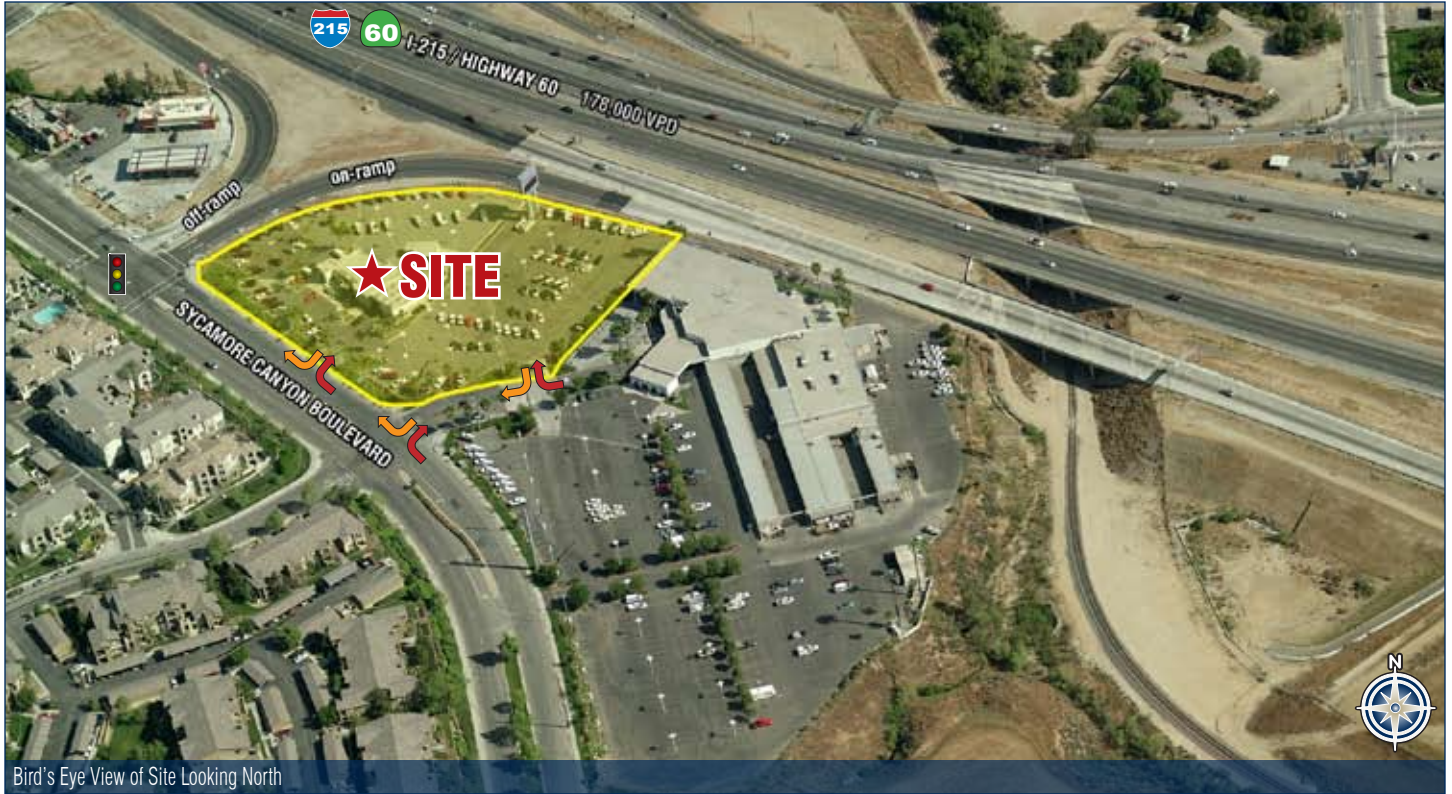


±3.26 Acre Development Site Riverside, CA 92507

Retail/Restaurant Pads Available for LEASE at I-215 & Sycamore Canyon Boulevard



PROPERTY FACT SHEET



Bird's Eye View of Site Looking North



Bird's Eye View of Site Looking South

PROPERTY DESCRIPTION & FEATURES

- ±3.26 acres (±142,463 SF) fronting I-215/Highway 60 with incredible freeway visibility
 - ±60,000 SF major gas station (deal pending)
 - Two additional pads totaling ±82,463 SF for retail/restaurants available for LEASE
- Freeway pylon sign possible
- Located at the east quadrant of Sycamore Canyon Boulevard & the I-215/Highway 60 on-ramp
- Located 3 miles south east of the University of Riverside with their 19,000 students
- 178,000 VPD on I-215/Highway 60

