

**RETAIL LEASING INFORMATION** 

## Ayda Kach

(310) 474-8844 ayda@pacwestmg.com

## **Natalie Hierholzer**

(310) 474-8844 natalie@pacwestmg.com



3962

3964

1,750

750

Liquor

Miss Donuts and Bagels

1,500

1,500

- 3952 Rad Coffee
- 3956 Executive Lines



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# UNIVERSITY SQUARE

3940-3990 UNIVERSITY AVENUE, RIVERSIDE, CA 92501

POPULATION **INCOME TRAFFIC COUNT** 20,853 \$70,925 3,000 average household income average daily traffic within a 3-mile radius within a 3-mile radius NEARBY BUSINESSES 288 Colonial House Apts rts Hampton Inn Riverside, California **Riverside** Downtown Aarriott Riverside at the Convention Center 1.3 ★ (383 ern'z Barbershop CIRCA on Mission 4 3 ★ (1645) Riverside 3-star hotel Convention Center Hvatt Place **Civil Rights** Riverside/Downtown institute Inland. 4.2 1 (994 RIVERSIDE The Grove Ca Taco Station 3-star hote and Wellne Mexican - S SINS Tio's Tacos xtapa E exican • St Fox Performing Arts Ce RCCD Main Librar SUBJECT The Coffee Bean & Tea Leaf PROPERTY The Cheech Marin he Perfect Cold wed Coffee Center for Chicano 2024 LUNAR FESTIVAL The Salted P rside **Riverside Art Museum** E Community College. Mt Rubidoux Man URBAN DRIPP Back To The Grind ARTS University Ave ARTSUCR ake Alice Trading Co Life Arts Center E n & Razo LA The Beignet Spo erside City Hal Coffee Court Bistro Citrus To

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