



NewMark Merrill COMPANIES

When you love shopping centers it shows.



A Beautification Award Recipient

LOCATED ON THE NORTHEAST CORNER OF UNIVERSITY AVENUE AND IOWA AVENUE IN THE CITY OF RIVERSIDE, CALIFORNIA



Coming Soon!
LOOK
DINE-IN CINEMAS



JUICE IT UP!



Home to 21,669 students
and 3,576 Faculty & Staff

Project Size 182,256 Sq.Ft. of Retail & Office Space

Demographics



Population*

1 Mile.....24,704
3 Miles.....98,353



Traffic Count*

Corner of Iowa Ave. &
University Ave: 51,599 CPD
I-215 Freeway: 243,000 CPD



**Household
Income***

1 Mile.....\$50,798
3 Miles.....\$94,030



For Lease • Prime Retail Space Available

- Conveniently located off of the 215 Freeway with excellent exposure from the main traffic corridor of University Avenue.
- Digital pylon sign situated off of Interstate 215 with exposure to more than 157,000 cars daily.
- The population of UCR spends close to \$65.2 million in products and services per year.

- Located across from the University of California Riverside campus. UCR is the 2nd largest employer in the County of Riverside with over 6,469 employees and has a student staff population of 21,669.

- Adjacent to a multi-story University Housing structure that is under construction and will house approximately 525 students.

For additional information,
please contact:

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www.newmarkmerrill.com

*Estimates are based on 2023 demographics for population and average income per household. Traffic count is based upon ESRI forecasts. The information contained herein is not guaranteed and should be independently verified.

