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Riverside, CA 92507

*Near UC Riverside*

RETAIL/RESTAURANT OPPORTUNITY  
COMING SOON!



**MATTHEWS™**



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2026  
YEAR BUILT

300  
MULTIFAMILY UNITS

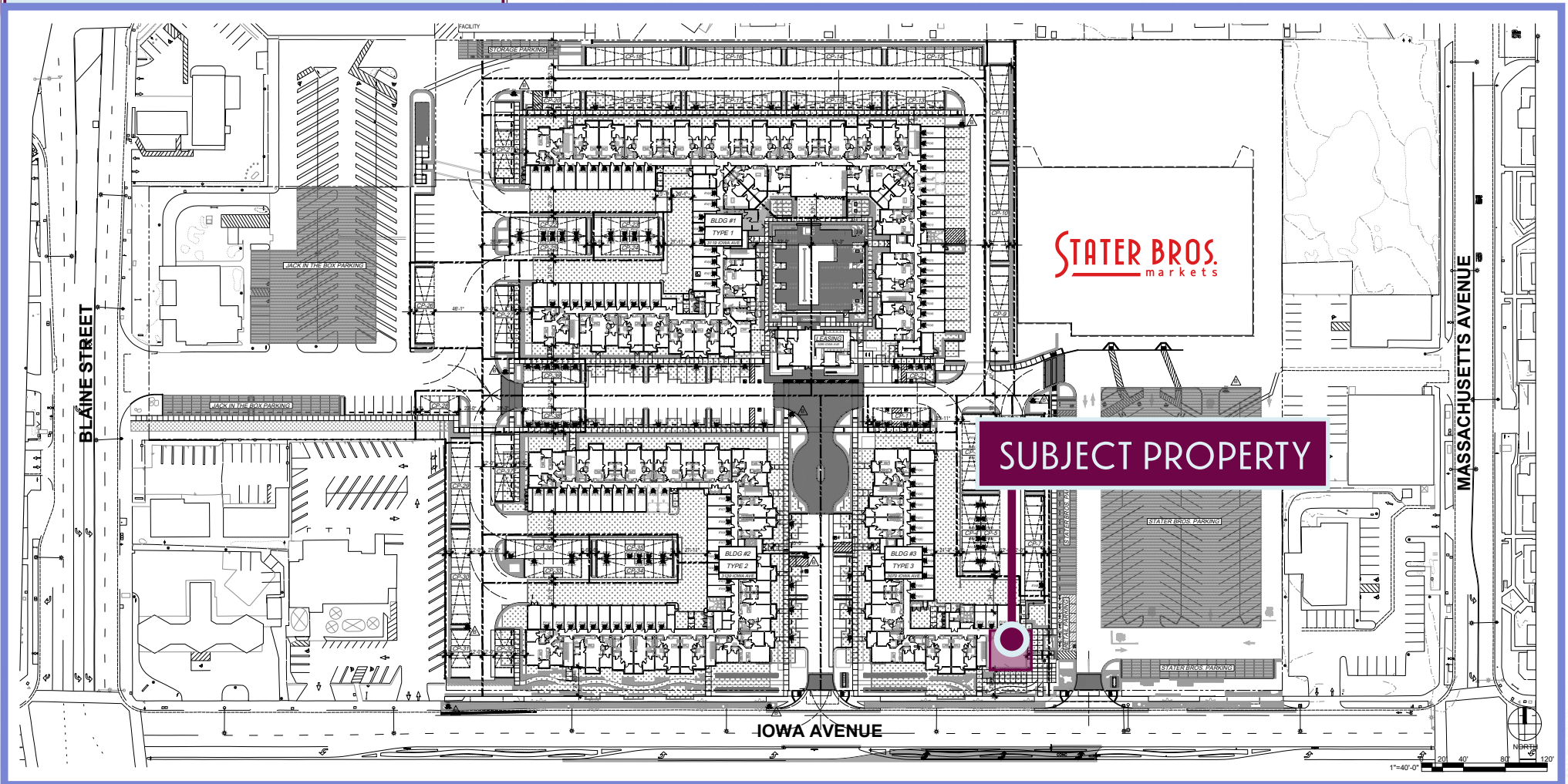
STATER BROS.  
markets

SUBJECT PROPERTY

## PROPERTY FEATURES

Pet-friendly community featuring a 1,500 SF pool, sky lounge with exterior terrace, and gym with a second-story mezzanine

