



Retail that resonates



NewMark Merrill
COMPANIES



Located at the corner of Arlington Avenue and Madison Street • Riverside, CA
www.newmarkmerrill.com

Prime Retail Space Available

at the corner of Arlington Ave. and Madison St.

Ideally situated less than one mile from SR-91 (Riverside Freeway) and with unparalleled exposure to the heavily trafficked intersection of Arlington Avenue and Madison Street, Arlington Square is anchored by Ross Dress For Less, Dollar Tree and Big Lots.



117,228
POPULATION
IN 3-MILE RADIUS*



\$96,642
AVERAGE HH INCOME
IN 3-MILE RADIUS*



22,448
ARLINGTON AVE.
14,314
MADISON ST.



985,775
ANNUAL VISITS



98,701
SF OF RETAIL SPACE

*Estimates are based on 2022 demographics for population and average income per household. The information contained herein is not guaranteed and should be independently verified.





#	TENANT	SF
1	Farmer's Sweet America	15,000
2	Ross	25,000
3	Dollar Tree	9,000
4	Coin Op Laundry	2,051
5	Smoke Plus 4	1,151
6	Norma Vasquez, DDS	2,000
7	Hannah Fashion	2,800
8	La Michoacana	1,606
9	America's Best Contacts	3,453
10	Luxury Nail Salon	2,800
11	Big Lots	19,200
12	Lash Central	1,200
13	Madison Market	3,938
14	Wok In	1,684
15	T-Mobile	2,506
16	Chase Bank	4,686



Arlington Ave & Madison Street



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When you love shopping centers, it shows.

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NOTE: This information is conceptual in nature and is subject to adjustments pending verification and Client, Tenant, and Government Agency approvals.
No warranties or guaranties of any kind are given or implied by the Architect or Owner.

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