AREA RETAILERS



2010 DEMOGRAPHIC PROFILE

	1 MILE	3 MILE	5 MILE
Population	7,151	82,445	233,556
Households	2,500	25,464	68,794
Average Household Income	\$79,114	\$78,690	\$76,070
Daytime Employees	3,235	24,485	69,769

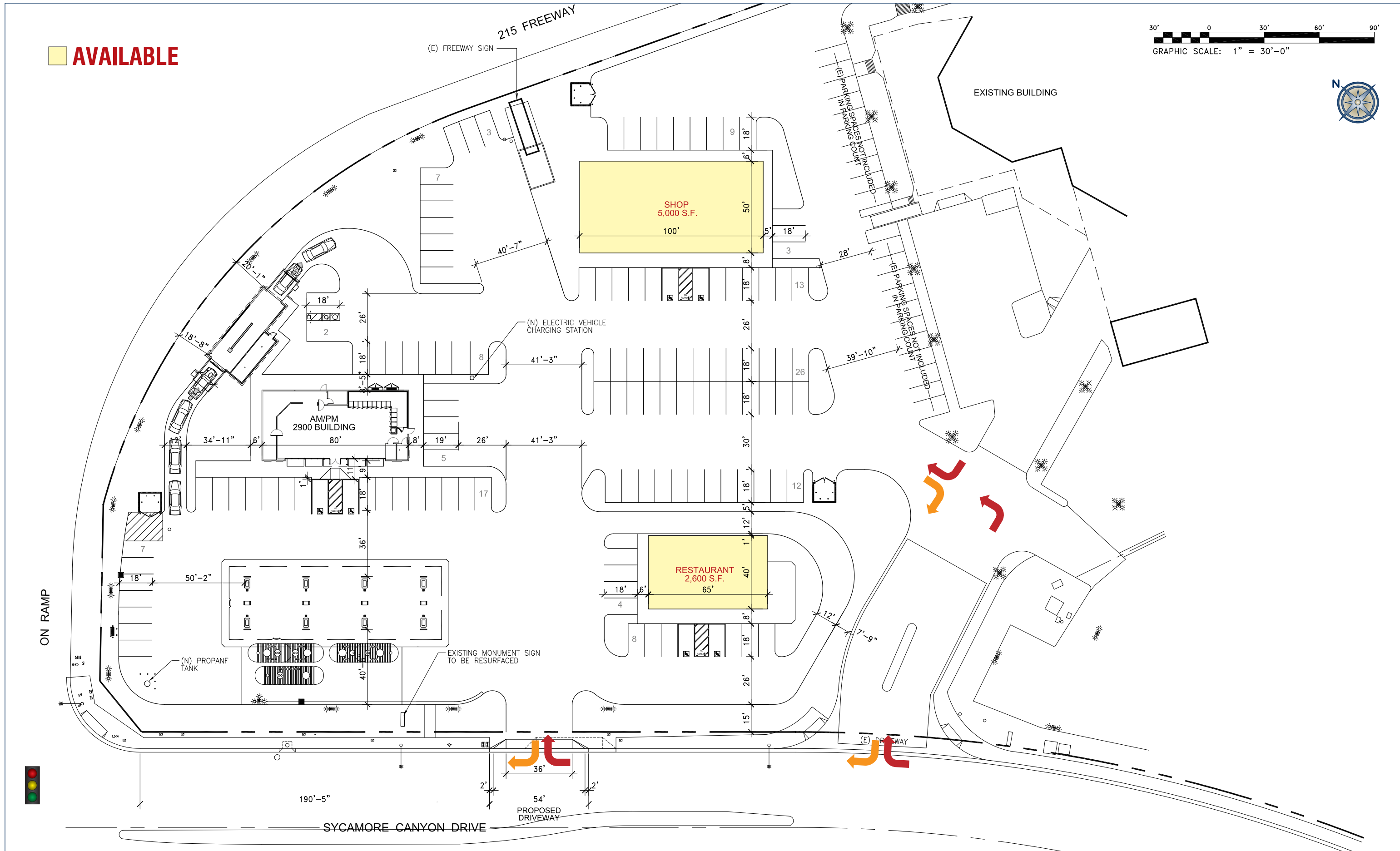
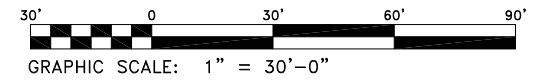
CONTACT	Anthony Villasenor 858.724.0424 avillasenor@sierraus.com CA License #01235967	Ryan Gonzales 858.724.0470 rgonzales@sierraus.com CA License #01109934	www.SierraUS.com 322 8th Street • Suite 105 Del Mar, CA 92014 858.724.0292(fax) • 866.606.8555(toll-free)
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±3.26 Acre Development Site Riverside, CA 92507
 Retail/Restaurant Pads Available for LEASE at I-215 & Sycamore Canyon Boulevard