# SITE PLAN



# LOCATED LESS THAN A MILE AWAY FROM UC RIVERSIDE



## North District

Modern UCR-affiliated community offering furnished apartments with private and shared bedroom plans, a fitness center, and academic success amenities



## Glen Mor

Popular for upper-division students, offering furnished single-occupancy rooms in 2- and 4-bedroom layouts and eligible for campus dining plans



## UC Riverside - 3 Min Drive

Total Campus Count  
26,384+ Students  
1,170+ Faculty Members  
4,684+ Staff Members  
1.5M+ SF of On-Campus Housing



## Highlander at North Campus

3080 Iowa Ave  
Multi-bedroom units, a pool, and study lounges

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## School of Medicine / UCR Health

394+ Medical Students  
60+ Biomedical Sciences Faculty Researchers

± 180,000 VPD



## GrandMarc at University Village

3549 Iowa Rd  
Offers furnished layouts and in-unit washers and dryers



**Canyon Crossings**

Walmart Supercenter, HOBBY LOBBY, at home, TARGET, Michaels, Marshalls, sam's club, LAIFITNESS



**Mission Grove**

SPROUTS FARMERS MARKET, STATER BROS. markets, ANTONIO'S PIZZA, LAIFITNESS, CVS pharmacy, GALAXY THEATRES, BANK OF AMERICA, EoS

**Moreno Valley Mall**

macy's, JCPenney, Harkins THEATRES, sears HOME SERVICES, VANS, FINISH LINE, VICTORIA'S SECRET, SKY ZONE Bath & Body Works

**Canyon Crest Towne Centre**

Ralphs, BUSHFIRE, VIM + VIGOR FITNESS, SLICE HOUSE, HANDEL'S, RITE AID

**Home Value**  
\$850,000 – \$935,000



**University of California, Riverside**  
±26,000 Students

**University Village**

Cracker COFFEE, COOKIES, JACOBY MESS, BUFFALO, Denny's, DELTRCO, Uncle Cheung's, CHASE, Starbucks

**Canyon Crest Country Club**  
Golf Course

CALIFORNIA AIR RESOURCES BOARD

**Chicago Center**

FOOD 4 LESS, Jack in the BOX, Western Dental & Orthodontics, SUBWAY

**Emerson Elementary**  
±665 Students

**Chicago Plaza**

GROCERY OUTLET Bargain Market, AT&T, Waba grill, DOLLAR TREE, CSL Plasma, planet fitness

STATER BROS. markets

**John W. North High School**  
±2,089 Students

**Cesar E. Chavez Community Center**  
Youth Center with Soccer Fields, Skatepark, etc.

Iowa Ave ±10,500 VPD

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±180,000 VPD

Chicago Ave ±28,600 VPD

Walgreens

University Ave ±28,600 VPD

**Home Value**  
\$900,000 – \$1.6M



**GROWING RETAIL COMMUNITY IN RIVERSIDE**



**Lennar at Emerald Ridge | Home Value**  
\$546,000 — \$556,000

**Riverside Community Hospital**  
±547 Beds

**amazon**  
Warehouse

**New Development**  
**Roquet Ranch | Home Value**  
446 Single-Family Homes on Roughly 78 Acres  
\$520,000 — \$580,000



