

RIVERSIDE TOWNE CENTER

MAGNOLIA AVE. & TYLER ST.
RIVERSIDE, CALIFORNIA 92503



**JOIN ROSS, BIG 5, WENDY'S, SUBWAY, SALLY BEAUTY
ACROSS THE STREET FROM THE GALLERIA AT TYLER
1,800 SF AVAILABLE**

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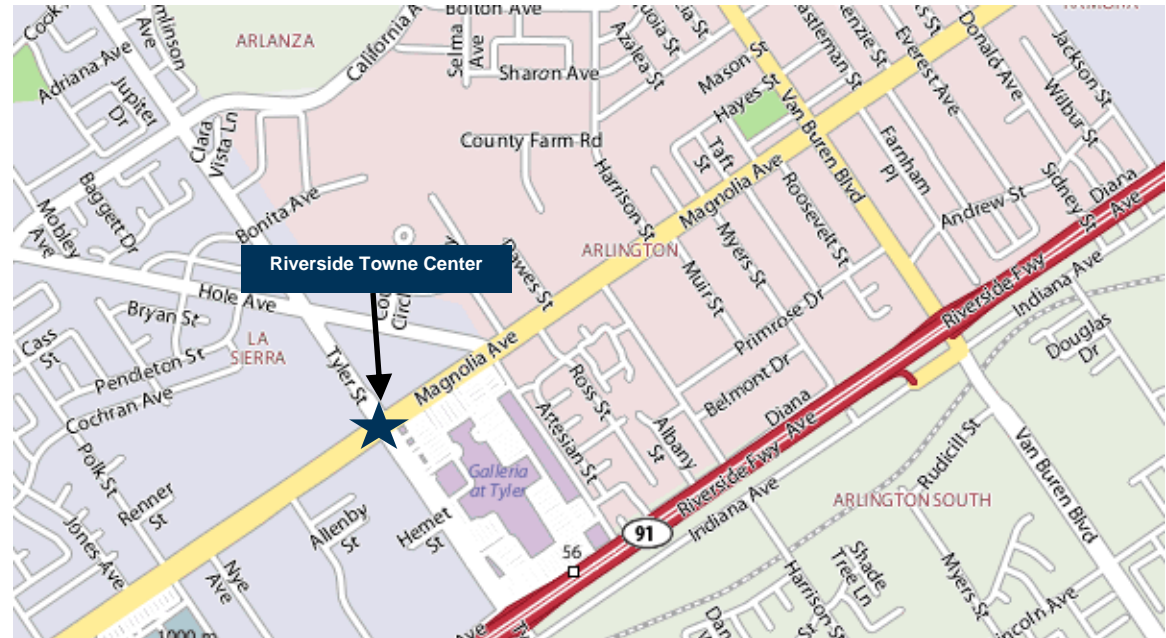
WATT COMPANIES
2716 OCEAN PARK BLVD, STE 3040
SANTA MONICA, CA 90405
310.314.2430
CA DRE LIC. #01228703
www.wattcompanies.com

AVAILABILITY:

- #6 - 1,800 sf next to Sally Beauty
- NNN: \$0.34 psf

PROPERTY HIGHLIGHTS:

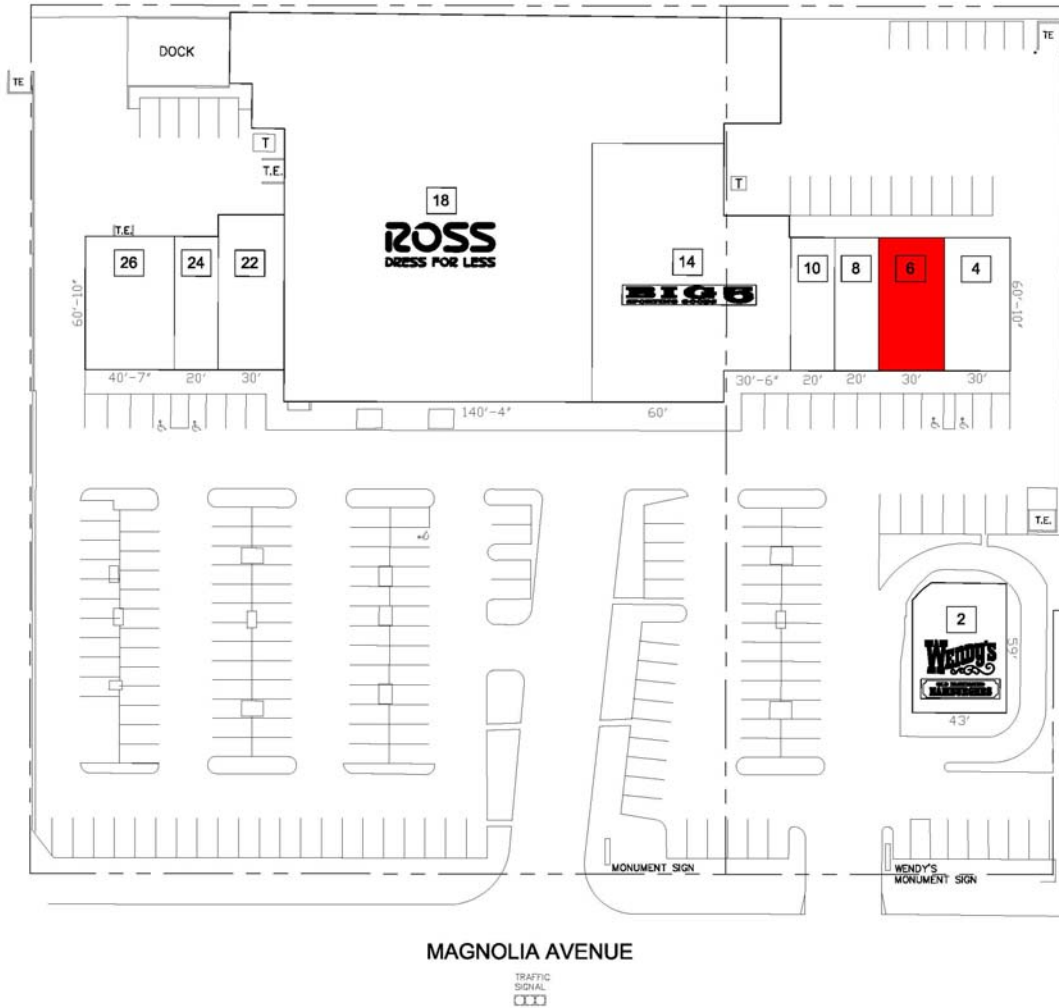
- Excellent location across from Galleria at Tyler
- Close proximity to 91 Freeway
- Flexible lease terms and low start-up costs



DEMOGRAPHIC HIGHLIGHTS:	1 MILE	3 MILES	5 MILES
POPULATION	17,358	125,390	235,475
AVG HH INCOME	\$61,610	\$69,040	\$74,420
TRAFFIC COUNTS	27,518 ADT	SOURCE: City of Riverside 2008	

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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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Riverside Towne Center
NEC Tyler St. & Magnolia Ave.
Riverside, CA.



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