PROPOSED SITE PLAN

AVAILABLE



±3.26 Acre Development Site

Riverside, CA 92507
Retail/Restaurant Pads Available for LEASE at I-215 & Sycamore Canyon Boulevard



RETAILER AERIAL



±3.26 Acre Development Site

Riverside, CA 92507
Retail/Restaurant Pads Available for LEASE at I-215 & Sycamore Canyon Boulevard



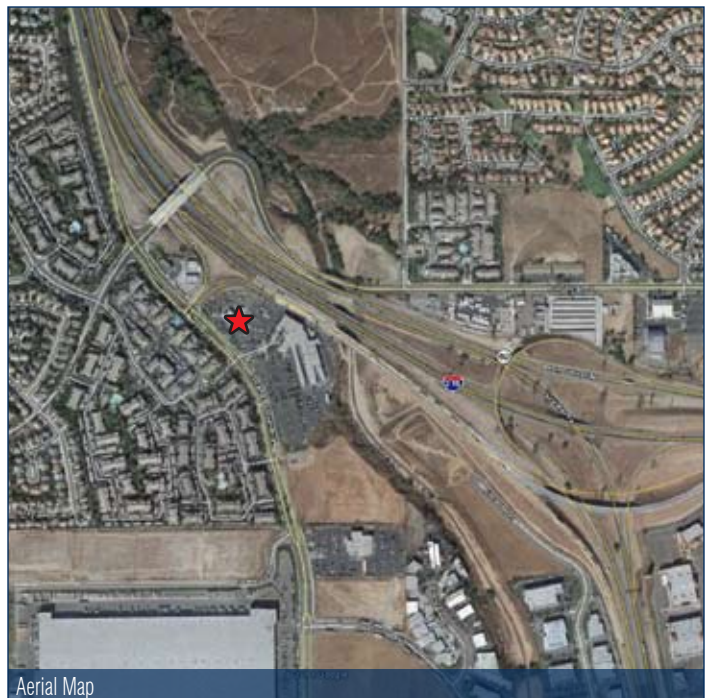
LOCATION STUDY



5 Mile Map



1 Mile Street Map



Aerial Map

FULL PROFILE

1990 - 2000 Census, 2010 Estimates with 2015 Projections
 Calculated using Proportional Block Groups



Lat/Lon: 33.94491/-117.2988

5900 Sycamore Canyon Blvd. Riverside, CA		1 Mile	3 Miles	5 Miles
POPULATION	2010 Estimated Population	7,151	82,445	233,556
	2015 Projected Population	9,272	92,387	255,907
	2000 Census Population	5,634	64,620	190,839
	1990 Census Population	3,320	50,802	164,436
	Historical Annual Growth 1990 to 2010	5.8%	3.1%	2.1%
	Projected Annual Growth 2010 to 2015	5.9%	2.4%	1.9%
HOUSEHOLDS	2010 Est. Households	2,500	25,464	68,794
	2015 Proj. Households	3,352	28,772	75,747
	2000 Census Households	2,009	20,732	58,377
	1990 Census Households	1,136	16,707	51,999
	Historical Annual Growth 1990 to 2010	6.0%	2.6%	1.6%
	Projected Annual Growth 2010 to 2015	6.8%	2.6%	2.0%
AGE	2010 Est. Population 0 to 9 Years	14.5%	15.4%	16.0%
	2010 Est. Population 10 to 19 Years	13.7%	16.8%	16.9%
	2010 Est. Population 20 to 29 Years	22.2%	19.5%	18.8%
	2010 Est. Population 30 to 44 Years	23.1%	21.7%	21.4%
	2010 Est. Population 45 to 59 Years	17.9%	17.3%	17.1%
	2010 Est. Population 60 to 74 Years	5.7%	6.2%	6.3%
	2010 Est. Population 75 Years Plus	2.8%	3.1%	3.4%
	2010 Est. Median Age	28.8	29.1	29.3
MARITAL STATUS & SEX	2010 Est. Male Population	49.4%	49.1%	49.2%
	2010 Est. Female Population	50.6%	50.9%	50.8%
	2010 Est. Never Married	32.0%	33.0%	32.3%
	2010 Est. Now Married	49.6%	50.5%	49.7%
	2010 Est. Separated or Divorced	14.6%	13.5%	14.3%
	2010 Est. Widowed	3.7%	3.1%	3.7%
INCOME	2010 Est. HH Income \$200,000 or More	1.4%	2.7%	3.0%
	2010 Est. HH Income \$150,000 to \$199,999	5.0%	5.1%	4.6%
	2010 Est. HH Income \$100,000 to \$149,999	20.8%	19.1%	16.8%
	2010 Est. HH Income \$75,000 to \$99,999	19.2%	16.7%	14.4%
	2010 Est. HH Income \$50,000 to \$74,999	22.8%	19.3%	19.4%
	2010 Est. HH Income \$35,000 to \$49,999	11.5%	12.3%	12.8%
	2010 Est. HH Income \$25,000 to \$34,999	8.4%	9.1%	9.6%
	2010 Est. HH Income \$15,000 to \$24,999	5.2%	8.2%	9.1%
	2010 Est. HH Income \$0 to \$14,999	5.7%	7.5%	10.2%
	2010 Est. Average Household Income	\$79,114	\$78,690	\$76,070
	2010 Est. Median HH Income	\$70,593	\$67,075	\$62,583
	2010 Est. Per Capita Income	\$27,660	\$24,787	\$23,078
2010 Est. Number of Businesses	211	1,821	5,791	
2010 Est. Total Number of Employees	3,235	24,485	69,769	

