

# 2421 University Ave

2421 University Ave, Riverside CA 92507



OFFERING MEMORANDUM

# 2421 University Ave

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*Inquire today:*

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01

Executive Summary

Investment Summary

Location Summary

2421 UNIVERSITY AVE

**OFFERING SUMMARY**

ADDRESS	2421 University Ave Riverside CA 92507
BUILDING SF	4,640 SF
LAND SF	12,197 SF
APN	211-141-009

**FINANCIAL SUMMARY**

OFFERING PRICE	\$1,297,888
PRICE PSF	\$279.72

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2020 Population	21,772	113,605	229,136
2020 Median HH Income	\$39,086	\$55,640	\$62,133
2020 Average HH Income	\$52,740	\$76,508	\$85,133

**INVESTMENT HIGHLIGHTS**

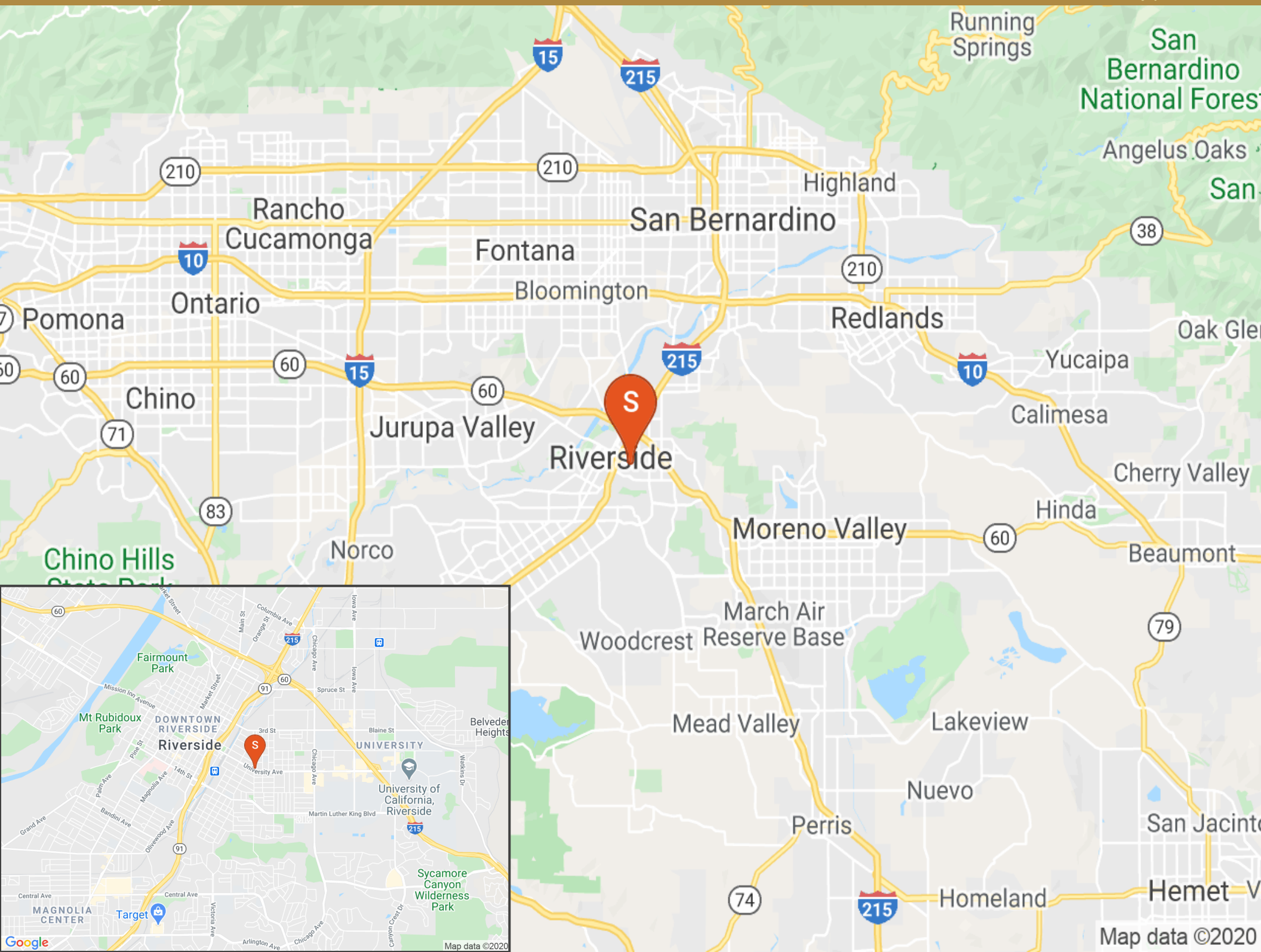
Heavy daytime foot traffic

Busy location

Fully leased strip center

Busy retail strip center. 4 Retail spaces. Fully rented. Located on busy street. 2 Long term tenants, Tina's Mexican Restaurant & Tobacco store.