**Riverside City College**  
± 30,000 Students

**Fairmount Golf Course**

**Riverside Cross Country Course**  
Sports Complex

**Downtown Riverside**  
±1.9 Miles Away

60

91



± 165,500 VPD

**Cesar E. Chavez Community Center**  
Youth Center with Soccer Fields, Skatepark, etc.

**John W. North High School**  
±2,089 Students

**STATER BROS.**  
markets

**Riverside Transit Stop**

**Home Value**  
\$635,000

**Walgreens**

± 180,000 VPD

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**Chicago Plaza**

GROCERY OUTLET  
bargain Market

AT&T

WaBa Grill

DOLLAR TREE

planet fitness

CSL Plasma

WINE-SPECTRUM

University Ave ± 28,600 VPD



Chicago Ave ± 28,600 VPD

**Chicago Center**

FOOD 4 LESS

Jack in the Box

Domino's

Western Dental & Orthodontics

SUBWAY

Iowa Ave ± 10,500 VPD



**University Village**

Crave

Insomniac Cookies

Jersey Mike's

BUFFALO

Denny's

DEL TACO

CHASE

Uncle Chuang's

# NEARBY WORLD CLASS HEALTHCARE CAMPUSES

The healthcare sector continues to play an integral role in the region's economy, with several world-class facilities located in the Property's immediate area. Kaiser Permanente Riverside Medical Center, Riverside University Health, and Loma Linda University Health are part of the industry's remarkable growth and expansion due to the increase in population in the region, and the aging of the population. The Property benefits from its proximity to numerous world-class healthcare campuses as they provide higher wages and are known as a "recession proof" employer.



## KAISER PERMANENTE RIVERSIDE MEDICAL CENTER

(11 MILES FROM THE PROPERTY)

Kaiser is the largest employer and supports 5,500 jobs in the area, including 500 physicians, nurses, and administrative staff at its 37.5-acre campus in Riverside. A new hospital tower and medical office totaling 296,000 square feet is planned and anticipated to open in early 2027.



## RIVERSIDE UNIVERSITY HEALTH SYSTEM

(ARLINGTON CAMPUS 13 MILES FROM THE PROPERTY)

Employs more than 6,000 staff and includes a 439-bed medical center, 13 community health centers, and primary and specialty clinics throughout Riverside County.



## RIVERSIDE COMMUNITY HOSPITAL

(4 MILES FROM THE PROPERTY)

RCH houses one of the largest emergency departments and Level I Trauma Centers in Southern California and has a staff of over 2,000 employees, 600 physicians, and over 200 specialties. RCH is moving forward with a significant expansion that will add nearly 600 new parking spaces and hundreds of patient beds to address two of the hospital's most pressing health care needs.



LOMA LINDA UNIVERSITY  
HEALTH

## LOMA LINDA UNIVERSITY HEALTH

(10.5 MILES FROM THE PROPERTY)

An academic medical center with six hospitals, eight schools, and numerous outpatient facilities, and employs over 1,100 physicians and 17,135 staff. It recently announced a new planned pediatric medical office building and psychiatric inpatient unit and expansions of its NICU and pediatric hematology/oncology infusion center.



