



FOR LEASE

Orangethrest Towne Center

NWQ VAN BUREN & TRAUTWEIN
RIVERSIDE, CA

JOIN



CBRE

COVENANT
REAL ESTATE GROUP

Property Highlights



5,025 SF ± DEMISABLE BUILDING



1,393 SF ± END CAP AVAILABLE
NEXT TO GROVE DENTAL



PATIO AVAILABLE ADJACENT TO
1,393 SF SPACE; GREAT
FOR RESTAURANTS



ESTABLISHED RESIDENTIAL AREA
WITH ROBUST DEMOGRAPHICS

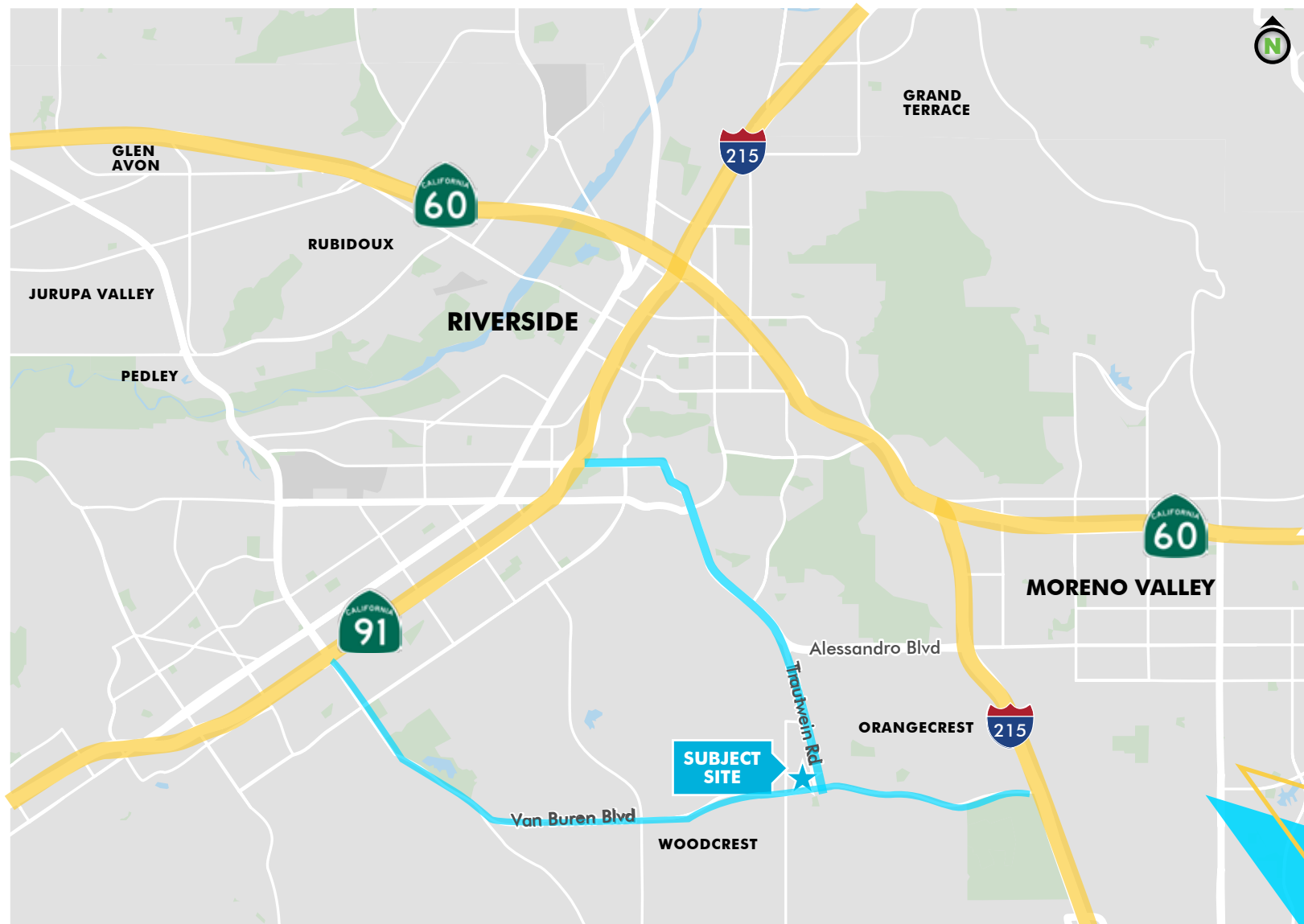


MONUMENT SIGNAGE AVAILABLE



Demographics

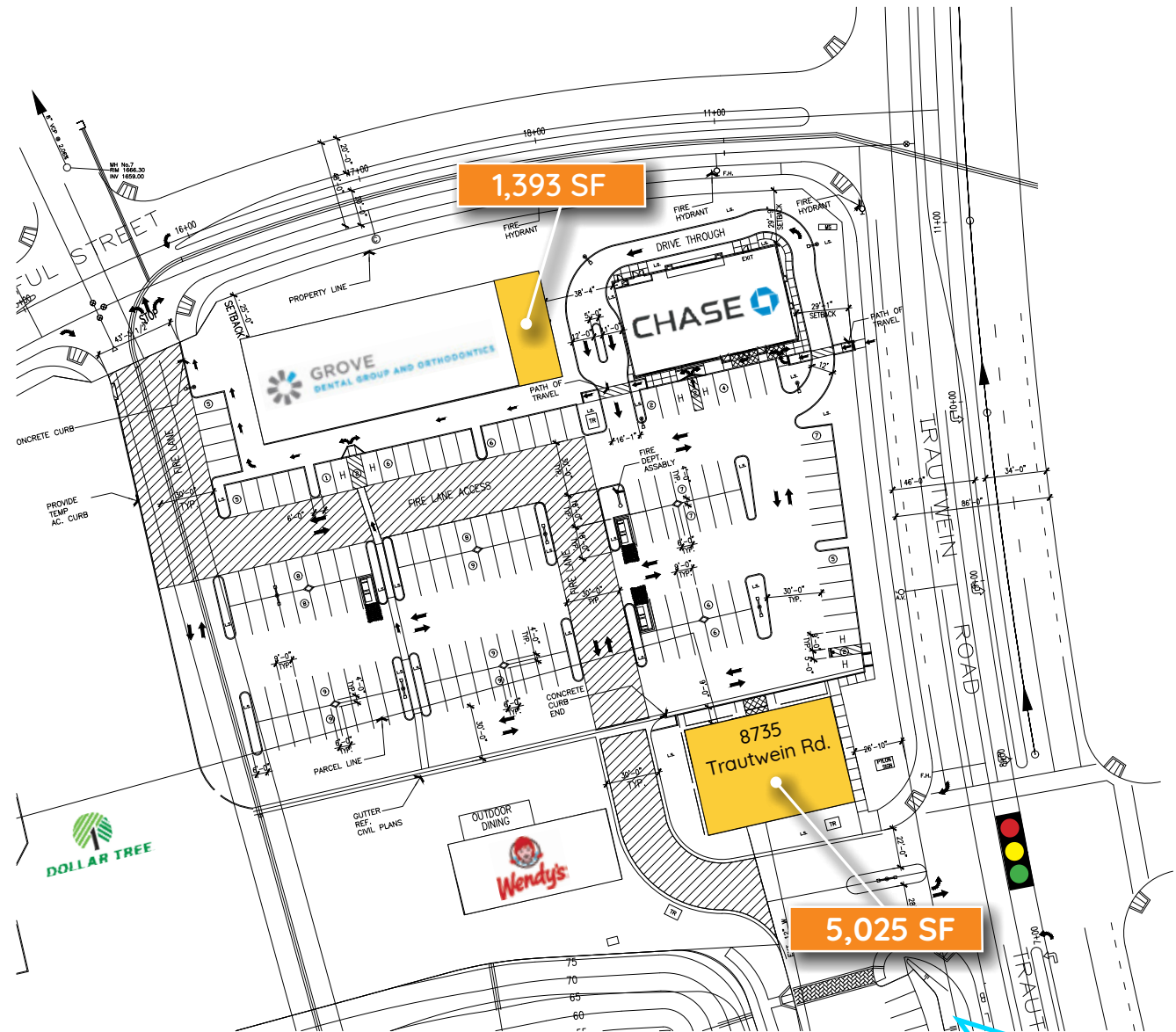
	1 MILE	3 MILES	5 MILES
POPULATION	16,400	51,136	141,634
AVG. HH INCOME	\$124,030	\$132,111	\$107,884
MEDIAN AGE	33	36	34
AVG. HH SIZE	3.71	3.41	3.31



