



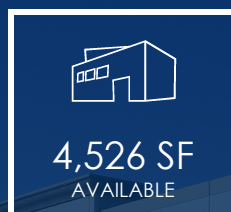
7157

OLD 215 FRONTAGE ROAD
RIVERSIDE | CA



FOR LEASE

INDUSTRIAL PROPERTY



PROPERTY HIGHLIGHTS

- Master Planned Bus Park
- 821 SF Office Space
- 1 12' x 12' GL Door
- 18' Warehouse Clear Height
- Fully Sprinklered
- Bonus "Hard Lid" Mezzanine
- Natural Gas Available
- 2.28 : 1,000 Parking Ratio
- Easy Access to 215, 60, & 91 Freeways

FOR MORE INFORMATION PLEASE CONTACT:

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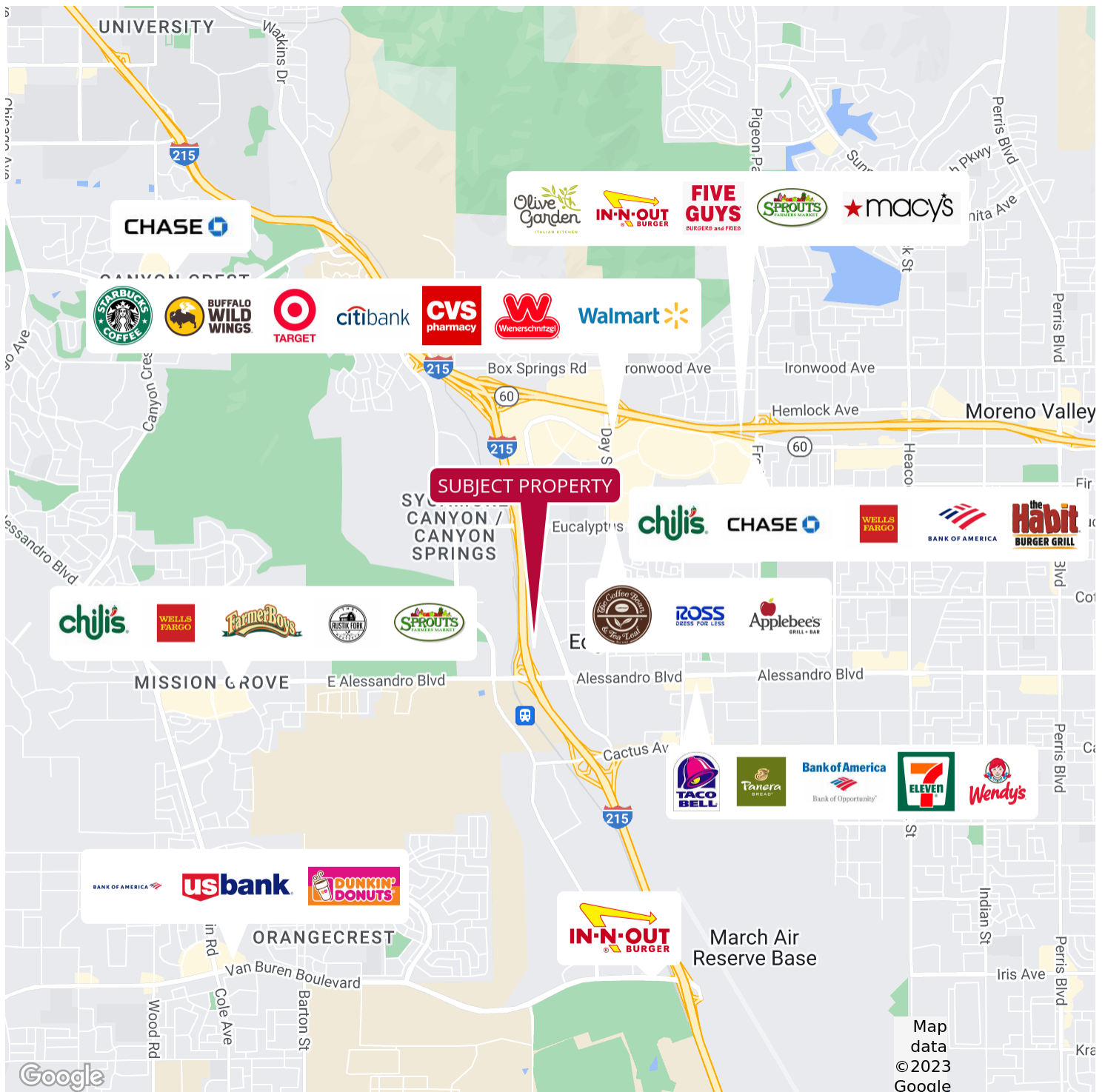


