

FOR LEASE

±18,534 SF Anchor Box and Shops **FOR LEASE**

Five Points Plaza

4650-4860 La Sierra Ave.
Riverside, CA



CBRE



FIVE POINTS PLAZA

Property Highlights

Prime retail Space Available



High-Traffic Location

Benefit from the constant flow of customers in a bustling neighborhood center.



Grocery-Anchored Advantage

The only center serving the vibrant Riverwalk development, surrounded by homes, shops and offices.



Captive Audience

Located near La Sierra University (2,300 students), providing a built-in customer base.



Impeccable Presentation

Enjoy a beautifully landscaped and meticulously maintained environment.



TENANT SPOTLIGHT

Pizza Hut

Jack
in the box

DOLLAR TREE

STATER BROS.
markets

O'Reilly
AUTO PARTS

FIVE POINTS PLAZA

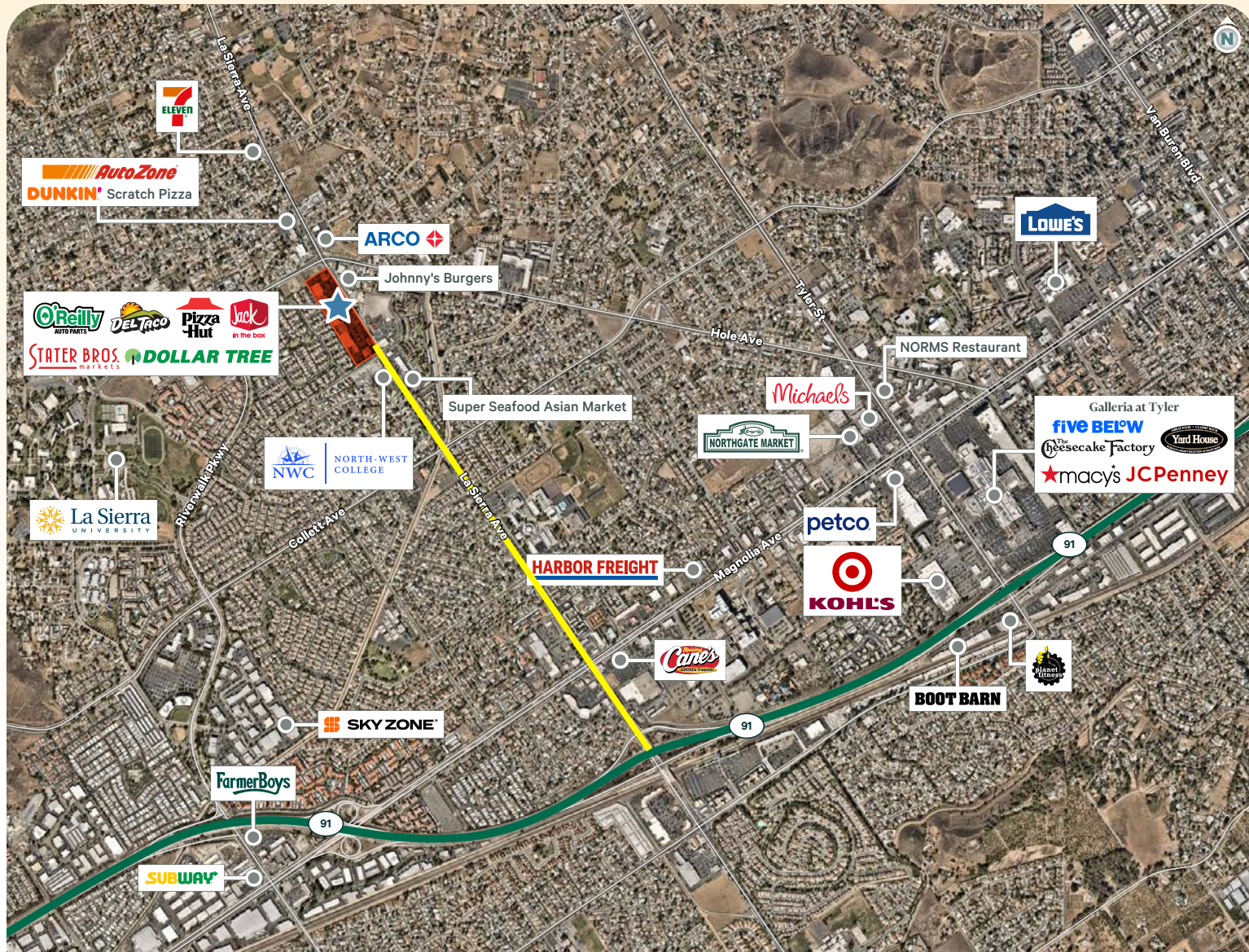
Site Plan

Suite	Tenant	SF	Suite	Tenant	SF
4650	Restaurant Salvadoreno	1,200	4748	Metro by T-Mobile	834
4652	Holy Shot Coffee	1,185	4750	Pizza Hut	4,000
4654	AVAILABLE	915	4760	Polish Up Nail Salon	2,000
4656	Sierra Nails	1,200	4770	Mr you Chinese Express	2,450
4658	Agua Water	900	4782	Book Off USA	7,016
4660	La Michoacana	1,200	4786	US Donuts	1,460
4680	Stater Bros	30,570	4788	Parkour	6,433
4710	Dentist	4,715	4790	AVAILABLE	18,534
4712	Dollar Tree	10,884	4810	AVAILABLE	1,026
4716	La Sierra Pet Clinic	1,375	4812-14	Coin Less Laundry	3,300
4720	Barber Shop	1,100	4820	O'Reilly Auto Parts	9,750
4724	Con Madre Restaurant	2,576	4822	Octopharma Plasma	9,790
4740	Del Taco (Pad)	2,500	4860	Jack in the Box	2,561



FIVE POINTS PLAZA

Retailers in the Area



FIVE POINTS PLAZA

Area Demographics

POPULATION

1 Mile

23,297

3 Miles

140,067

5 Miles

270,977

HOUSEHOLDS

1 Mile

6,589

3 Miles

42,151

5 Miles

79,281

DAYTIME POPULATION

1 Mile

15,660

3 Miles

119,912

5 Miles

254,257

AVERAGE HH INCOME

1 Mile

\$118,120

3 Miles

\$116,555

5 Miles

\$123,412





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