

RIVERSIDE TOWNE CENTER

MAGNOLIA AVENUE & TYLER STREET | RIVERSIDE, CALIFORNIA

Available Space:

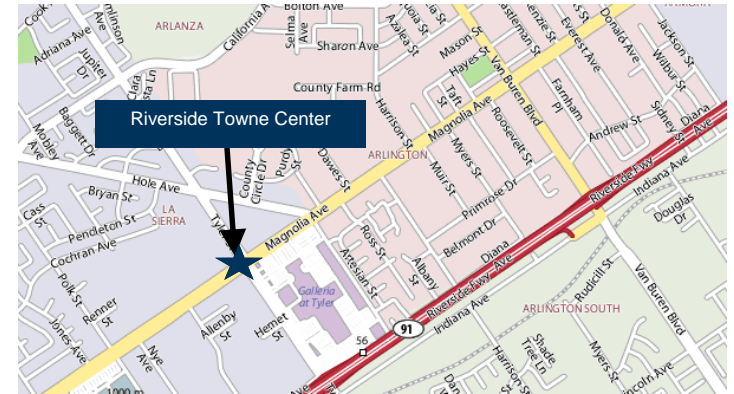
1,800sf

For leasing information,
contact:

Stacy Aguirre
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saguirre@wattcompanies.com

Watt Companies, Inc.
2716 Ocean Park Blvd.
#3040
Santa Monica, CA 90405

(888) 310-WATT
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PROPERTY DETAILS:

- Excellent location across from Galleria at Tyler
- Close proximity to 91 Freeway
- Anchored by Big 5

DEMOGRAPHIC HIGHLIGHTS:

Estimates	1 Mile	3 Miles	5 Miles
Population	17,362	123,888	233,189
Average Household Income	\$61,258	\$68,127	\$73,716

Source: Claritas 2009

TRAFFIC COUNTS:

Intersection	Cars Per Day
Magnolia & Tyler	35,000

Source: City of Riverside, 2003

Owned and Managed by:

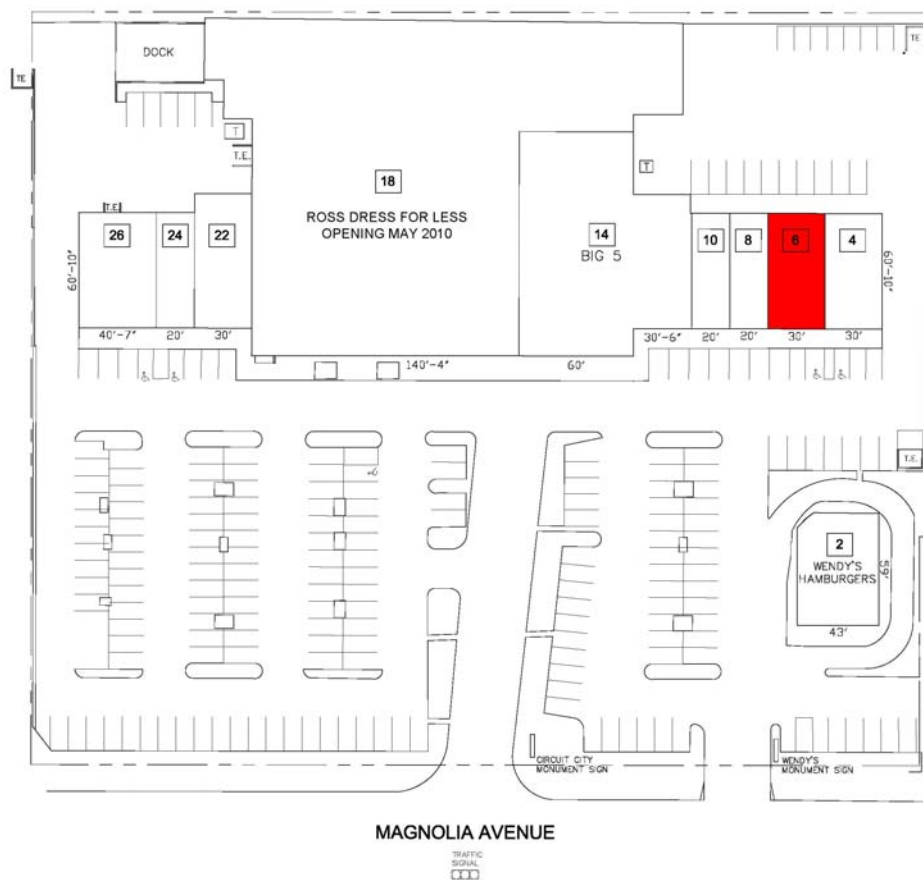


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TENANT LEGEND		
SUITE	TENANT	SF
2	WENDY'S HAMBURGERS	2352 sf
4	SCRUB BOARD	1800 sf
6	AVAILABLE	1800 sf
8	SALLY BEAUTY	1200 sf
10	PALM CLEANERS II	1200 sf
14	BIG 5	9120 sf
18	ROSS DRESS FOR LESS	30312 sf
22	BRANDON'S DINER	2100 sf
24	SUBWAY	1200 sf
26	A TOUCH OF ROMANCE	2400 sf

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