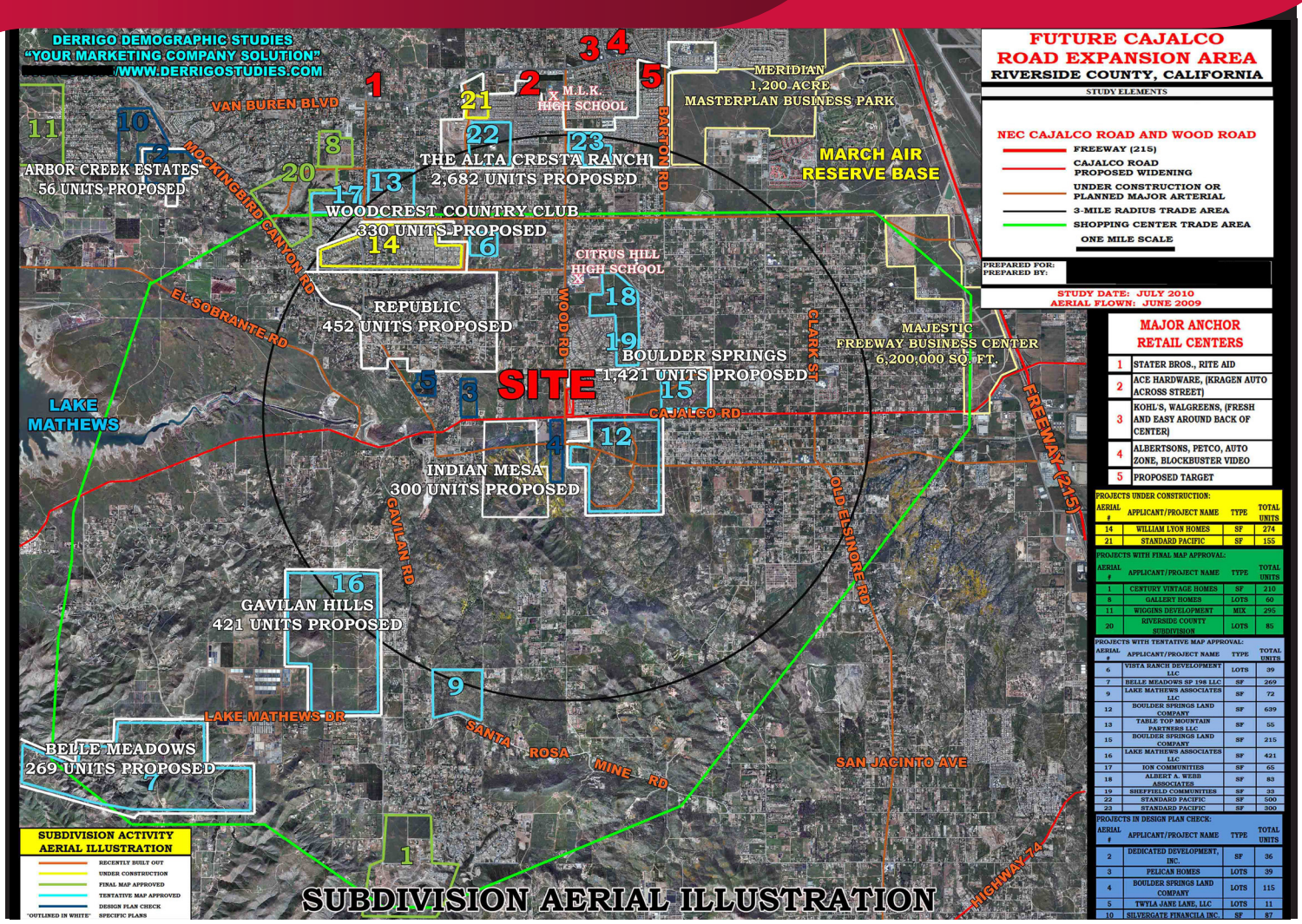
CAJALCO SQUARE

NEC Cajalco Road & Wood Road, Riverside, CA

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES



HIGHLIGHTS:

