

SUB-LEASE OPPORTUNITY

RIVERSIDE, CA

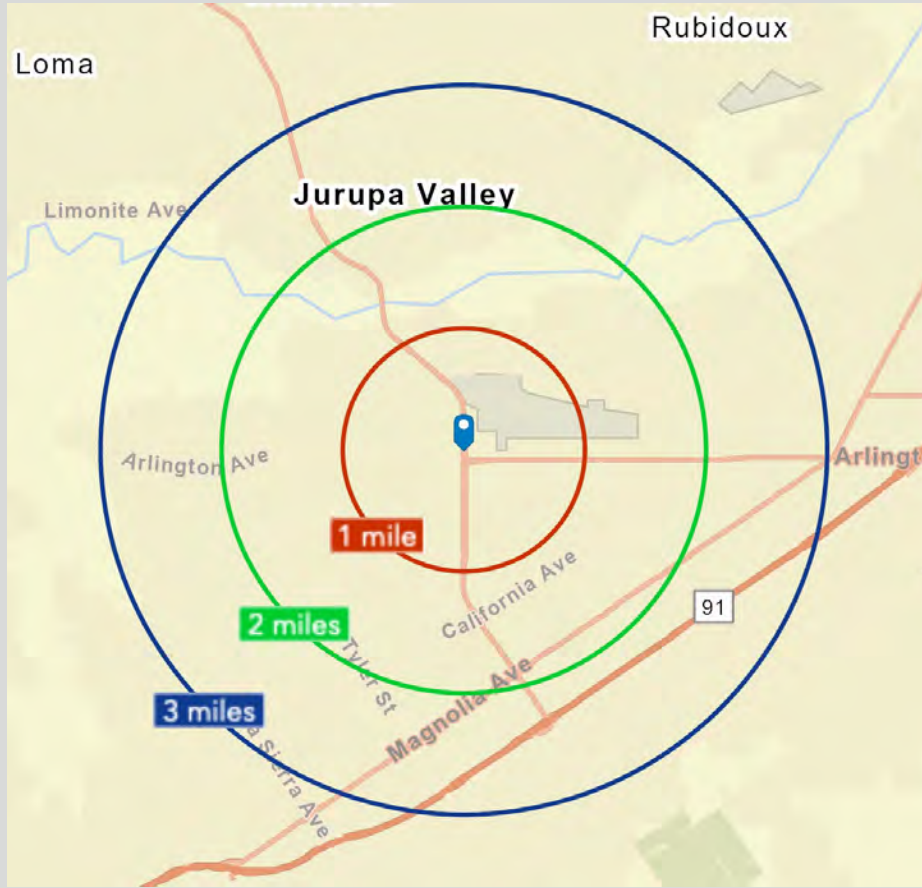
Walgreens #7991



± 14,991 SF | Sep '35 | \$110K/yr, MG

6444 VAN BUREN BLVD (NWC of Arlington & Van Buren)

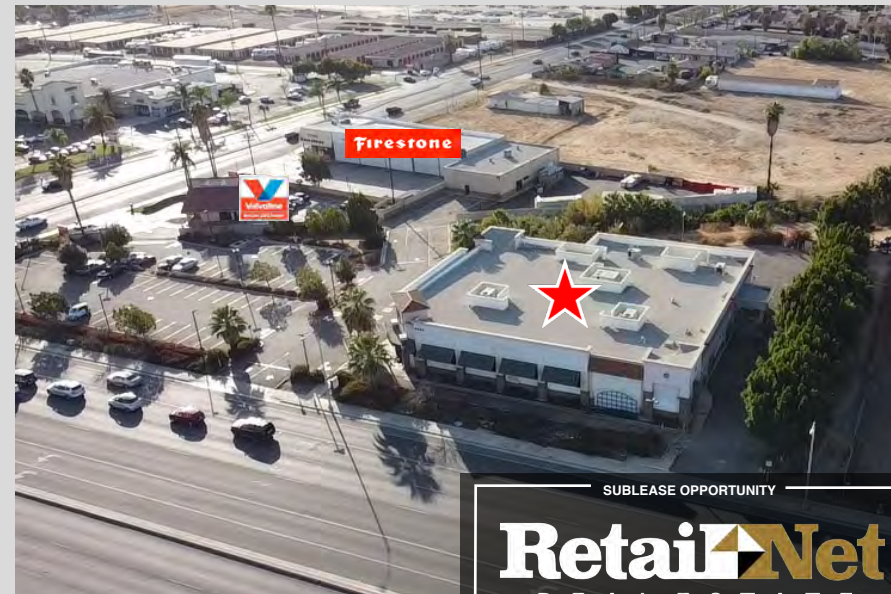




'20 Estimates	1 Mile	2 Miles	3 Miles
Population	19,371	72,503	145,970
Households	5,079	18,799	40,658
Avg. HH Inc.	\$58,541	\$70,231	\$74,045

