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Riverside, CA 92507

Near UC Riverside

RETAIL/RESTAURANT OPPORTUNITY
COMING SOON!

Leasing Brochure



MATTHEWS™

SPACE DETAILS

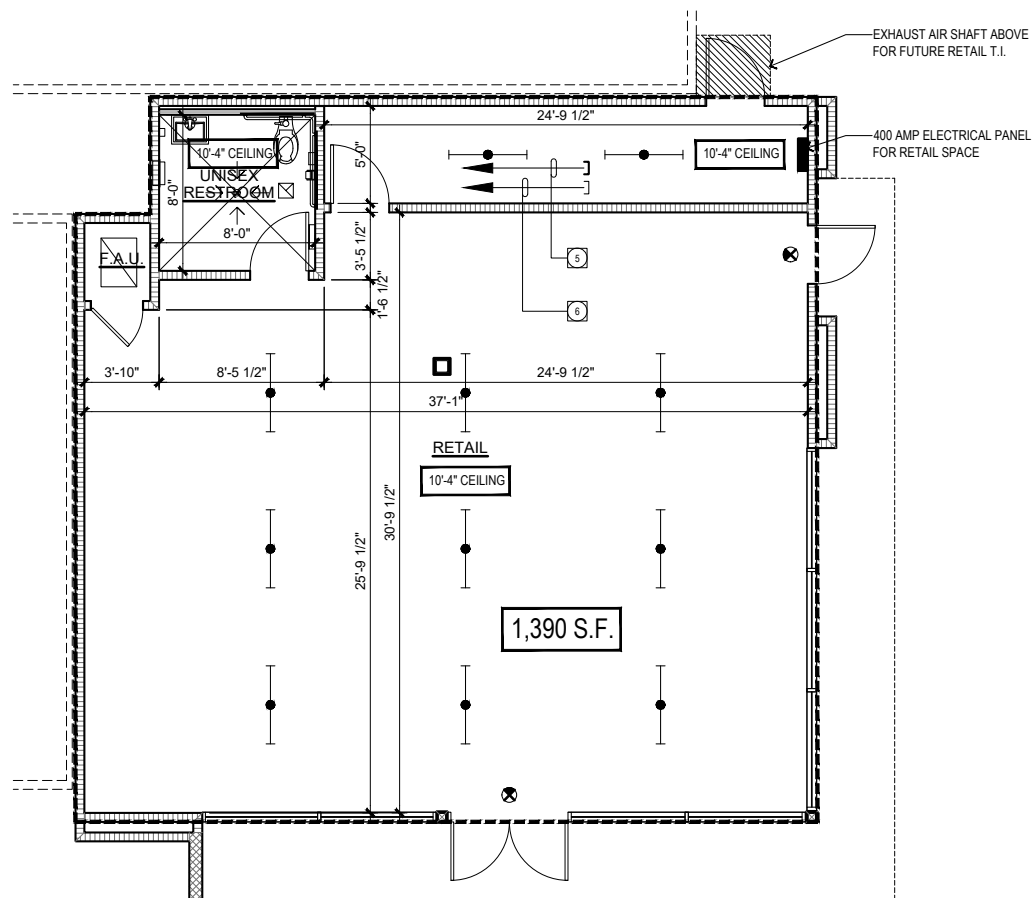
SIZE
±1,390 SF

ASKING RENT
\$3.25/SF

ESTIMATED
DELIVERY DATE
Q1 2027

IDEAL USES
RESTAURANT
COFFEE/TEA
INCIDENTAL FOOD
FITNESS

GROCERY
ANCHORED
CO-TENANT
STATER BROS



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2026
YEAR BUILT

300
MULTIFAMILY UNITS

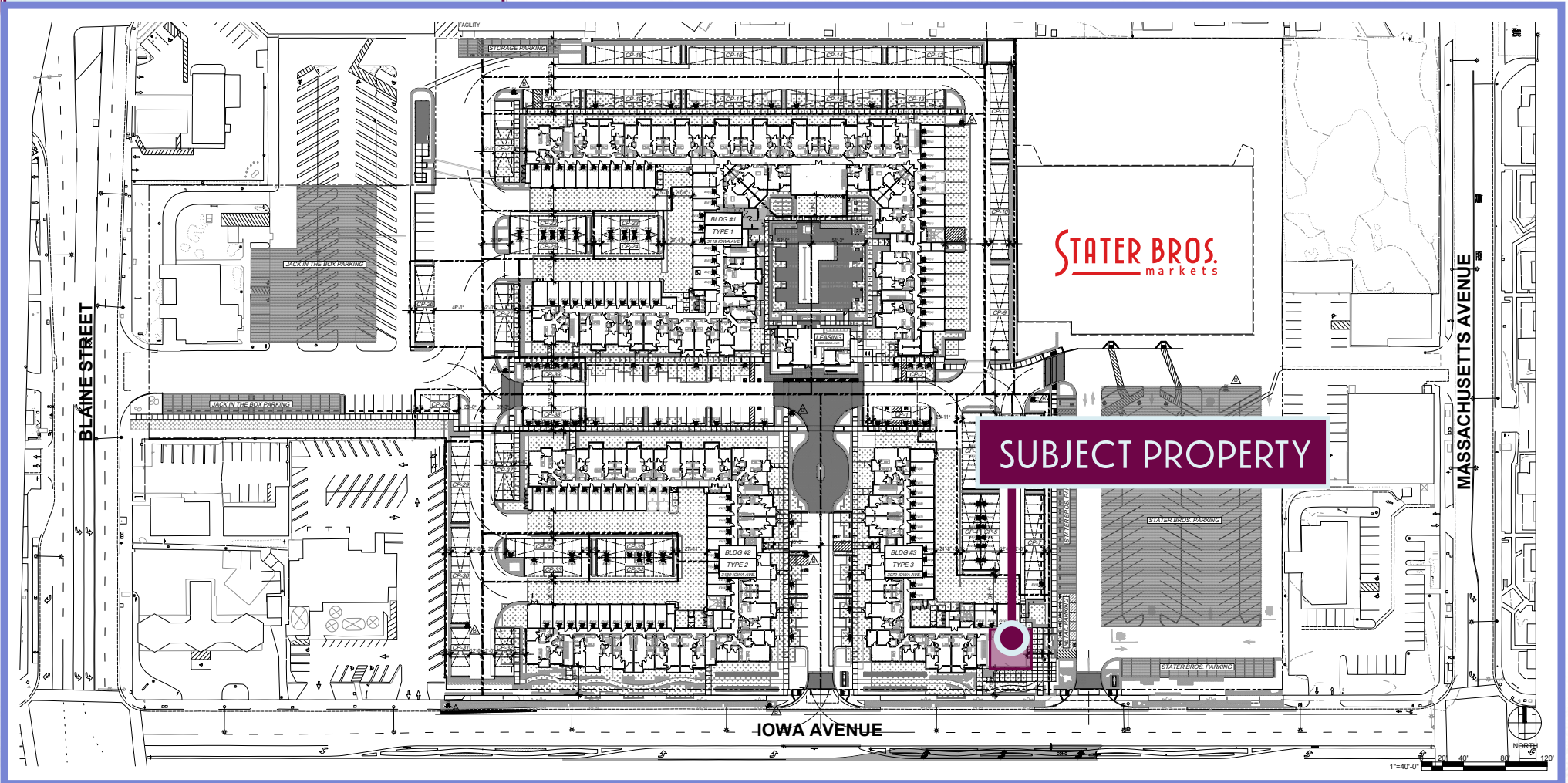
STATER BROS.
markets

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



University of California, Riverside
±26,000 Students

Moreno Valley Mall

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

Canyon Crossings

- Walmart Supercenter
- at home
- HOBBY LOBBY
- TARGET
- Michael's
- LAIFITNESS
- Marshalls
- sam's club

COSTCO WHOLESALE

University Village

- Cracker Barrel
- cookies
- Jacobs
- BUFFALO
- Denny's
- DELTA
- Uncle Chuang's
- CHASE
- Starbucks

CALIFORNIA AIR RESOURCES BOARD

Chicago Center

- Food 4 Less
- Jack in the Box
- Western Dental & Orthodontics
- SUBWAY

Chicago Plaza

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

Home Value
\$900,000 — \$1.6M

Canyon Crest Towne Centre

- Ralphs
- BUSHIRE
- VIM + VIGOR FITNESS
- SLICE HOUSE
- HANDEL'S
- RITE AID

Canyon Crest Country Club
Golf Course

Home Value
\$850,000 — \$935,000

Mission Grove

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

Emerson Elementary
±665 Students

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

John W. North High School
±2,089 Students

Iowa Ave ± 10,500 VPD

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± 180,000 VPD

Chicago Ave ± 28,600 VPD

Walgreens

University Ave ± 28,600 VPD

GROWING RETAIL COMMUNITY IN RIVERSIDE



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®
**Kaiser Permanente
Riverside Medical Center**
±11 Miles Away
225+ Patient Beds
1,371+ Employees/Staff Members



RIVERSIDE
Community Hospital
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**
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

INTERSTATE
215

EXCLUSIVELY LISTED BY

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BROKER OF RECORD

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