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FULL PROFILE

1990 - 2000 Census, 2010 Estimates with 2015 Projections
 Calculated using Proportional Block Groups



Lat/Lon: 33.94491/-117.2988

5900 Sycamore Canyon Blvd.

Riverside, CA

1 Mile 3 Miles 5 Miles

	1 Mile	3 Miles	5 Miles	
RACE	2010 Est. White Population	72.7%	69.9%	71.8%
	2010 Est. Black Population	11.6%	13.9%	13.7%
	2010 Est. Asian & Pacific Islander	12.8%	12.9%	10.6%
	2010 Est. American Indian & Alaska Native	0.9%	1.0%	1.2%
	2010 Est. Other Races Population	2.0%	2.2%	2.6%
HISPANIC	2010 Est. Hispanic Population	2,627	32,966	103,492
	2010 Est. Hispanic Population Percent	36.7%	40.0%	44.3%
	2015 Proj. Hispanic Population Percent	39.1%	43.4%	47.4%
	2000 Hispanic Population Percent			
EDUCATION (Adults 25 or Older)	2010 Est. Adult Population (25 Years or Older)	4,345	47,338	133,607
	2010 Est. Elementary (0 to 8)	5.0%	7.1%	9.5%
	2010 Est. Some High School (9 to 11)	6.8%	8.3%	9.7%
	2010 Est. High School Graduate (12)	21.8%	23.9%	25.2%
	2010 Est. Some College (13 to 16)	25.8%	22.6%	22.0%
	2010 Est. Associate Degree Only	10.2%	8.8%	8.7%
	2010 Est. Bachelor Degree Only	18.0%	16.8%	15.0%
	2010 Est. Graduate Degree	12.4%	12.4%	9.8%
HOUSING	2010 Est. Total Housing Units	2,694	27,012	73,372
	2010 Est. Owner Occupied Percent	51.4%	55.5%	56.9%
	2010 Est. Renter Occupied Percent	41.4%	38.8%	36.9%
	2010 Est. Vacant Housing Percent	7.2%	5.7%	6.2%
HOMES BUILT BY YEAR	2000 Homes Built 1999 to 2000	13.0%	3.8%	2.4%
	2000 Homes Built 1995 to 1998	8.5%	6.5%	4.6%
	2000 Homes Built 1990 to 1994	15.8%	14.3%	11.4%
	2000 Homes Built 1980 to 1989	44.2%	41.0%	38.7%
	2000 Homes Built 1970 to 1979	9.7%	16.1%	18.0%
	2000 Homes Built 1960 to 1969	4.0%	11.9%	10.9%
	2000 Homes Built 1950 to 1959	3.7%	4.0%	7.9%
	2000 Homes Built Before 1949	1.1%	2.3%	6.0%
HOME VALUES	2000 Home Value \$1,000,000 or More	-	-	0.4%
	2000 Home Value \$500,000 to \$999,999	0.3%	0.5%	1.1%
	2000 Home Value \$400,000 to \$499,999	0.5%	0.8%	1.2%
	2000 Home Value \$300,000 to \$399,999	1.6%	1.9%	2.2%
	2000 Home Value \$200,000 to \$299,999	12.1%	23.3%	16.3%
	2000 Home Value \$150,000 to \$199,999	35.9%	26.8%	23.5%
	2000 Home Value \$100,000 to \$149,999	42.9%	30.9%	32.4%
	2000 Home Value \$50,000 to \$99,999	5.6%	15.4%	22.1%
	2000 Home Value \$25,000 to \$49,999	1.1%	0.3%	0.6%
	2000 Home Value \$0 to \$24,999	-	0.1%	0.2%
	2000 Median Home Value	\$153,549	\$161,160	\$152,635
	2000 Median Rent	\$769	\$700	\$631

