

UNIVERSITY VILLAGE

OFFICE SUITE FOR LEASE



1223 UNIVERSITY AVENUE, RIVERSIDE, CA

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

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No warranty or representation has been made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice. Lee & Associates Commercial Real Estate Services, Inc. -Riverside.

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

AREA INFORMATION



45,900 CPD
@ UNIVERSITY AVE
243,000 CPD
@ I-215 FREEWAY



218,999
POPULATION
WITHIN 5
MILE RADIUS



104,413
POPULATION
EMPLOYED



69,408
HOUSEHOLDS
WITHIN 5
MILES



ADJACENT
TO NATIONAL
RETAIL TENANTS



NEAREST
HOSPITAL 3.4
MILES AWAY

PROPERTY HIGHLIGHTS:

- Suite 200 - 5,183 SF Second-Floor Office Space for Lease
- Lease Rate: \$ 2.05 Full Service Gross
- Office Build-Out includes Reception, Multiple Private Offices, Conference Room, Kitchen & Bullpen
- Located in University Plaza with an Abundance of Amenities and Near UC Riverside
- Immediate Access to the I-215 Freeway

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AERIAL OVERVIEW



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INTERIOR PHOTOS

