

Riverside

3739-3747 Central Avenue  
NEC Central Avenue & Magnolia Avenue

Riverside, California

South Elevation

## High Identity Retail/Restaurant Space



- Tenants include Provident Bank, Tokyo Joe's, Jimmy John's Sandwiches and Jamba Juice
- Prominent Corner Presence at Very Busy 5-Point Intersection
- Close Proximity to Riverside Plaza and Surrounding Amenities

For more information:  
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# PROPERTY HIGHLIGHTS

## Tenants Near Center



## North Elevation

14'-0"  
(N) T.O. PARAPET



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## Traffic Counts

Central Avenue	±32,000 CPD
Magnolia Avenue	±21,000 CPD

## Demographics

	1 mile	5 mile
2015 Estimated Population	17,038	282,968
2015 Estimated Median Household Income	\$53,153	\$55,854

Source: Applied Geographic Solutions 04/2015

This information is provided without warranty or representation to its accuracy.

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# SITE PLAN



Magnolia Avenue



**PROVIDENT**  
NAP  
Bank

Alley



Patios

Tokyo  
JOE'S

JIMMY JOHN'S

Jamba Juice

Central Avenue

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# AERIAL



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