Regional Aerial



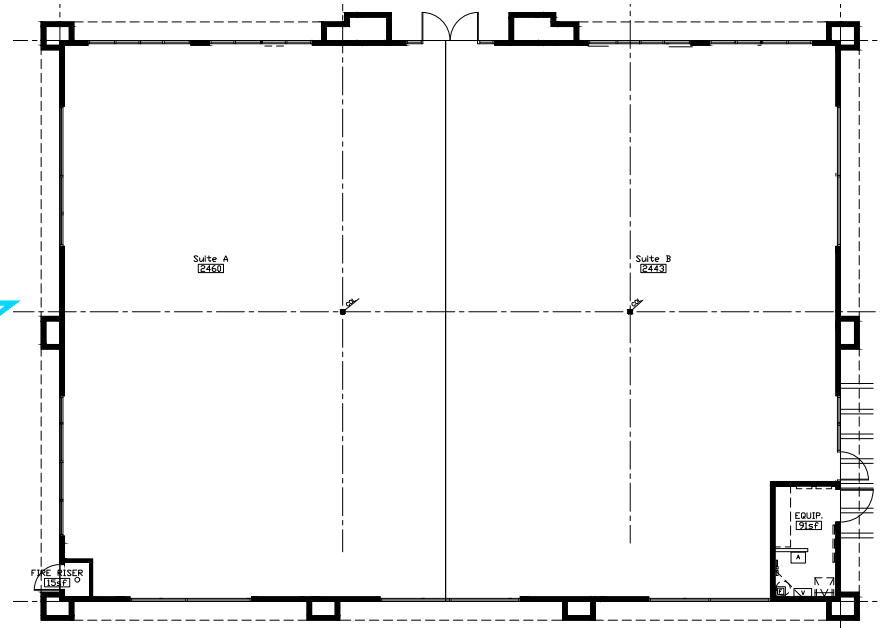
Site Plan



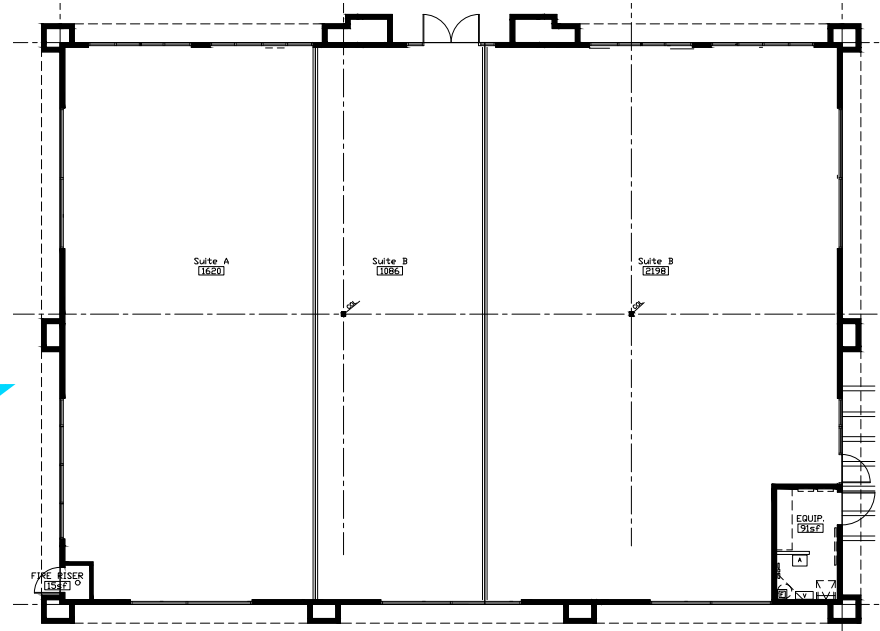
Floor Plans

8735 TRAUTWEIN RD.

