

# Pad For Sale, Ground Lease, or BTS




SEC Van Buren Blvd. & Gamble Ave., Riverside, CA



\*Conceptual Rendering.

## PROPERTY HIGHLIGHTS

- Fully Entitled Drive Thru Pad
- Join a High Volume Miguel's Jr. at a Signalized Corner Location
- Excellent Visibility and Prominent Signage on Van Buren Blvd.
- Conveniently Located Between 215 & 91 Freeways
- Serving the Affluent Communities of Woodcrest & Orangecrest
- Van Buren Blvd. is a Major Traffic Bypass Between the 91 & 215 Freeways
- Citrus Hill High School Population: 2,200; Martin Luther King High School Population: 3,055

PROPERTY DEMOGRAPHICS			
	1 mile	3 mile	5 mile
	Population		
	4,903	46,237	112,665
	Average Household Income		
	\$126,609	\$127,601	\$108,985
	Traffic Count		
	33K CPD on Van Buren Blvd. & Gamble Ave		



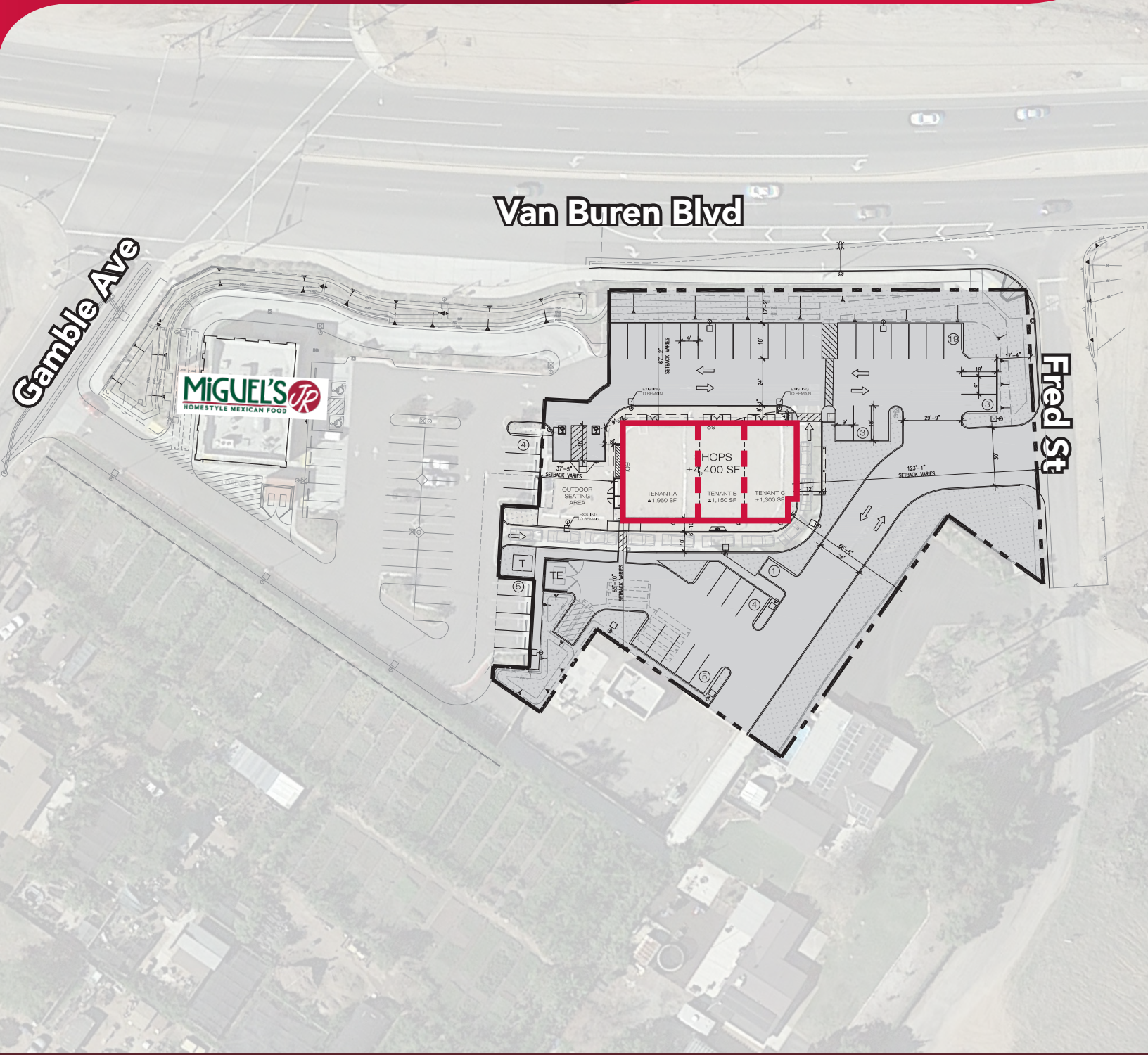
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