

FOR SALE
\$850,000



In March of 2024, the City of Riverside announced **14 retail storefront winners out of 50+ applicants**. Applicants have since received their Zoning Verification Letters (ZVL) and are pushing their layouts through planning. Acquiring one of these limited retail storefront licenses represents a rare opportunity for retailers to operate in a major CA metropolitan city.

Don't miss out on this opportunity to acquire a winning location in a **strong demographic**.

**NDA
REQUIRED**

License Highlights:

- **Limited License Jurisdiction**
 - **1-of-14 Awarded Licenses**
- Zoning Verification Letter Received
- Riverside Demographics:
 - Population: 326,000 and growing
 - Median Household Income: ≈ \$95,000
 - Retail Spending: ≈ \$5-Billion
- Points of Interest:
 - UC Riverside
 - Mission Inn Hotel & Spa
 - Fox Performing Arts Center
 - Riverside Art Museum

Real Estate Highlights:

- ≈ 3,400 SF Unit
- **91 FREEWAY FRONTAGE UNIT**
 - **205,000 Cars Per Day**
 - **Freeway Facing Signage Allowed**
- Excellent On-Site Parking
 - **3:1,000**
- Monthly Rental Rate
 - Pre-Operational: \$7,000 NNN
 - Operational: \$11,000 NNN
 - NNN Fee: \$0.30/SF (\$1,017/mo)

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