



Broker Bonus
\$2/SFT
Lease signed before
August 31st 2019

University Square

1889 UNIVERSITY AVENUE
RIVERSIDE
CALIFORNIA, 92507

AVAILABLE FOR LEASE

Suite 106
1061 Square Feet
Ground floor retail

RETAIL UNIT FOR LEASE

RETAIL / OFFICE / RESTAURANT

TRAVIS DUNN
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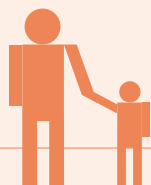
PETER WALSH
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Property HIGHLIGHTS

- Ideal restaurant opportunity
- Excellent visibility from high traffic University and Ottawa Aves - 28,000 VPD
- High daytime foot traffic from UEI and UC Riverside College Campuses
- Recently constructed building (2014)



NEARBY TENANTS



RIVERSIDE DEMOGRAPHICS

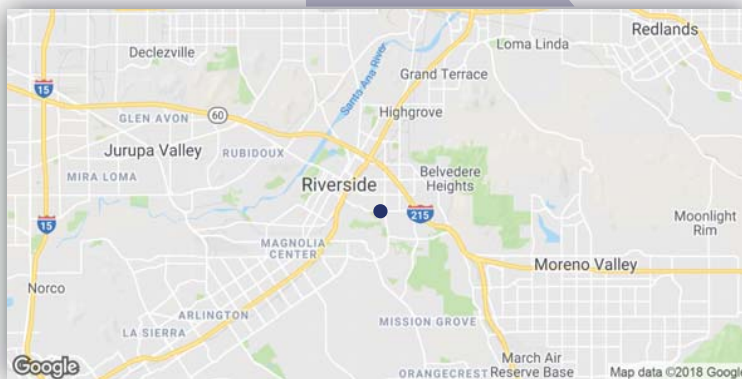
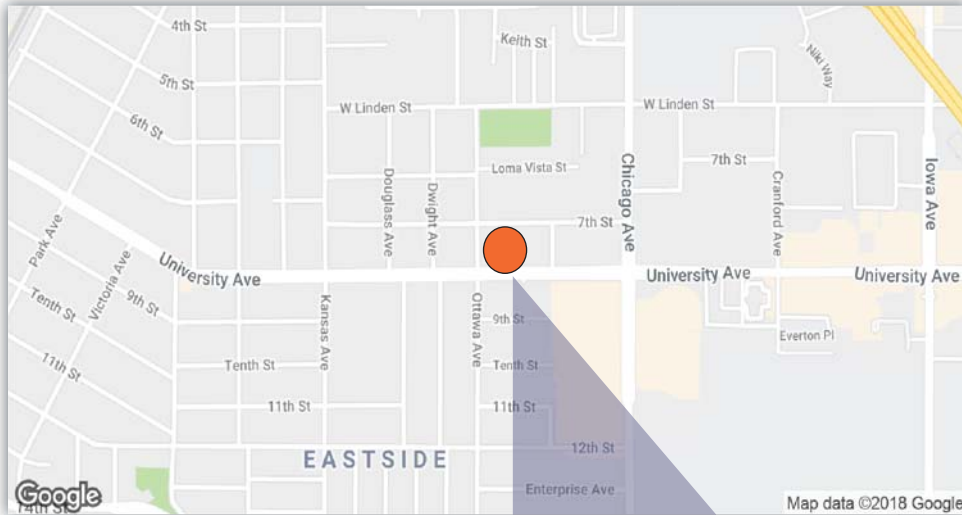
HOUSING UNITS	32,258
AVG HOUSEHOLD INCOME	\$66,836
TOTAL POPULATION	100,584
MEDIAN AGE	30.4

CoStar Data

CURRENT TENANT MIX

UNIT	TENANT
104	Lee's Sandwiches
105	Zero Degrees Co.
106	Available
107	Jackson Hewitt
108	Fast 5 Pizza
109	NV Nails & Spa

Location Map



Site Map

Available for lease
Suite 106
1061 Square Feet



TOTAL BUILDING AREA: 8,596 SF

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