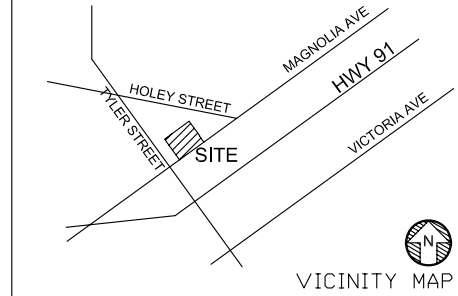


TENANT LEGEND		
SUITE	TENANT	SF
2	BAKER'S	2352 sf
4	SCRUB BOARD	1800 sf
6	THE MEDICINE SHOPPE	1800 sf
8	SALLY BEAUTY	1200 sf
10	PALM CLEANERS II	1200 sf
14	BIG 5	9120 sf
18	ROSS	30,312 sf
22	BRANDON'S DINER	2100 sf
24	SUBWAY	1200 sf
26	A TOUCH OF ROMANCE	2400 sf



TOTAL BUILDING SF:	53,484 SF
PARKING PROVIDED:	198 STALLS
PARKING RATIO:	3.7/1000 SF
TRAFFIC COUNTS:	29,611 ADT (2003)

DEMOGRAPHICS	1 MILES	3 MILES	5 MILES
2014 EST. POP.	21,072	142,883	255,193
2019 PROJ. POP.	22,655	153,667	274,560
AVG. HH. INCOME	56,843	69,462	74,661

DISCLAIMER: THIS PLAN IS PROVIDED SUBJECT TO (i) ERRORS AND OMISSIONS IN THE INFORMATION AND (ii) MODIFICATION WITHOUT NOTICE. THE INFORMATION, SPECIFICATIONS, DIMENSIONS AND/OR TABULATIONS SET FORTH IN THIS PLAN HAVE BEEN DERIVED FROM DOCUMENTS BELIEVED TO BE RELIABLE. HOWEVER, THIS PLAN MAY BE INCOMPLETE AND/OR INACCURATE. NO REPRESENTATION OR WARRANTY, EXPRESSED OR IMPLIED AS TO THE ACCURACY OR ADEQUACY REGARDING SUCH INFORMATION IS MADE BY THE OWNER OF THE PROJECT, PROPERTY MANAGER OR ANY OTHER REPECTIVE PARTNERS, DIRECTORS, OFFICERS, EMPLOYEES AND AGENTS. NONE OF THE FOREGOING PARTIES SHALL HAVE ANY LIABILITY FOR SUCH ERRORS, OMMISIONS, INCOMPLETENESS OR INACCURACIES. ANY PERSON OR ENTITY REVIEWING THIS PLAN SHOULD MAKE THEIR OWN INDEPENDENT INVESTIGATION OF THE INFORMATION CONTAINED HEREIN.

**RIVERSIDE TOWNE CENTER**  
 10225-10281 MAGNOLIA AVENUE RIVERSIDE, CA 92503  
**SITE LEASE PLAN**



SCALE: 0' 25' 50'

Mar. 29, 15

**S**

SHEET 1 OF 1