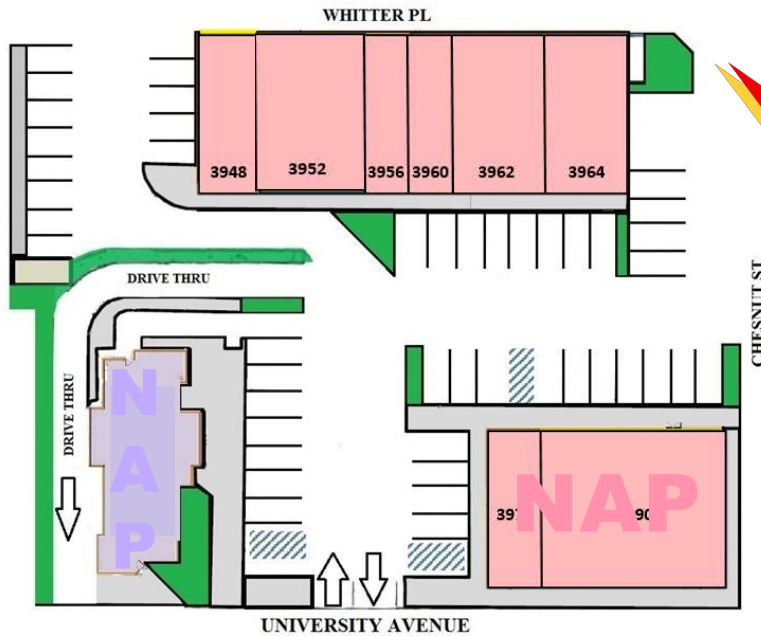


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**UNIVERSITY SQUARE**  
3940-3990 UNIVERSITY AVENUE, RIVERSIDE, CA 92501



**WALKING DISTANCE FROM CITY HALL, THE RIVERSIDE COMMUNITY COLLEGE DISTRICT MAIN OFFICE AND CULINARY ACADEMY, AND THE NEW MAIN LIBRARY!**

UNIT	TENANTS	SF	UNIT	TENANTS	SF
3948	Mariscos el Zorrillon	1,000	3960	Smoke Shop	750
3952	Rad Coffee	1,750	3962	Liquor	1,500
3956	Executive Lines	750	3964	Miss Donuts and Bagels	1,500

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# UNIVERSITY SQUARE

3940-3990 UNIVERSITY AVENUE, RIVERSIDE, CA 92501

**POPULATION**

**120,853**  
 within a 3-mile radius

**INCOME**

**\$70,925**  
 average household income  
 within a 3-mile radius

**TRAFFIC COUNT**

**±13,000**  
 average daily traffic



**NEARBY BUSINESSES**

