		65.4%	



5295 ARLINGTON AVENUE | RIVERSIDE, CA | 92504

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