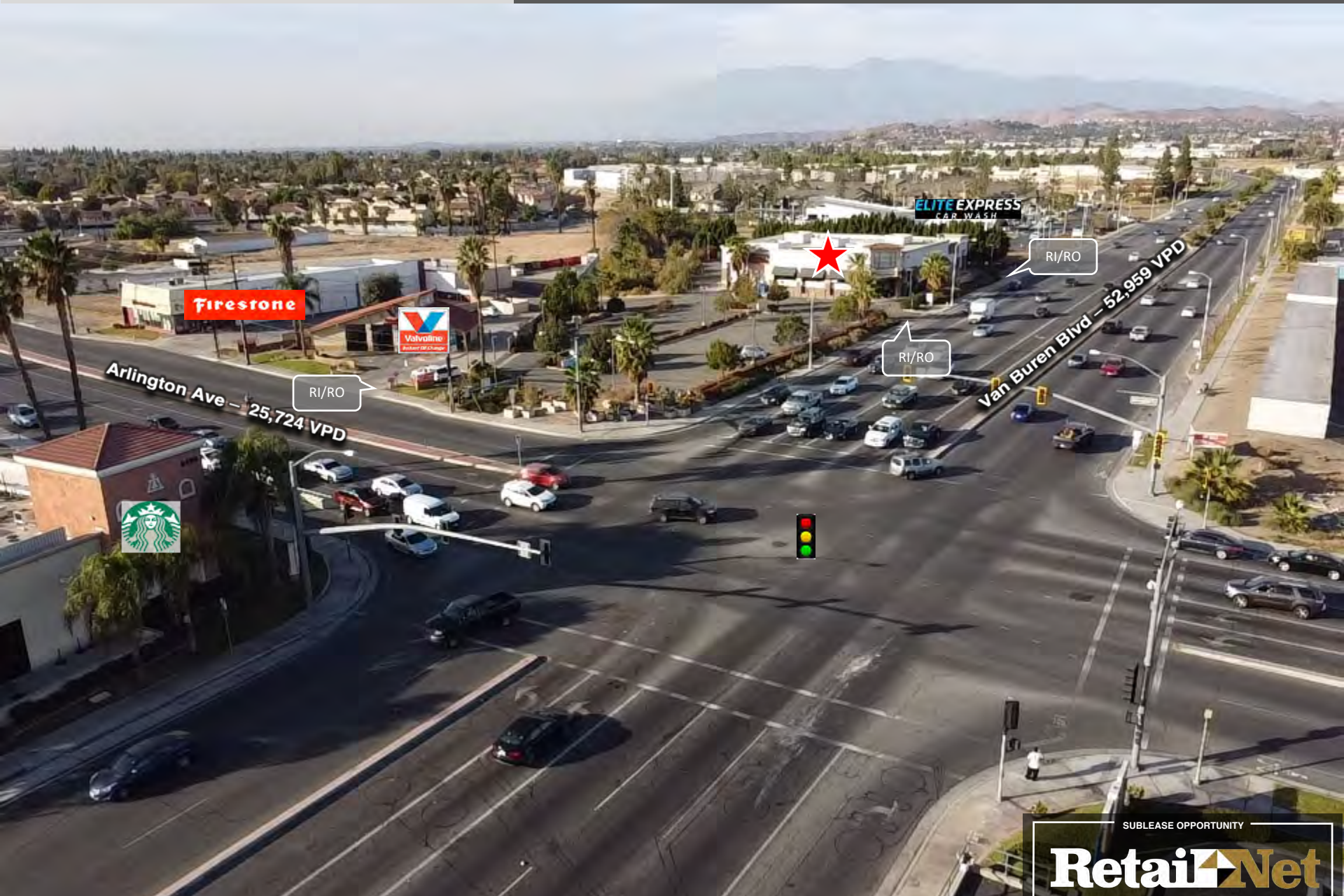
Property Overview

- **Property.** ±1.52 AC; ±14,991 SF with drive-through
- **Hard Corner Outparcel.** Nearby businesses include Cardenas, Starbucks, El Super, & Super Walmart
- **Opportunity.** Below market rent, long-term sublease
- **Signalized Intersection.** ±79,000 VPD
- **Zoning.** CR
- **Newer Construction.** '10
- **Signage.** 2 monuments + building
- **Parking.** 68 spaces
- **Access.** 2 RI/ROs on Van Buren; RI/RO on Arlington
- **Location.** Adjacent to Riverside Municipal Airport and near the 91, 15, & 60 freeways



SUBLEASE OPPORTUNITY

RetailNet
REAL ESTATE



Firestone

Valvoline

ELITE EXPRESS
CAR WASH

Arlington Ave - 25,724 VPD

Van Buren Blvd - 52,959 VPD

RI/RO

RI/RO

RI/RO



SUBLEASE OPPORTUNITY

RetailNet
REAL ESTATE



ELITE EXPRESS
CAR WASH

Arlington Ave

Firestone

Valvoline

CARDENAS

99c
only
STORES

RITE
AID

Starbucks

ACE

boost
mobile

enterprise

Van Buren Blvd

SmartStop
Self Storage

Mobil

SUBLEASE OPPORTUNITY

RetailNet
REAL ESTATE







ARLINGTON
LANDS

Former KMart

Mobil

SmartStop
Self Storage

Van Buren Blvd

TITLEMAX

KFC

Carl's Jr.

enterprise

A&T

boost
mobile

Starbucks

RITE
AID

99c
only
STORES

CARDENAS

Arlington Ave

Valvoline

Firestone

SUBLEASE OPPORTUNITY

RetailNet
REAL ESTATE



Firestone

Valvoline
Expert Oil Change

ELITE EXPRESS
CAR WASH

SmartStop
Self Storage

RI/RO

RI/RO

RI/RO

Van Buren Blvd

SUBLEASE OPPORTUNITY

RetailNet
REAL ESTATE

SUB-LEASE TERMS

SUGGESTED RENT*

\$110,000

(inclusive of RET; R&M, insurance, utilities separate)

MINIMUM TERM

Co-terminus (9/30/35)

DELIVERY

"As-Is"

OFFERS EVALUATED AS RECEIVED

**Price + terms, along with all offers, are subject to approval of Walgreen Co.'s Real Estate Committee*

CONTACT

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SUBLEASE OPPORTUNITY

RetailNet
REAL ESTATE