

# SEARS BUILDING

87,877 SF Available

Ground Level: 44,968 SF

Basement Level: 42,909 SF



## For Lease

### 87,877 SF

## ANCHOR SPACE OPPORTUNITY FOR LEASE

### SEARS BUILDING

### 5261 Arlington Avenue | Riverside, CA

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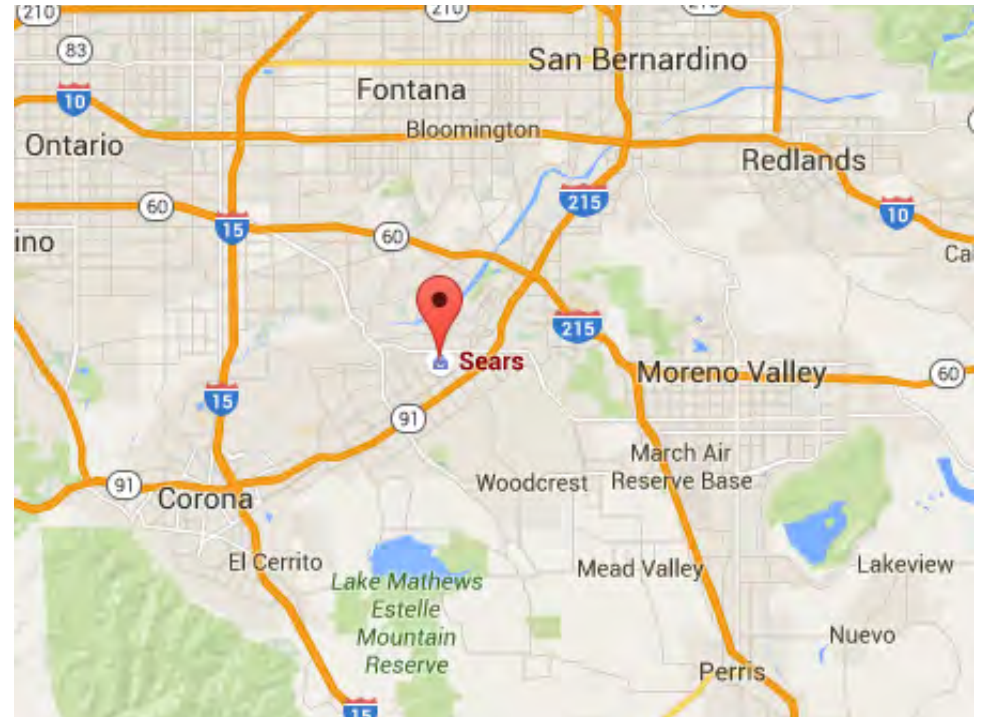
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## PROJECT FACTS

- > Anchor space available for one or two tenants
- > Large parking field surrounding building with unparalleled exposure
- > Dynamic trade area with strong population growth
- > Close proximity to Riverside Freeway



### TRAFFIC COUNTS

Arlington Ave &  
Streeter Ave

Over 29,000 Cars Per Day

*(Per ESRI Traffic Count Profile)*



2016	Population	Avg. HH Income	Median Home Value	Avg. HH Size
1 Mile	25,116	\$60,022	\$225,181	3.06
3 Miles	122,257	\$67,168	\$247,526	3.20
5 Miles	290,305	\$73,007	\$279,702	3.38



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