

# THE EXCHANGE

NWC HWY 60 & HWY 91/215, RIVERSIDE, CA 92501



**CBRE**



# PROPERTY OVERVIEW

## HIGHLIGHTS



35-Acre Mixed-Use Development with 400+ apartments, proposed hotel, RV parking, gas station, future pad with hospitality and / or office, and 44,500 sq. ft. of retail



Located at the intersection of CA-60 and CA-91 / I-215



Close proximity to the historic Mission Inn Hotel & Spa, The Convention Center and the Fox Performing Arts Center



Within a mile of Downtown Riverside and less than two miles from UC Riverside, with  $\pm$  19,788 students



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## TRAFFIC COUNTS





INTERSECTION	TRAFFIC COUNTS
CA-60 at Orange St	143,000 AADT
I-215 at CA-60	155,000 AADT
CA-91 at Spruce St	149,000 AADT





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## 2019 DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
 POPULATION	13,154	98,569	222,615
 AVG HH INCOME	\$68,127	\$64,361	\$77,673
 AVG HH SIZE	3.32	3.18	3.14
 DAYTIME POPULATION	20,005	123,647	234,661





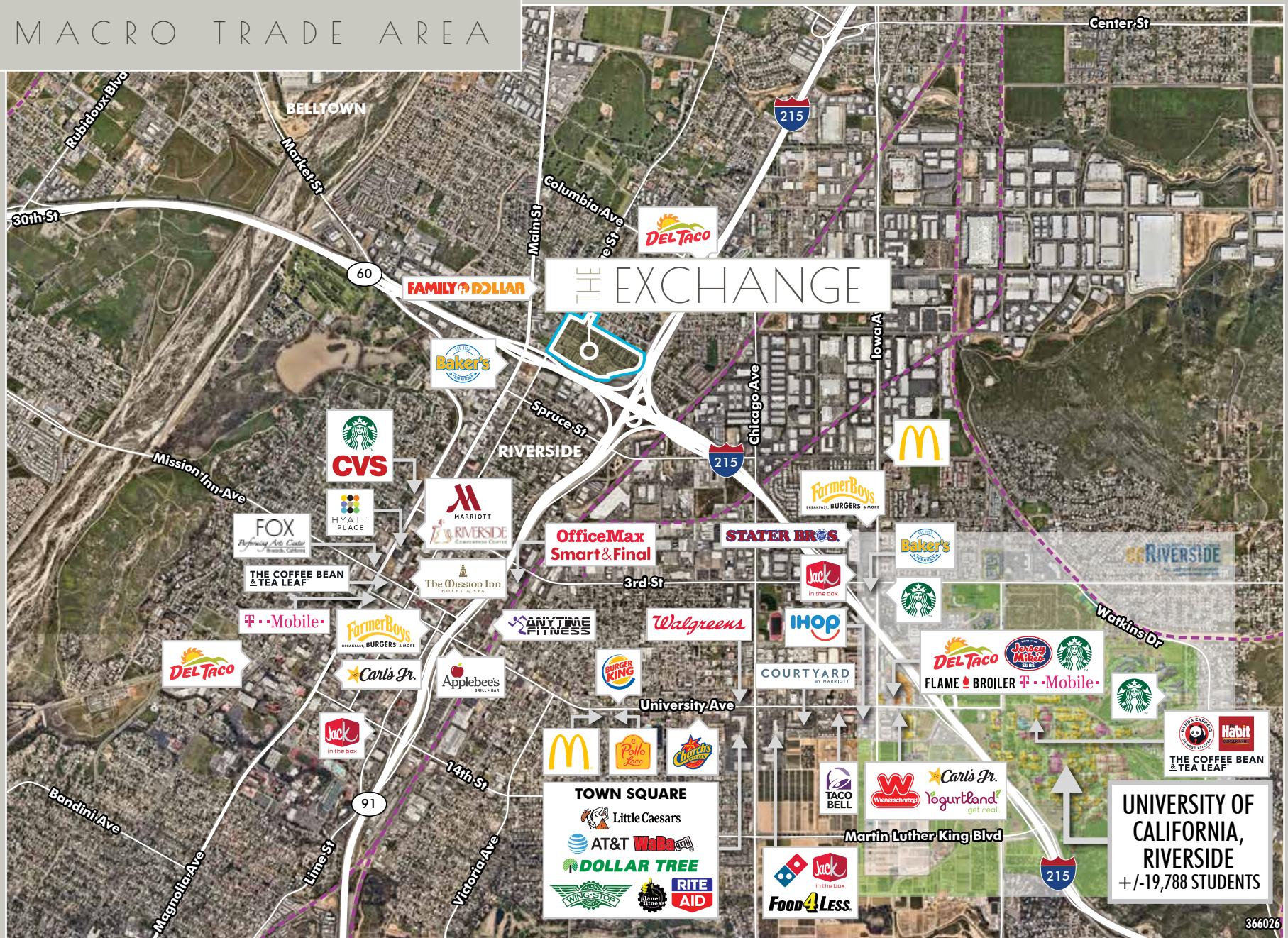


MICRO TRADE AREA





MACRO TRADE AREA







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