



FOR LEASE

# Orangecrest Towne Center

NWQ VAN BUREN & TRAUTWEIN  
RIVERSIDE, CA

JOIN



CBRE

COVENANT  
REAL ESTATE GROUP

# Property Highlights



5,025 SF ± DEMISABLE BUILDING



1,393 SF ± END CAP AVAILABLE  
NEXT TO GROVE DENTAL



PATIO AVAILABLE ADJACENT TO  
1,393 SF SPACE; GREAT  
FOR RESTAURANTS



ESTABLISHED RESIDENTIAL AREA  
WITH ROBUST DEMOGRAPHICS

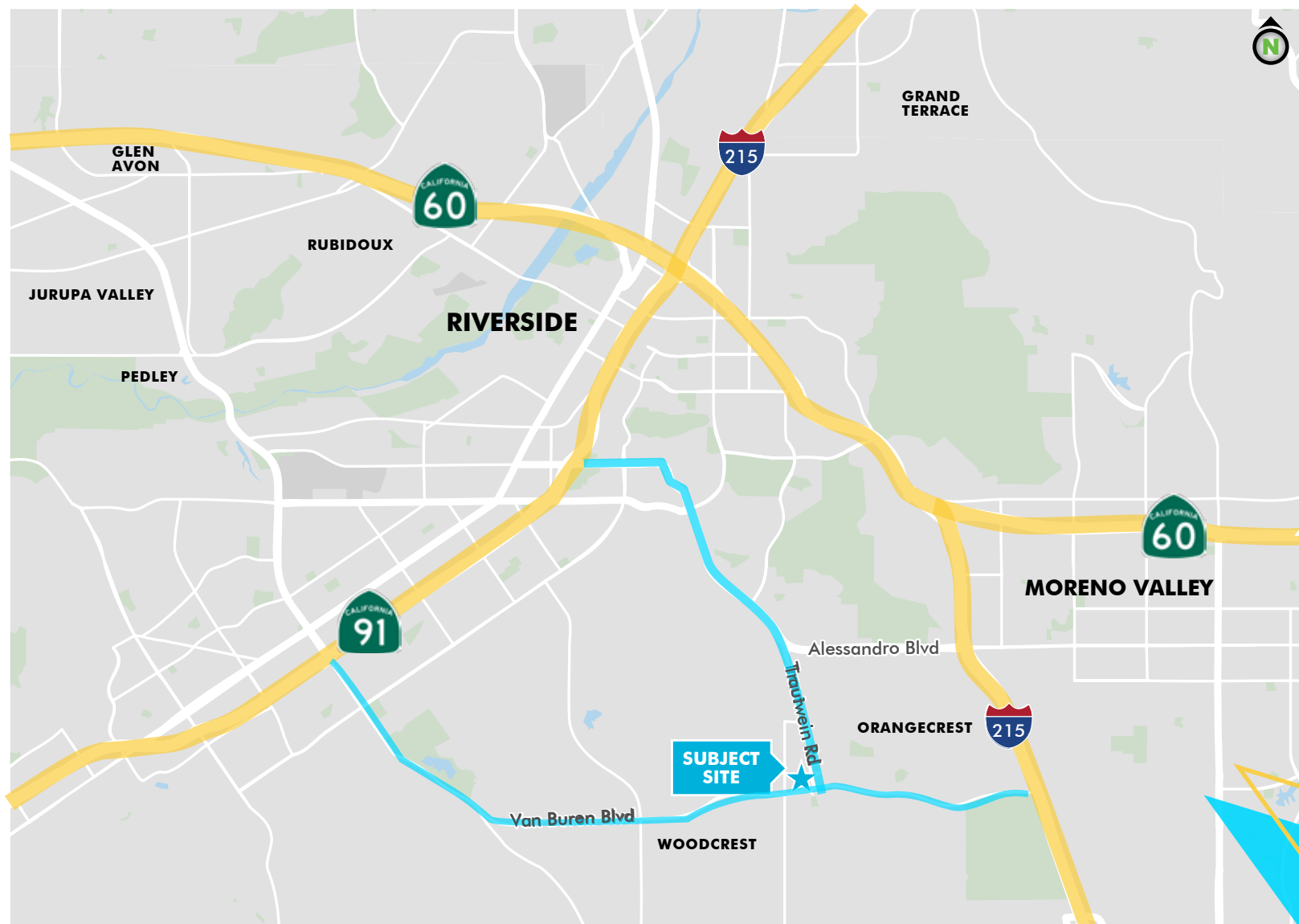


MONUMENT SIGNAGE AVAILABLE



# Demographics

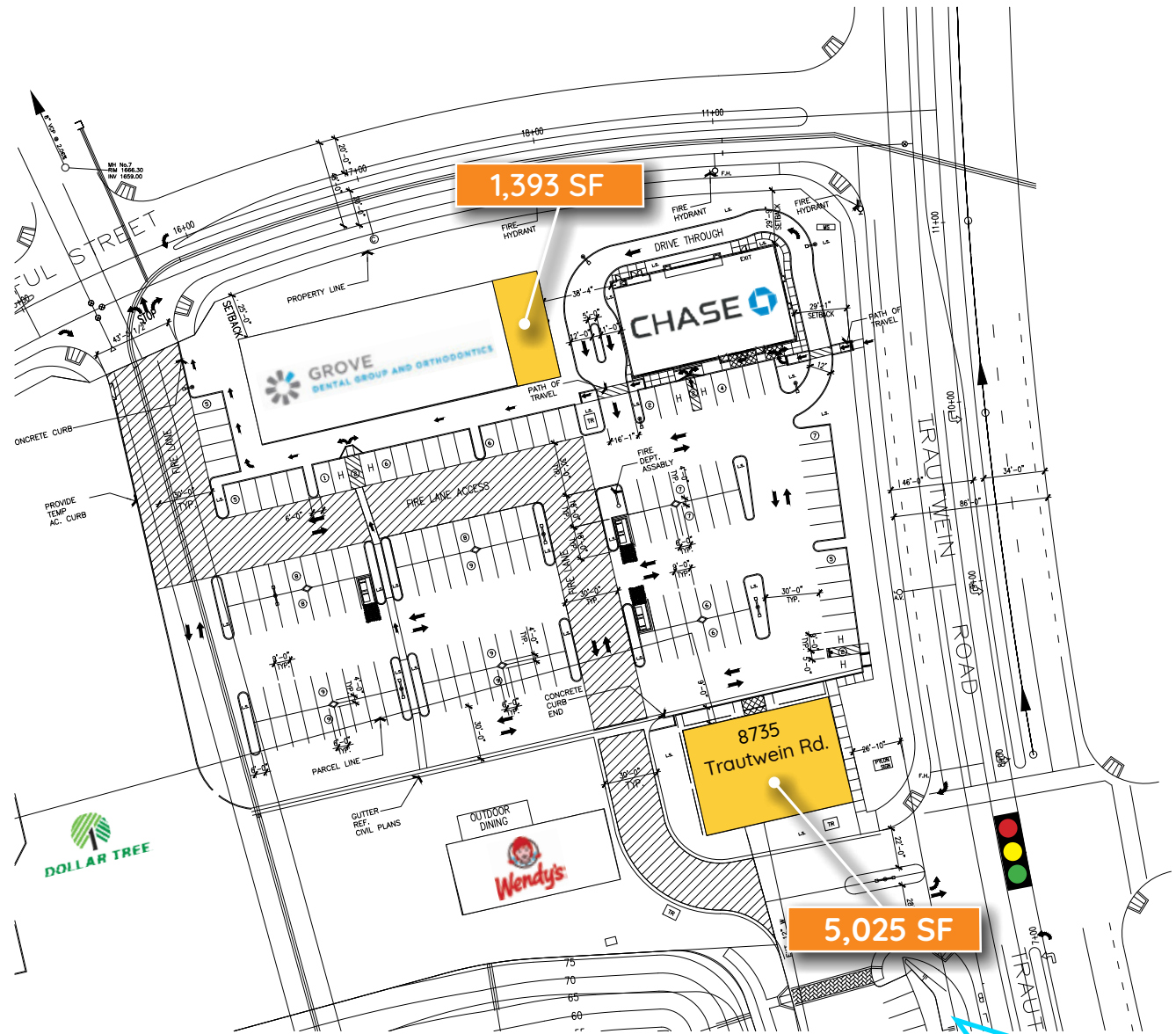
	1 MILE	3 MILES	5 MILES
POPULATION	16,400	51,136	141,634
AVG. HH INCOME	\$124,030	\$132,111	\$107,884
MEDIAN AGE	33	36	34
AVG. HH SIZE	3.71	3.41	3.31