02

## Property Description

Property Features

Aerial Map

Parcel Map

Additional Maps

Pictures with Captions

2421 UNIVERSITY AVE



PROPERTY FEATURES	
BUILDING SF	4,640
LAND SF	12,197
ZONING TYPE	R106
BUILDING CLASS	B







































03

### Demographics

Demographic Details

Demographic Charts



POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	19,893	97,999	191,253
2010 Population	20,745	109,788	216,114
2020 Population	21,772	113,605	229,136
2025 Population	23,345	118,367	239,098
2020 African American	2,558	10,197	17,566
2020 American Indian	307	1,247	2,460
2020 Asian	618	10,739	16,750
2020 Hispanic	16,197	58,597	124,963
2020 Other Race	8,122	28,415	59,417
2020 White	9,042	56,454	119,275
2020 Multiracial	1,062	6,143	12,809
2020-2025: Population: Growth Rate	7.00 %	4.10 %	4.25 %

2020 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	995	5,110	7,854
\$15,000-\$24,999	691	3,639	6,304
\$25,000-\$34,999	742	2,987	5,666
\$35,000-\$49,999	865	4,304	7,941
\$50,000-\$74,999	971	6,445	13,157
\$75,000-\$99,999	559	4,484	9,368
\$100,000-\$149,999	426	5,067	11,153
\$150,000-\$199,999	138	2,322	5,163
\$200,000 or greater	68	1,622	4,209
Median HH Income	\$39,086	\$55,640	\$62,133
Average HH Income	\$52,740	\$76,508	\$85,133

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	5,612	35,366	66,030
2010 Total Households	5,146	34,681	66,926
2020 Total Households	5,455	35,984	70,823
2025 Total Households	5,814	37,371	73,578
2020 Average Household Size	3.73	2.94	3.11
2000 Owner Occupied Housing	1,903	16,484	35,755
2000 Renter Occupied Housing	3,289	16,871	26,796
2020 Owner Occupied Housing	1,958	17,125	39,031
2020 Renter Occupied Housing	3,497	18,859	31,792
2020 Vacant Housing	671	3,039	4,812
2020 Total Housing	6,126	39,023	75,635
2025 Owner Occupied Housing	2,034	17,745	40,496
2025 Renter Occupied Housing	3,780	19,625	33,083
2025 Vacant Housing	729	3,389	5,415
2025 Total Housing	6,543	40,760	78,993
2020-2025: Households: Growth Rate	6.40 %	3.80 %	3.85 %





2020 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2020 Population Age 30-34	1,842	8,730	18,430
2020 Population Age 35-39	1,445	6,924	14,826
2020 Population Age 40-44	1,247	5,883	12,454
2020 Population Age 45-49	1,176	5,736	12,079
2020 Population Age 50-54	1,050	5,643	12,412
2020 Population Age 55-59	1,000	5,958	12,974
2020 Population Age 60-64	829	5,386	11,949
2020 Population Age 65-69	634	4,302	9,709
2020 Population Age 70-74	412	3,295	7,103
2020 Population Age 75-79	275	2,186	4,538
2020 Population Age 80-84	214	1,416	2,905
2020 Population Age 85+	192	1,537	3,193
2020 Population Age 18+	15,475	88,672	176,014
2020 Median Age	29	30	32