- Join: Arco AM/PM
- Anchor, Fast Food and Retail Pads Available For Ground Lease or Build to Suit
- Ideal for Fast Food and Many Other Retail Uses
- Up and Coming Riverside Expansion in Underserved Trade Area
- Less Than a Mile From Citrus Hill High School which has Over 1,720 Students on Campus
- 4,058 Units of New Homes in Various Stages of Development in the Trade Area

DEMOGRAPHICS	1 MILES	3 MILES	5 MILES
Population:	1,821	24,535	68,121
Daytime Population:	730	10,950	35,542
Avg. Household Income:	$132,755	$107,288	$123,744

Source: Regis Online

Brian Bielatowicz
bbielatowicz@leetemecula.com
D 951.445.4515
DRE #01269887

No warranty or representation has been made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice.
Lee & Associates Commercial Real Estate Services, Inc. - Riverside. 25240 Hancock Avenue, Suite 100 - Murrieta, CA 92562 | Corporate ID# 01048055

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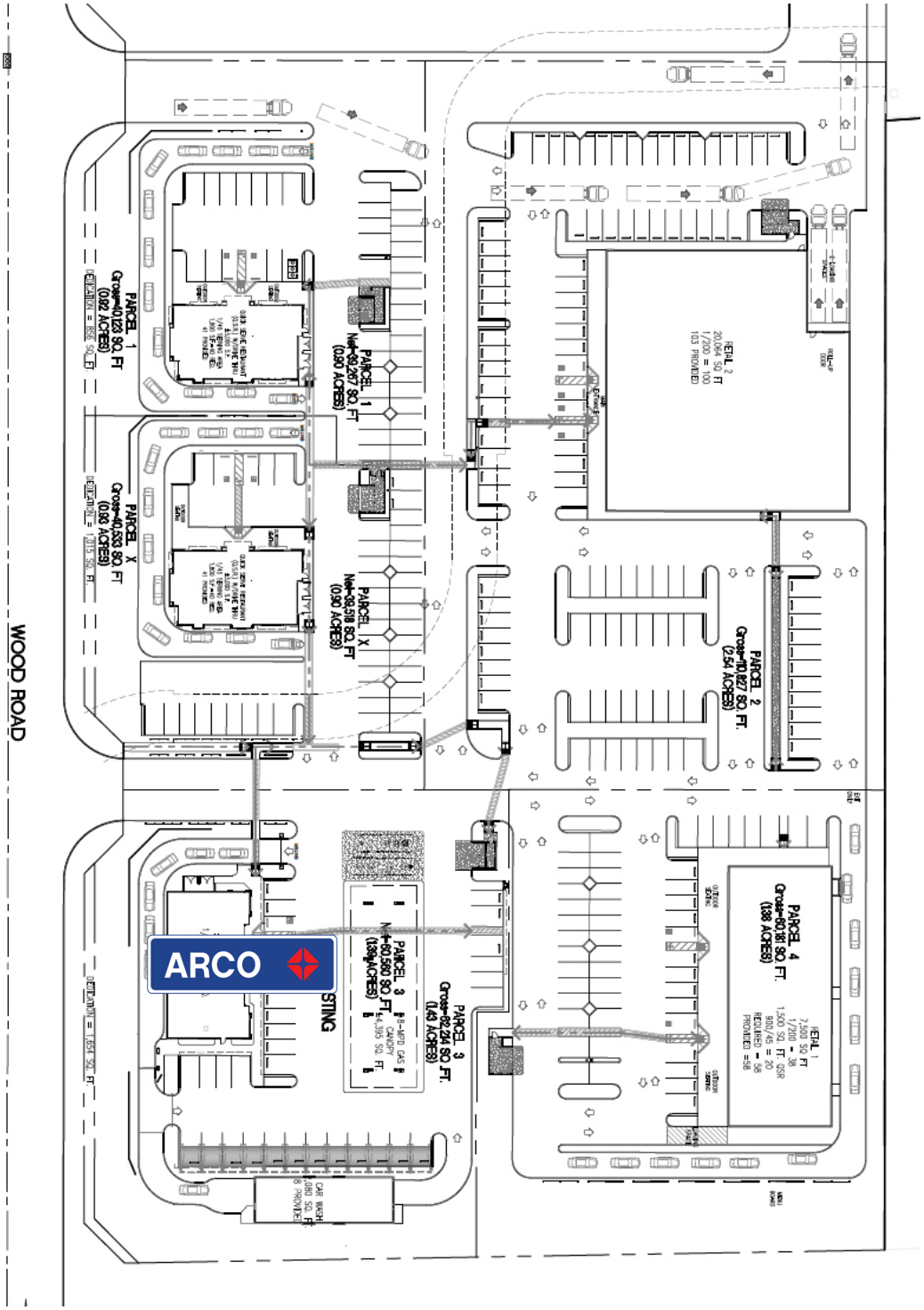
CONCEPTUAL SITE PLAN