# Regional Aerial



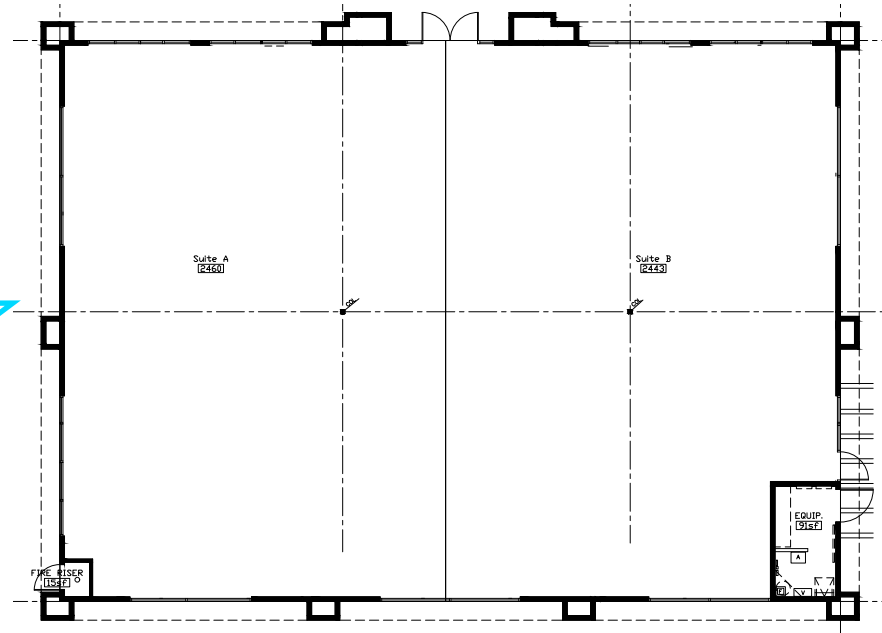
# Site Plan



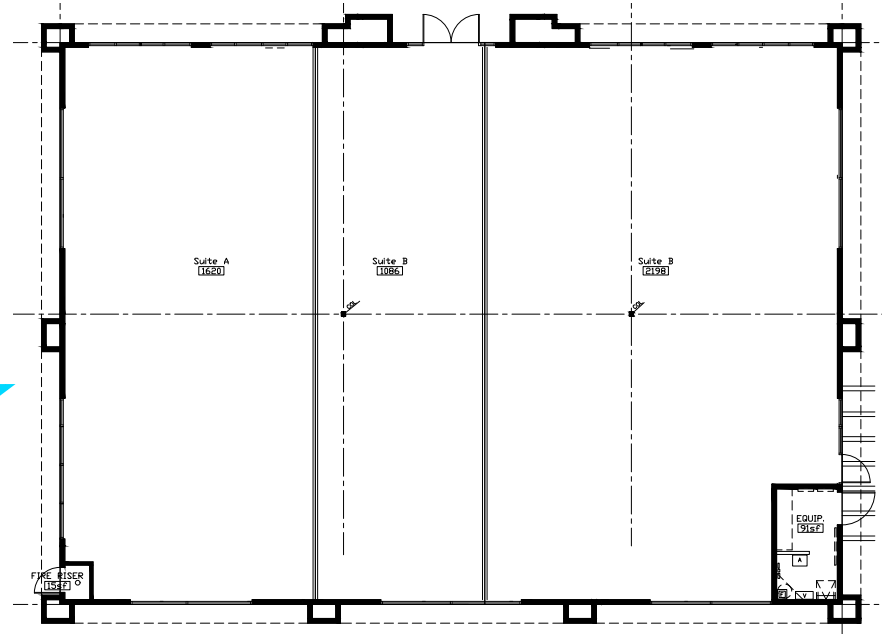
# Floor Plans

8735 TRAUTWEIN RD.

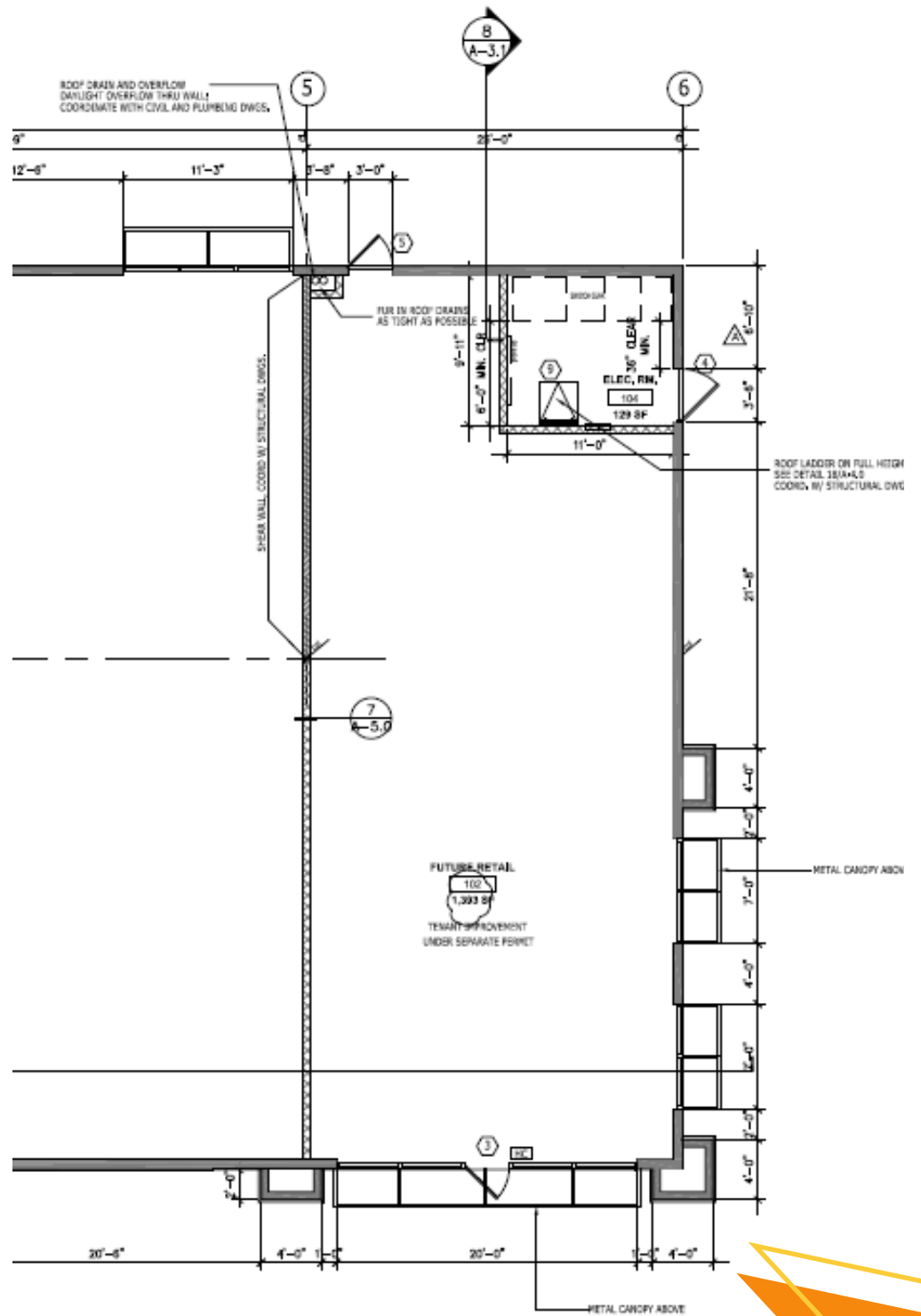
2 Tenant  
Option



3 Tenant  
Option



# Floor Plan



# Orangecrest Towne Center

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RIVERSIDE, CA

## Contact:

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## Local Aerial