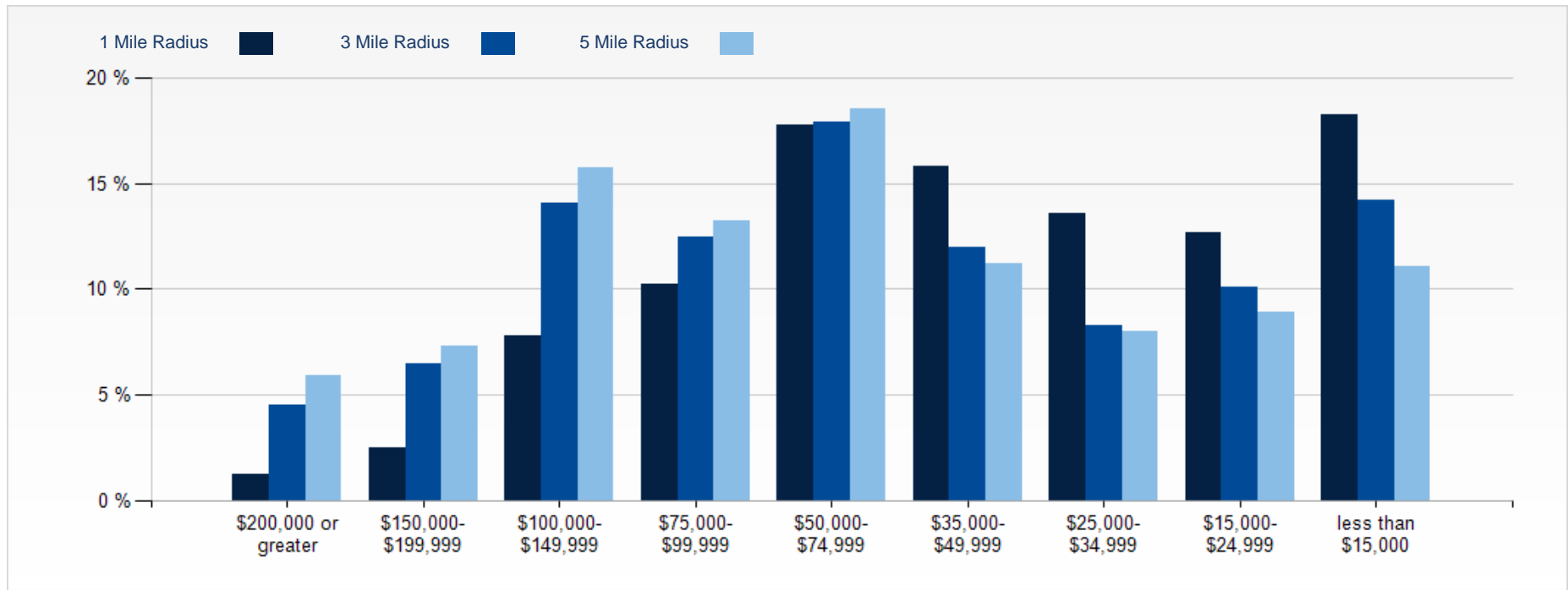
2020 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$45,455	\$55,666	\$61,483
Average Household Income 25-34	\$55,695	\$69,913	\$76,543
Median Household Income 35-44	\$41,852	\$65,954	\$75,705
Average Household Income 35-44	\$57,194	\$83,918	\$92,137
Median Household Income 45-54	\$47,134	\$71,381	\$78,892
Average Household Income 45-54	\$60,252	\$94,251	\$103,382
Median Household Income 55-64	\$40,146	\$64,862	\$72,461
Average Household Income 55-64	\$52,340	\$89,137	\$99,323
Median Household Income 65-74	\$35,049	\$56,107	\$57,813
Average Household Income 65-74	\$47,528	\$79,837	\$84,450
Average Household Income 75+	\$33,604	\$58,192	\$56,513

2025 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2025 Population Age 30-34	1,965	9,097	19,079
2025 Population Age 35-39	1,715	8,233	18,262
2025 Population Age 40-44	1,487	6,884	15,023
2025 Population Age 45-49	1,205	5,861	12,513
2025 Population Age 50-54	1,146	5,602	11,877
2025 Population Age 55-59	1,003	5,441	12,004
2025 Population Age 60-64	914	5,603	12,135
2025 Population Age 65-69	777	4,955	10,975
2025 Population Age 70-74	533	3,911	8,652
2025 Population Age 75-79	409	3,065	6,347
2025 Population Age 80-84	235	1,713	3,620
2025 Population Age 85+	215	1,647	3,352
2025 Population Age 18+	16,725	92,516	183,956
2025 Median Age	30	32	34