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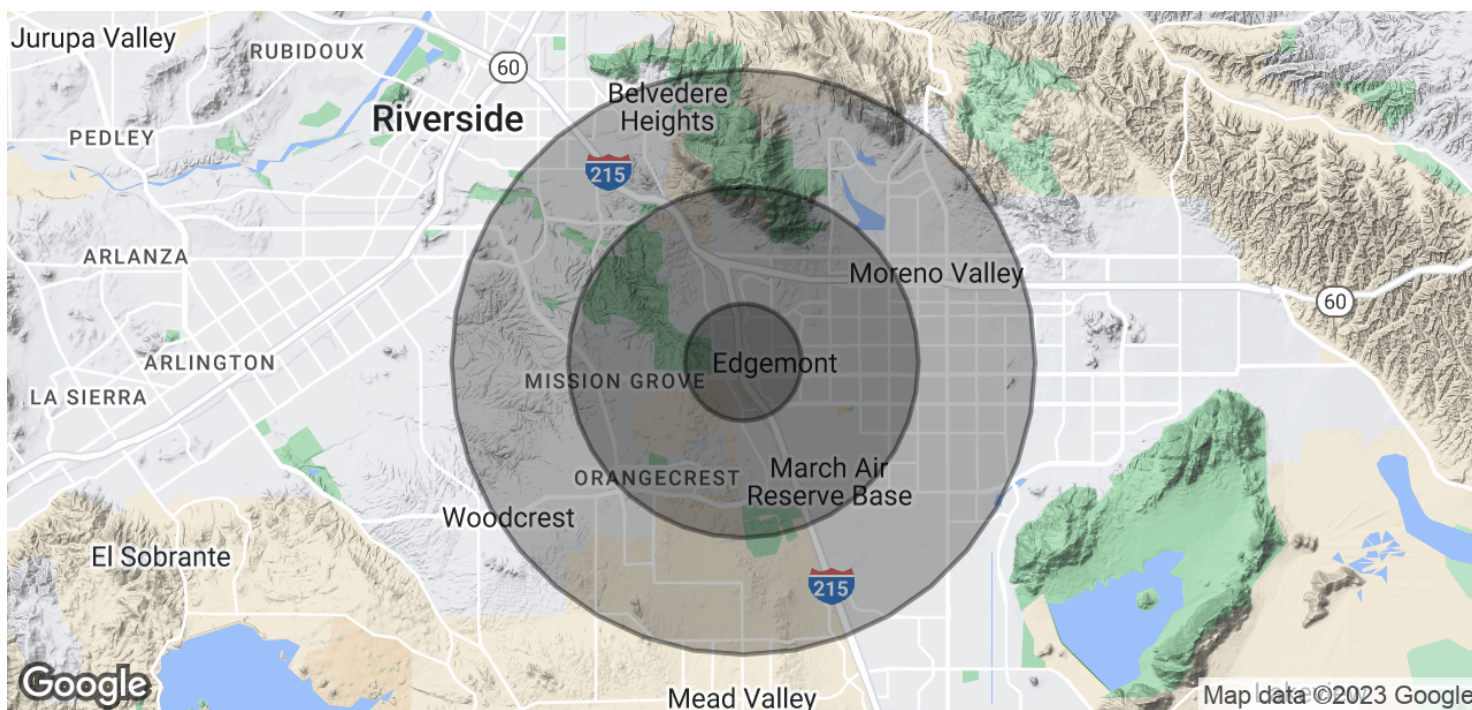
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DAUM
COMMERCIAL REAL ESTATE SERVICES

7157

OLD 215 FRONTAGE ROAD
RIVERSIDE | CA**FOR LEASE**
INDUSTRIAL PROPERTY

DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
Total population	5,680	75,091	214,236
Median age	24.8	27.9	29.6
Median age (Male)	25.7	27.1	28.5
Median age (Female)	24.5	28.6	30.5
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	1,622	22,220	62,128
# of persons per HH	3.5	3.4	3.4
Average HH income	\$58,974	\$73,089	\$72,735
Average house value	\$222,363	\$328,470	\$364,162

* Demographic data derived from 2020 ACS - US Census

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