



# Retail that resonates



NewMark Merrill  
COMPANIES



Located at the corner of Arlington Avenue and Madison Street • Riverside, CA  
[www.newmarkmerrill.com](http://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.



**117,930**  
POPULATION  
IN 3-MILE RADIUS\*



**\$79,419**  
AVERAGE HH INCOME  
IN 3-MILE RADIUS\*



Cars Per Day

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

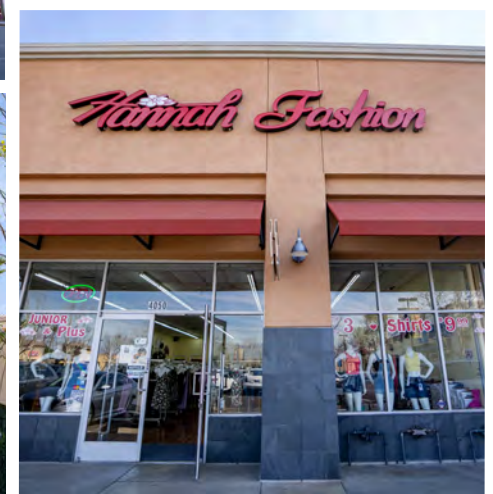
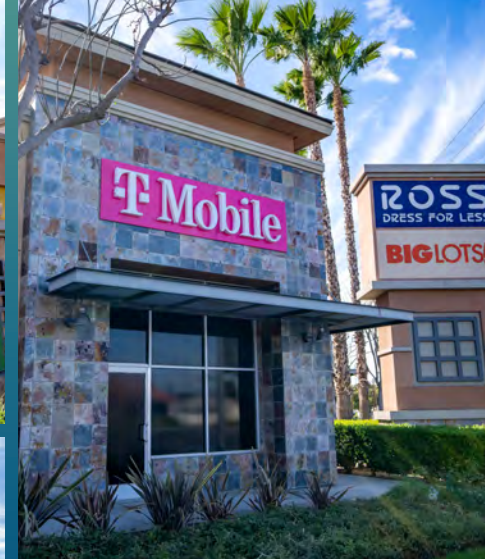


**636,600**  
ANNUAL VISITS



**98,701**  
SF OF RETAIL SPACE

\*Estimates are based on 2021 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.  
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