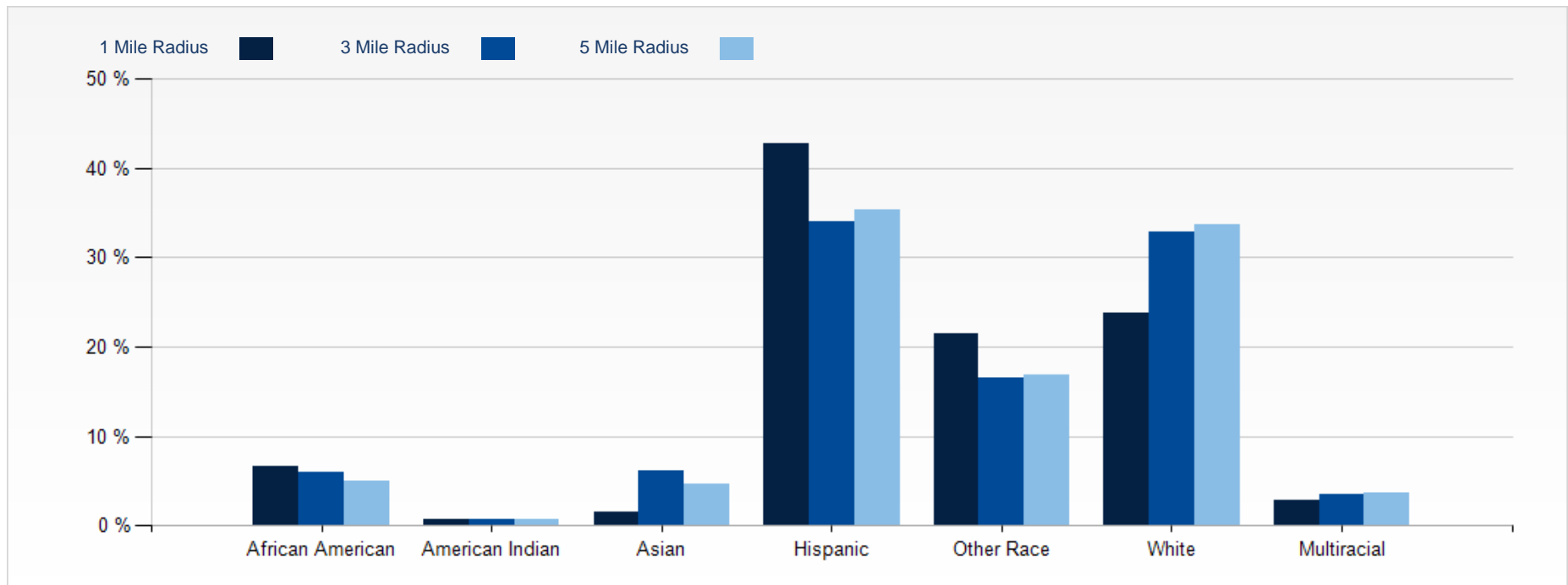
2025 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$50,059	\$57,637	\$64,346
Average Household Income 25-34	\$60,879	\$74,389	\$82,049
Median Household Income 35-44	\$45,208	\$72,924	\$82,325
Average Household Income 35-44	\$63,282	\$92,618	\$104,099
Median Household Income 45-54	\$51,025	\$76,355	\$83,571
Average Household Income 45-54	\$66,360	\$101,486	\$111,641
Median Household Income 55-64	\$44,582	\$69,024	\$77,137
Average Household Income 55-64	\$58,245	\$95,986	\$108,035
Median Household Income 65-74	\$37,508	\$58,547	\$62,276
Average Household Income 65-74	\$53,710	\$86,652	\$94,960
Average Household Income 75+	\$39,991	\$65,118	\$65,063