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Lat/Lon: 33.94491/-117.2988

5900 Sycamore Canyon Blvd.		1 Mile	3 Miles	5 Miles
Riverside, CA				
LABOR FORCE	2010 Est. Labor: Population Age 16+	5,577	62,630	174,174
	2010 Est. Civilian Employed	65.0%	60.0%	57.4%
	2010 Est. Civilian Unemployed	7.5%	8.6%	9.5%
	2010 Est. in Armed Forces	0.1%	0.2%	0.2%
	2010 Est. not in Labor Force	27.4%	31.2%	32.9%
	2010 Labor Force: Males	49.0%	48.5%	48.6%
	2010 Labor Force: Females	51.0%	51.5%	51.4%
OCCUPATION	2000 Occupation: Population Age 16+	2,836	28,880	78,545
	2000 Mgmt, Business, & Financial Operations	11.2%	12.3%	11.4%
	2000 Professional & Related	25.6%	24.6%	21.0%
	2000 Service	15.1%	13.3%	14.6%
	2000 Sales and Office	28.9%	28.5%	28.2%
	2000 Farming, Fishing, and Forestry	0.4%	0.2%	0.4%
	2000 Construction, Extraction, & Maintenance	9.3%	9.0%	10.0%
	2000 Production, Transport, & Material Moving	9.6%	12.0%	14.4%
	2000 Percent White Collar Workers	65.6%	65.5%	60.6%
2000 Percent Blue Collar Workers	34.3%	34.5%	39.4%	
TRANSPORTATION TO WORK	2000 Drive to Work Alone	80.3%	75.1%	73.3%
	2000 Drive to Work in Carpool	12.7%	15.8%	17.0%
	2000 Travel to Work by Public Transportation	2.1%	2.1%	2.1%
	2000 Drive to Work on Motorcycle	-	0.2%	0.3%
	2000 Walk or Bicycle to Work	1.9%	3.1%	3.3%
	2000 Other Means	1.0%	0.8%	0.7%
	2000 Work at Home	2.1%	2.9%	3.2%
TRAVEL TIME	2000 Travel to Work in 14 Minutes or Less	23.0%	25.0%	25.4%
	2000 Travel to Work in 15 to 29 Minutes	34.9%	34.6%	34.1%
	2000 Travel to Work in 30 to 59 Minutes	24.8%	25.6%	25.8%
	2000 Travel to Work in 60 Minutes or More	17.4%	14.7%	14.6%
	2000 Average Travel Time to Work	30.7	29.2	28.8
CONSUMER EXPENDITURE	2010 Est. Total Household Expenditure	\$150 M	\$1.51 B	\$3.98 B
	2010 Est. Apparel	\$7.23 M	\$72.9 M	\$192 M
	2010 Est. Contributions & Gifts	\$9.35 M	\$96.0 M	\$252 M
	2010 Est. Education & Reading	\$4.17 M	\$42.7 M	\$112 M
	2010 Est. Entertainment	\$8.41 M	\$85.0 M	\$223 M
	2010 Est. Food, Beverages & Tobacco	\$23.8 M	\$240 M	\$633 M
	2010 Est. Furnishings & Equipment	\$6.76 M	\$67.7 M	\$176 M
	2010 Est. Health Care & Insurance	\$10.4 M	\$105 M	\$277 M
	2010 Est. Household Operations & Shelter & Utilities	\$44.8 M	\$452 M	\$1.19 B
	2010 Est. Miscellaneous Expenses	\$2.47 M	\$24.9 M	\$65.4 M
	2010 Est. Personal Care	\$2.19 M	\$22.0 M	\$57.6 M
	2010 Est. Transportation	\$30.6 M	\$305 M	\$799 M

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