

FOR SALE AND LEASE

OFFICE | RETAIL | MEDICAL | FLEX

Move-In February 1, 2024

FACADE RENOVATIONS
START FEBRUARY 1, 2024



Exciting Redevelopment Underway Near Tyler Galleria & La Sierra University

River Pointe

10769 Hole Avenue, Riverside, CA 92505

**LEE &
ASSOCIATES**
MUDGE TEAM
COMMERCIAL REAL ESTATE ADVISORS

DAVE MUDGE, SIOR
951.276.3611 // DRE#: 01070762
DMUDGE@LEERIVERSIDE.COM

LINDSAY MINGEE
951.276.3622 // DRE#: 01920658
LMINGEE@LEERIVERSIDE.COM

REID SISSON
951.276.3620 // DRE#: 01981528
RSISSON@LEERIVERSIDE.COM

Property Highlights

- ±37,601 SF neighborhood office/retail center undergoing exciting remodel with move-in Feb, 2024
- Small and large units available for lease and for sale (see availability on following page)
- Great zoning allows for office, retail, medical, and flex/light industrial
- Own your own commercial condo or lease
- 4 per 1,000 SF Parking Ratio
- Monument signage opportunities
- Walk to Ancho's Restaurant, a Riverside favorite since 1989
- Property located near Tyler Galleria in the heart of La Sierra neighborhood
- Future pad site also available for development
- Sale price and lease rate for individual units are on the following page

Facade Renovations Starting February 1, 2024

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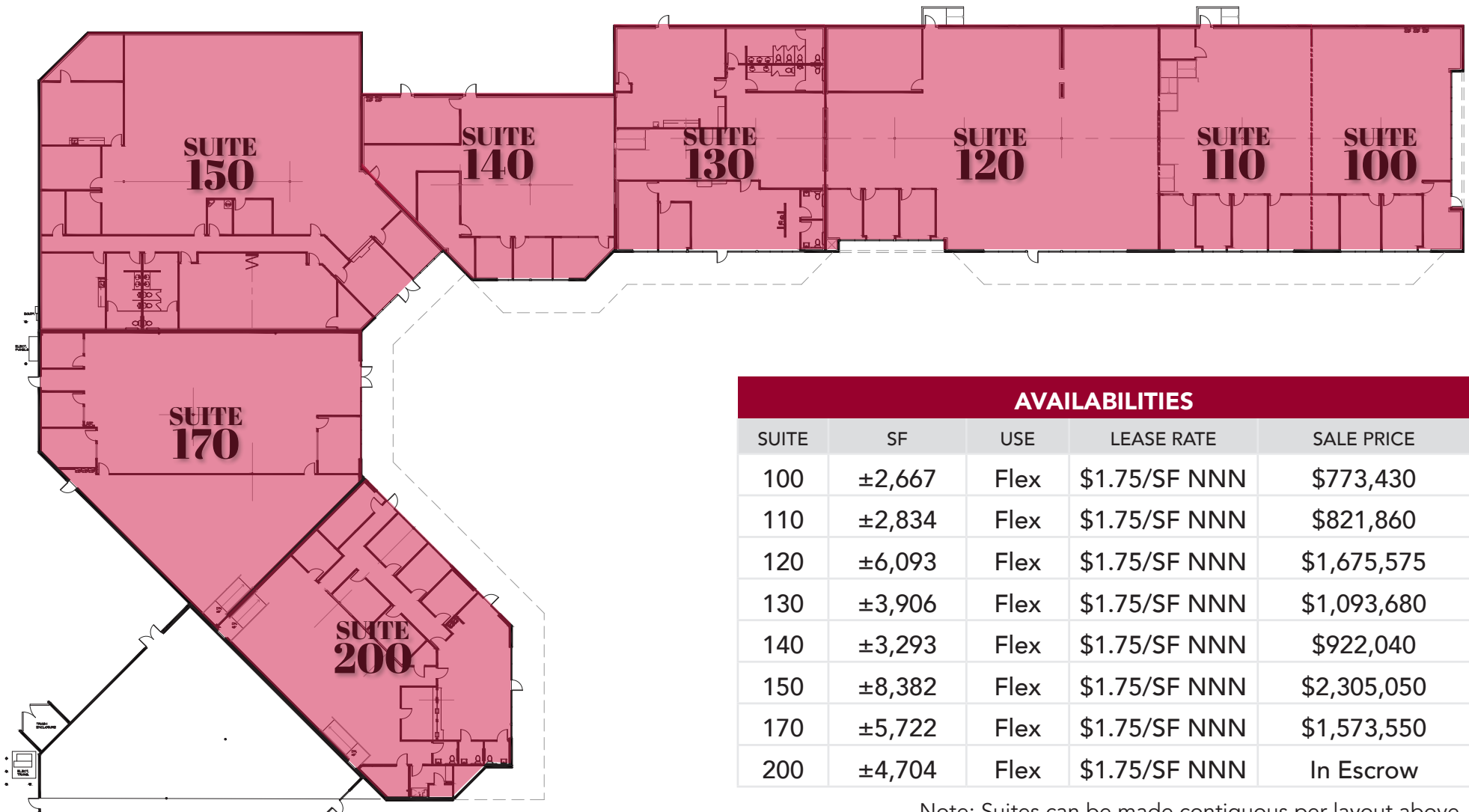
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3240 Mission Inn Ave, Riverside, CA 92507 | 951.276.3600 | Corp. DRE#: 01048055 | www.lee-associates.com

Floor Plan & Availabilities

Up to ±37,601 RSF Available



Note: Suites can be made contiguous per layout above.