### Kaiser Permanente Riverside Medical Center

±11 Miles Away  
225+ Patient Beds  
1,371+ Employees/Staff Members



### Riverside Community Hospital

±4 Miles Away  
542+ Patient Beds  
6,000+ Employees/Staff Members



LOMA LINDA UNIVERSITY  
School of Allied Health Professions

### Loma Linda University Medical Center

±10.5 Miles Away  
320+ Patient Beds  
1,371+ Employees/Staff Members



### Riverside University Health System

±13 Miles Away  
439+ Patient Beds  
2,984+ Employees/Staff Members

± 165,500 VPD

91

Blaine St ± 20,210 VPD

Iowa Ave ± 10,500 VPD

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± 180,000 VPD



EXCLUSIVELY LISTED BY

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## DAVID HARRINGTON

BROKER OF RECORD

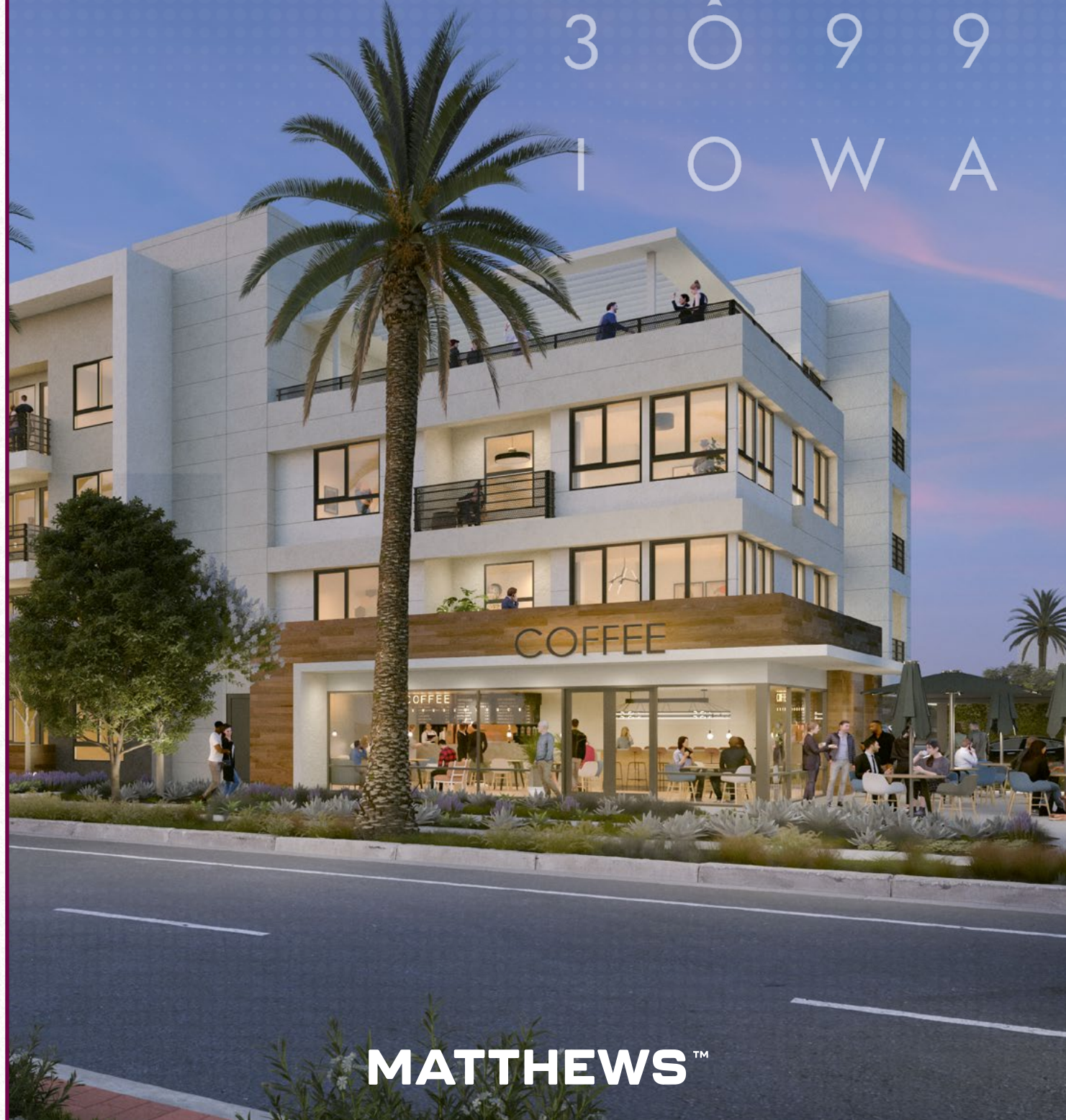
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# RETAIL/RESTAURANT OPPORTUNITY COMING SOON!

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