2020 Household Income

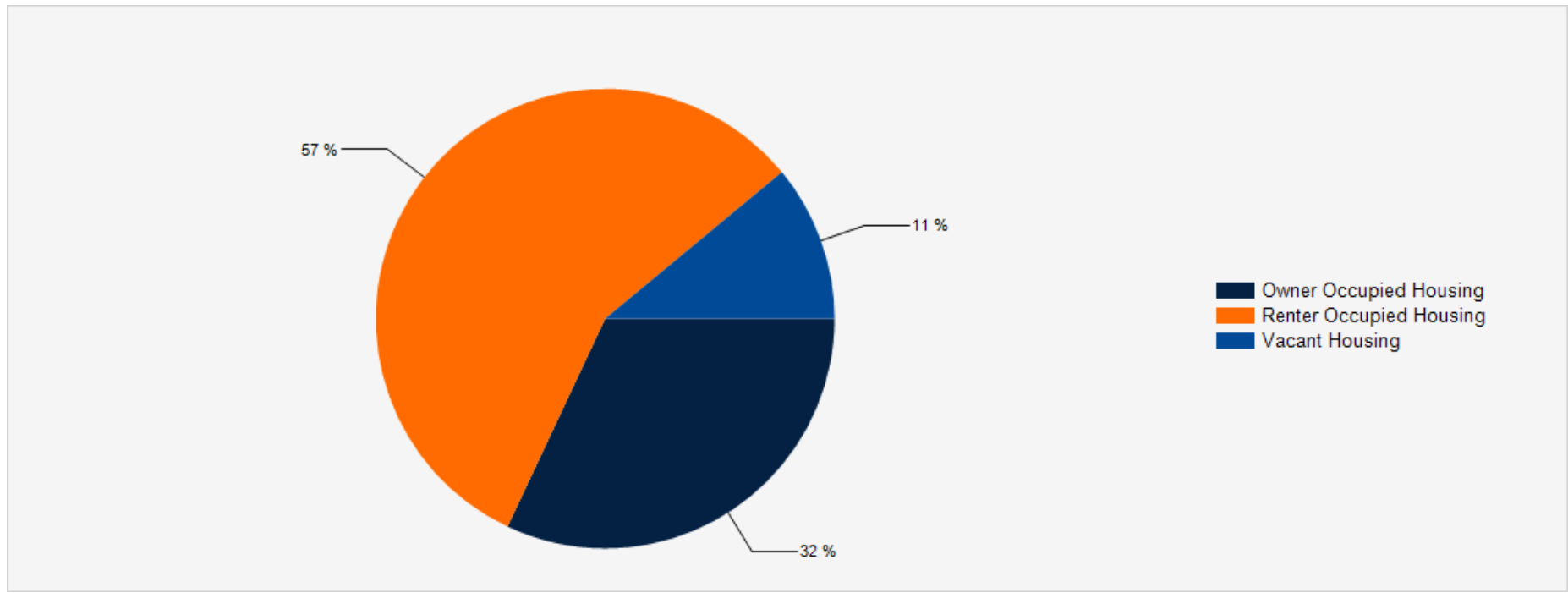


2020 Population by Race

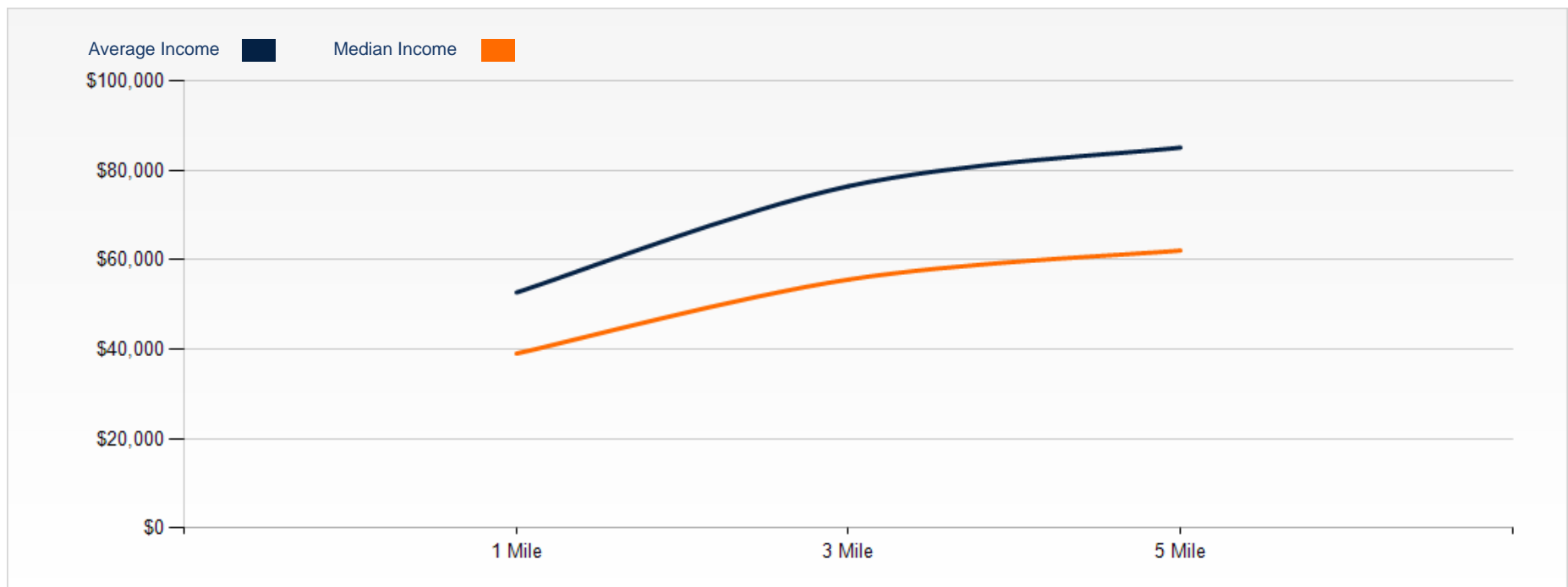




2020 Household Occupancy - 1 Mile Radius



2020 Household Income Average and Median





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