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±10,130 SF

±12,000 SF

±37,601 SF
AVAILABLE

Public Storage

HENDRICK AVE.

JONES AVE.

ANCHOS
SOUTHWEST
GRILL & BAR

HOLE AVE.



±1.2
MILES



±1.3
MILES



±1.5
MILES



±3.2
MILES



±4.1
MILES

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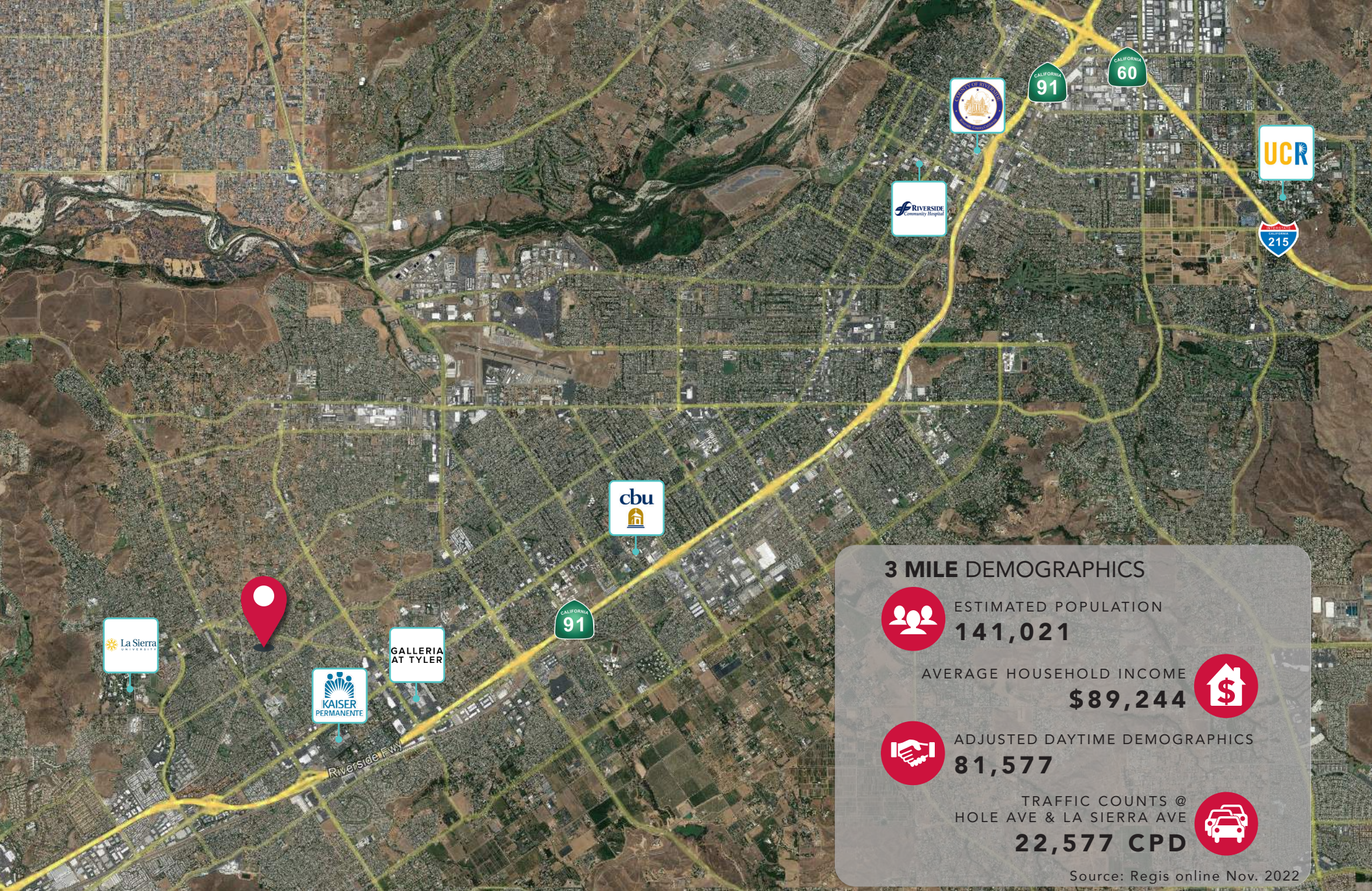
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3 MILE DEMOGRAPHICS



ESTIMATED POPULATION

141,021

AVERAGE HOUSEHOLD INCOME

\$89,244



ADJUSTED DAYTIME DEMOGRAPHICS

81,577

TRAFFIC COUNTS @
HOLE AVE & LA SIERRA AVE

22,577 CPD



Source: Regis online Nov. 2022

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