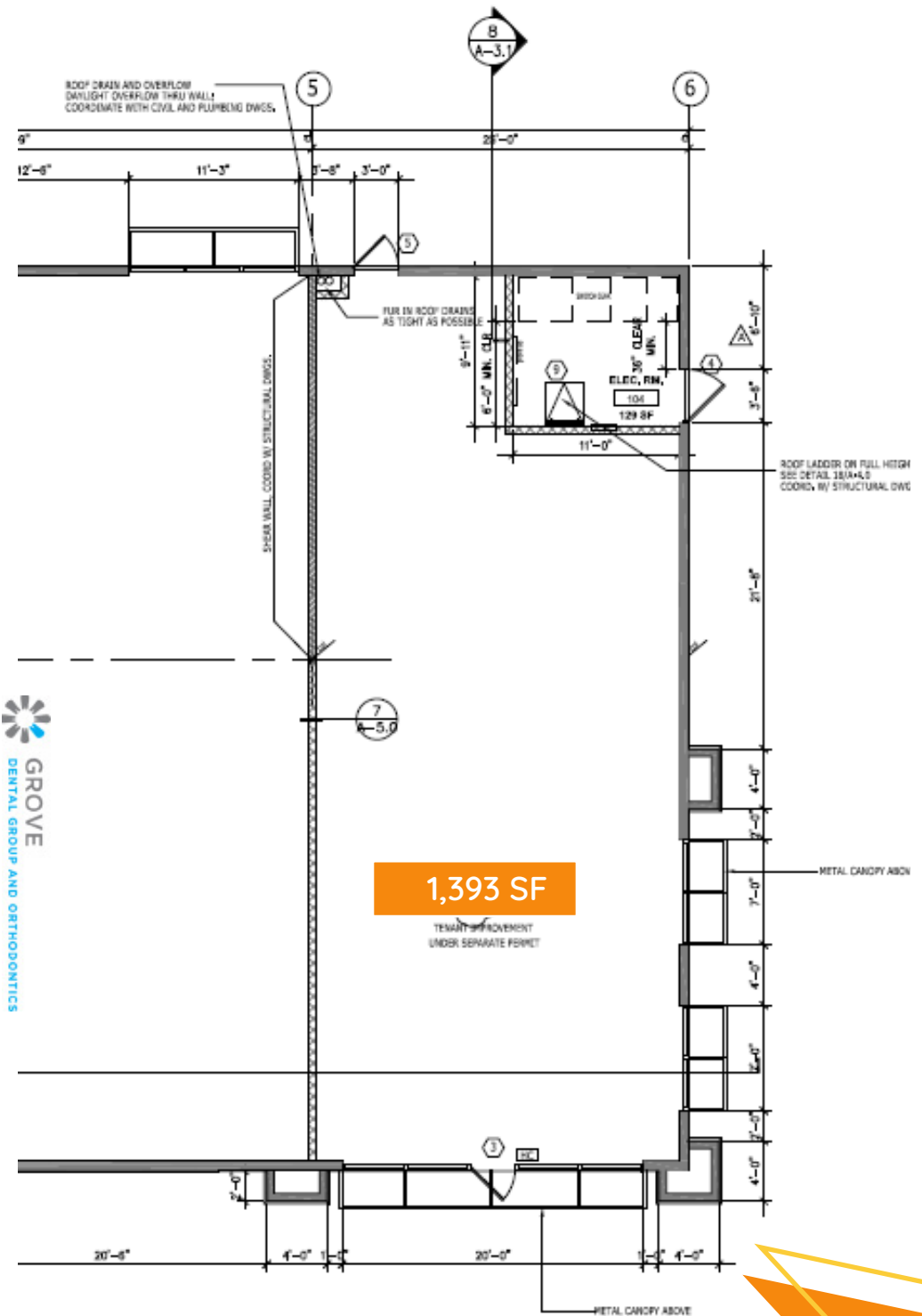
2 Tenant
Option



3 Tenant
Option



8715 TRAUTWEIN RD



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Local Aerial