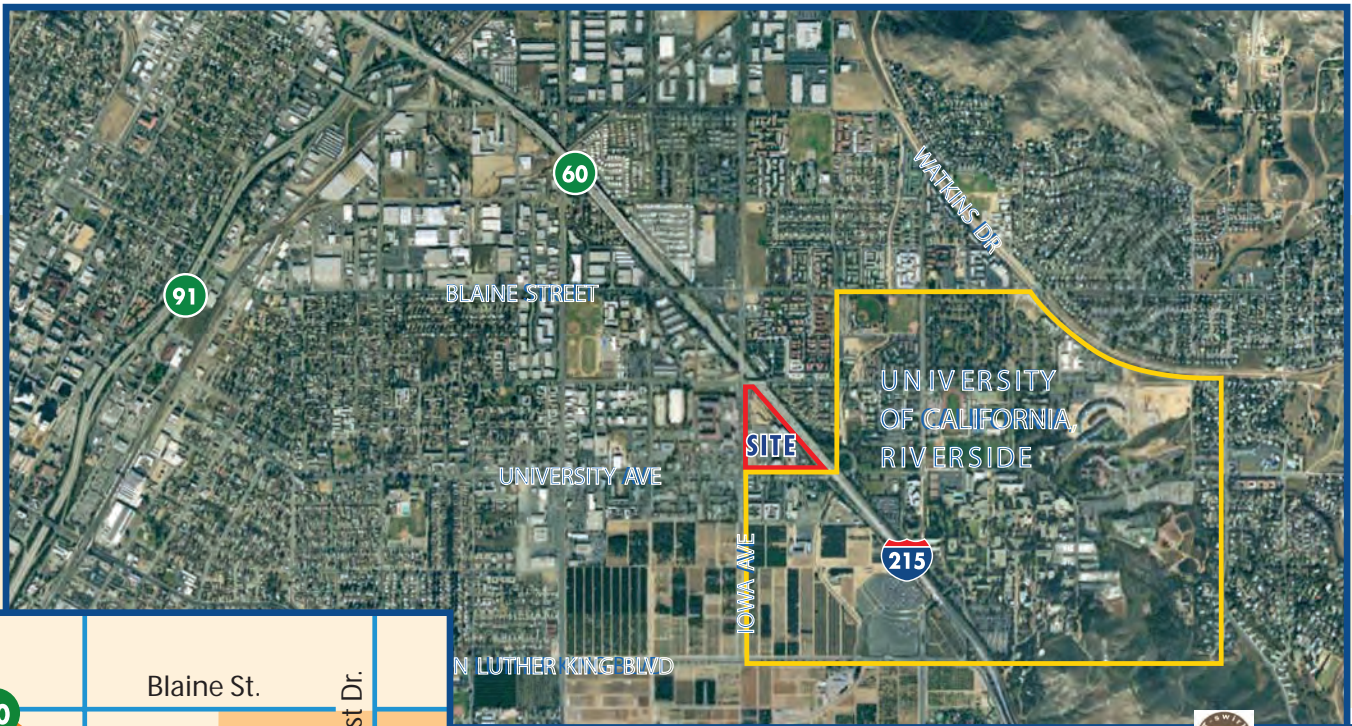


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#	Tenants	SF
1.	7 Leaves Cafe	1,400 SF
2.	The Halal Guys	2,000 SF
3.	Jersey Mike's	1,355 SF
4A.	Cocoa Goddess Collection	500 SF
4B.	Fusion Sign and Design	2,272 SF
5.	Laughing Buddha	1,866 SF
6.	Afters Ice Cream	1,100 SF
7.	Pho Vinnam Rest.	1,700 SF
8.	T-Swirl Crepe	1,415 SF
9A.	Flame Broiler	2,403 SF
9B.	Durango Taco Shop	1,662 SF
10A.	Bugerim	1,720 SF
10B.	Manna Grill	1,480 SF
11.	Available Retail	2,672 SF
12.	Juice It Up	1,107 SF
13.	Veg & Go	1,107 SF
14.	U.P.C. Pizza	1,250 SF
15.	Cravin' Crab Haus	3,608 SF
16.	Look Cinemas	41,915 SF
17.	Available	946 SF
18.	Boba Cafe	1,090 SF
19.	Bao Culture	2,095 SF
20.	Hotties Nashville Hot Ckn.	3,099 SF
21.	Kimchichanga	3,017 SF
22.	Masala Mischief	1,298 SF
23.	Available Retail	2,750 SF
24.	Chase Bank	3,152 SF
25.	Available Restaurant	1,795 SF
26.	Eye C You	1,8546 SF
27.	Available Retail	2,028 SF
28.	Regents of UCR	8,579 SF
29.	T-Mobile	2,940 SF
30.	HK BBQ House	1,645 SF
31.	Sharetea	1,543 SF
32.	Ramen Okawari & Ohana Cravings	2,589 SF
33.	Kimco Staffing Services	1,355 SF
34.	The Buffalo Spot	1,634 SF
35.	Signature Nails & Salon	1,548 SF
36.	Poke Bar	1,494 SF
37.	UC Bakery	1,433 SF
38.	7-Eleven	3,088 SF




 For Information, Please Contact
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Landlord makes no representation that any of the above tenants, parking lot or building configurations will exist now or in the future. Tenants depicted may be proposed and may not actually occupy the proposed buildings. The dimensions and square footages shown are estimated only and not guaranteed.



Second Floor Spaces

#	Tenants	SF
1201-201	Regents of UCR	1,771
1201-202	Viking Staffing	1,812
1201-203	Education Board	509
1201-204A-206B	Regents of UCR	4,652
1201-206A	Regents of UCR-HR	1,095
1201-207	US Armed Forces	2,804
1201-208	Regents of UCR Acct.	7,634
1201-209	Available	1,453
1201-210	Dr. Rickerby & Paulette Hinds	760
1201-211	Available	1,255
1201-216	Management Office	610
1201-217	Storage	350
1201-218	Good Hair 218	863
1201-219	Fast Cash Services	812
1201-220	Available	1,047
1223-200	Available	5,183
1223-220	Vacant	138
1223-230	Assembly Committee on Rules	1,814
1223-240	Regents of UCR - Design & Constr.	8,940

