

MATTHEWS™

FOR LEASE

3301 CHICAGO AVE

RIVERSIDE, CA 92507



LEASING OPPORTUNITY

PROPERTY OVERVIEW

The Opportunity

Ground lease opportunity with potential for drive-thru

Located on a signalized corner ($\pm 42,000$ VPD)

Across from John W. North High School ($\pm 2,089$ students)

Dense Inland Empire market

Location: 3301 Chicago Ave | Riverside, CA 92507

Asking Rent: Contact Broker

Lot Size (AC): ± 0.51 AC

Lot Size (SF): $\pm 22,215$ SF

APN: 211-060-001





Walters
WHOLESALE ELECTRIC
DESERT ELECTRIC SUPPLY



newbasis
Composites for Infrastructure

LIFT
COFFEE ROASTERS

GRID
ALTERNATIVES

Boulder Creek
±264 Units

91

INTERSTATE
215

U-HAUL

STATER BROS.
markets.

The Recycler Core Company
Recycling Center

Springs
CHARTER SCHOOLS

GreenPower
MOTOR COMPANY



Los Arbolitos Apartments
±84 Units

GROMMET'S
LEATHERCRAFT

Jack
in the box

Subject Property

3rd St ± 17,977 VPD

John W. North High School
±2,089 Students

STARBUCKS
SUBWAY

Longfellow Elementary School
±698 Students

INLAND LIGHTING

SUPPLIES INC
HOW CAN WE BRIGHTEN
YOUR DAY?

Chicago Ave ± 25,849 VPD

Built in 2024
 La Entrada Apartments
±64 Units

RACADE
COFFEE ROASTERS

PROTRANS

± 180,000 VPD

RIVERSIDE

CALIFORNIA

MARKET OVERVIEW

Riverside, CA

The Riverside area surrounding the site is anchored by a steadily growing, diverse residential base with strong daytime employment and active commercial corridors. Population densities remain moderate to high and household incomes among the surrounding 1-mile radius are above broader Inland Empire levels, supporting demand for both convenience-oriented and experience-oriented retail. Off-street and on-street traffic counts along Chicago Avenue, in connection with University and Central corridors, present a solid base of drive-by visibility for ground level retail.

Despite macro-headwinds in the broader Inland Empire region's retail market, this submarket benefits from favorable demographic and access attributes. Its positioning within the Riverside / University Corridor node gives the property effective access to both local shoppers and visitors commuting via major arteries, reinforcing its appeal for tenants seeking exposure in a connected urban neighborhood with a stable residential cluster.

Demographic Highlights within 3 Miles

100,014

Total
Population

\$91.9K

Avg Household
Income

\$1.1B

Total Consumer
Spend

Neighborhood Overview

In-between Downtown Riverside, Canyon Crest, and the University District, the Chicago Avenue and Central corridor offers a central, high-visibility location with strong regional connectivity. The area blends long-established neighborhoods like Eastside and University with a growing mix of healthcare offices, local dining, and service-oriented retail concepts.

Surrounded by established residential housing and minutes from the 91 Freeway, this corridor attracts steady traffic from both locals and commuters. Recent multifamily and retail investments have added fresh momentum to the district, making it a prime location for operators seeking accessibility, community engagement, and everyday visibility.



PROPERTY DEMOGRAPHICS

3301 CHICAGO AVE

Demographic Highlights Within 3 Miles

67,734
Employee
Population

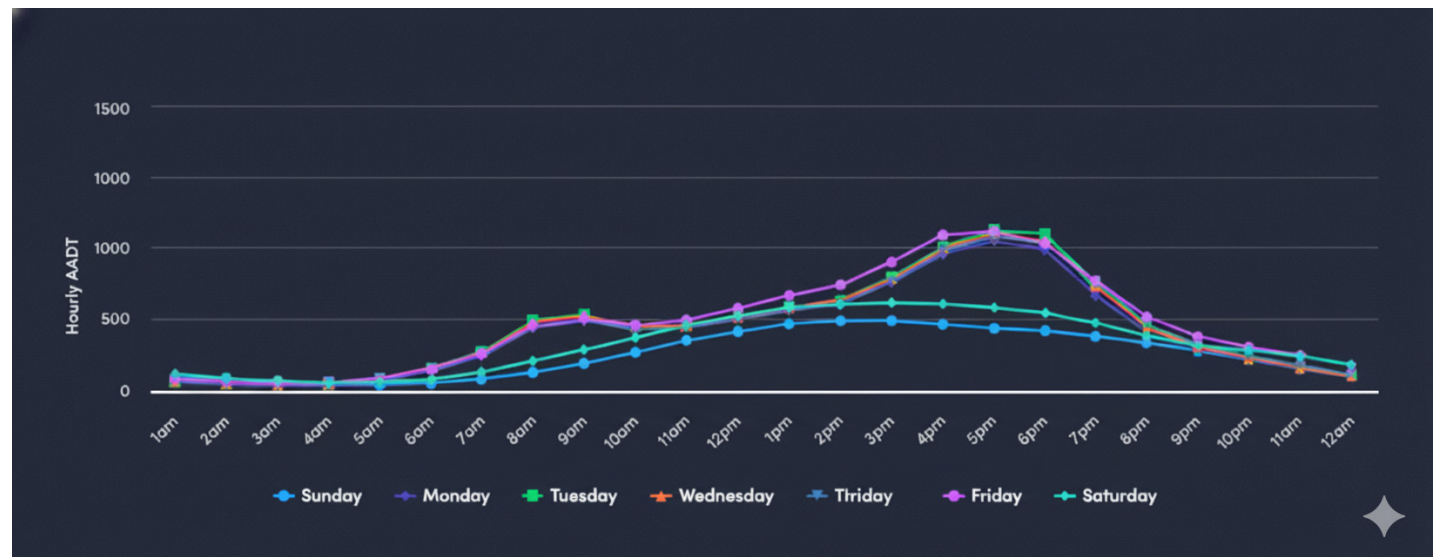
220.9M
Consumer
Spend | Retail

±58,667
Vehicals
Per Day

79 Active Businesses
Within 0.25 Mile Radius

Busiest Day | Friday
15.3% of Weekly Traffic

AADT by Hour | 3rd Street



GROUND LEASE OPPORTUNITY

3301 CHICAGO AVE
RIVERSIDE, CA 92507

EXCLUSIVE LEASING AGENT

GENE MELLO
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DAVID HARRINGTON
Broker of Record
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Confidentiality Agreement & Disclaimer

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Owner and Matthews™ expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to lease the Property and to terminate discussions with any person or entity reviewing this Leasing Package or making an offer to lease the Property unless and until a lease has been fully executed and delivered.

In no event shall a prospective lessee have any other claims against Owner or Matthews™ or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing of the Property.

This Leasing Package shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Leasing Package.

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