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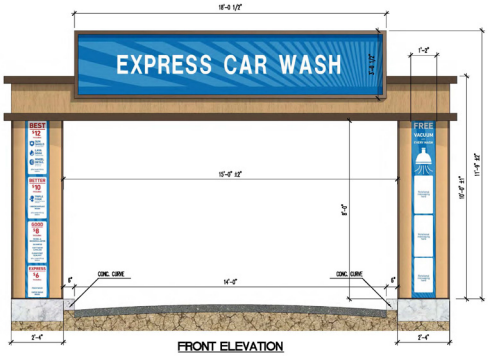
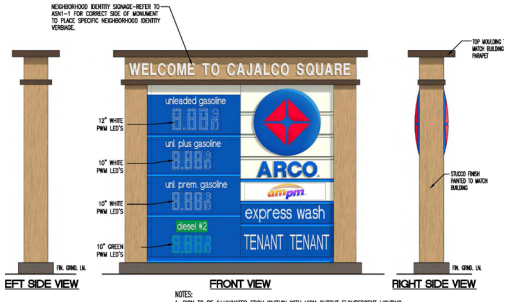
APPROVED ELEVATIONS

EAST ELEVATION



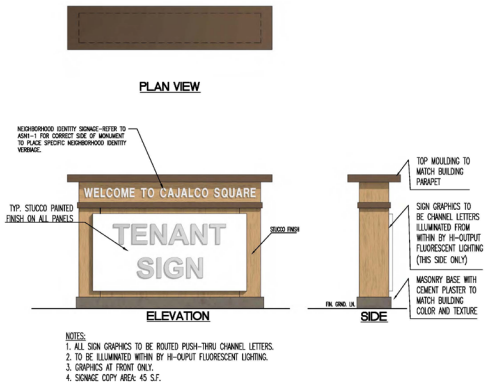
NOTES:
1. SIGNS TO BE ILLUMINATED FROM WITHIN BY HIGH OUTPUT FLOURESCENT LIGHTING.
2. SIGNAGE SQUARE FOOTAGE: 74 SQ. FT.

SIGN-G: CAR WASH ENTRANCE SIGN



NOTES:
1. SIGN TO BE ILLUMINATED FROM WHITHIN WITH HIGH OUTPUT FLOURESCENT LIGHTING.
2. SURFACE MOUNTED TO BASE.
3. NUMBER OF SIGN FACES: 2
4. NUMBER OF MONUMENT SIGNS: 2
5. ARCO SIGNAGE SQUARE FOOTAGE: 27.75 S.F.
6. SIGNAGE SQUARE FOOTAGE: 50.21 S.F.

SIGN-F: MONUMENT PRICE GAS STATION SIGN
1/2" = 1'-0"



NOTES:
1. ALL SIGN GRAPHICS TO BE ROUTED PUSH-THRU CHANNEL LETTERS.
2. TO BE ILLUMINATED WITHIN BY HI-OUPUT FLUORESCENT LIGHTING.
3. GRAPHICS AT FRONT ONLY.
4. SIGNAGE COPY AREA: 45 S.F.

SIGN-I: TENANT MONUMENT SIGN
1/2" = 1'-0"

NOTES:
1. SIGN TO BE PLASTIC, IN METAL CABINET WITH BLACK RETURNS. ILLUMINATED FROM WITHIN BY HIGH-OUTPUT FLOURESCENT LIGHTING.
2. SURFACE MOUNTED TO BUILDING WALL, ONE PER STREET.
3. NUMBER OF SIGN: TWO (2)
4. COPY AREA SQUARE FOOTAGE: 10% OF BUILDING FACE.

SIGN-J: TENANT WALL SIGN
3/8" = 1'-0"

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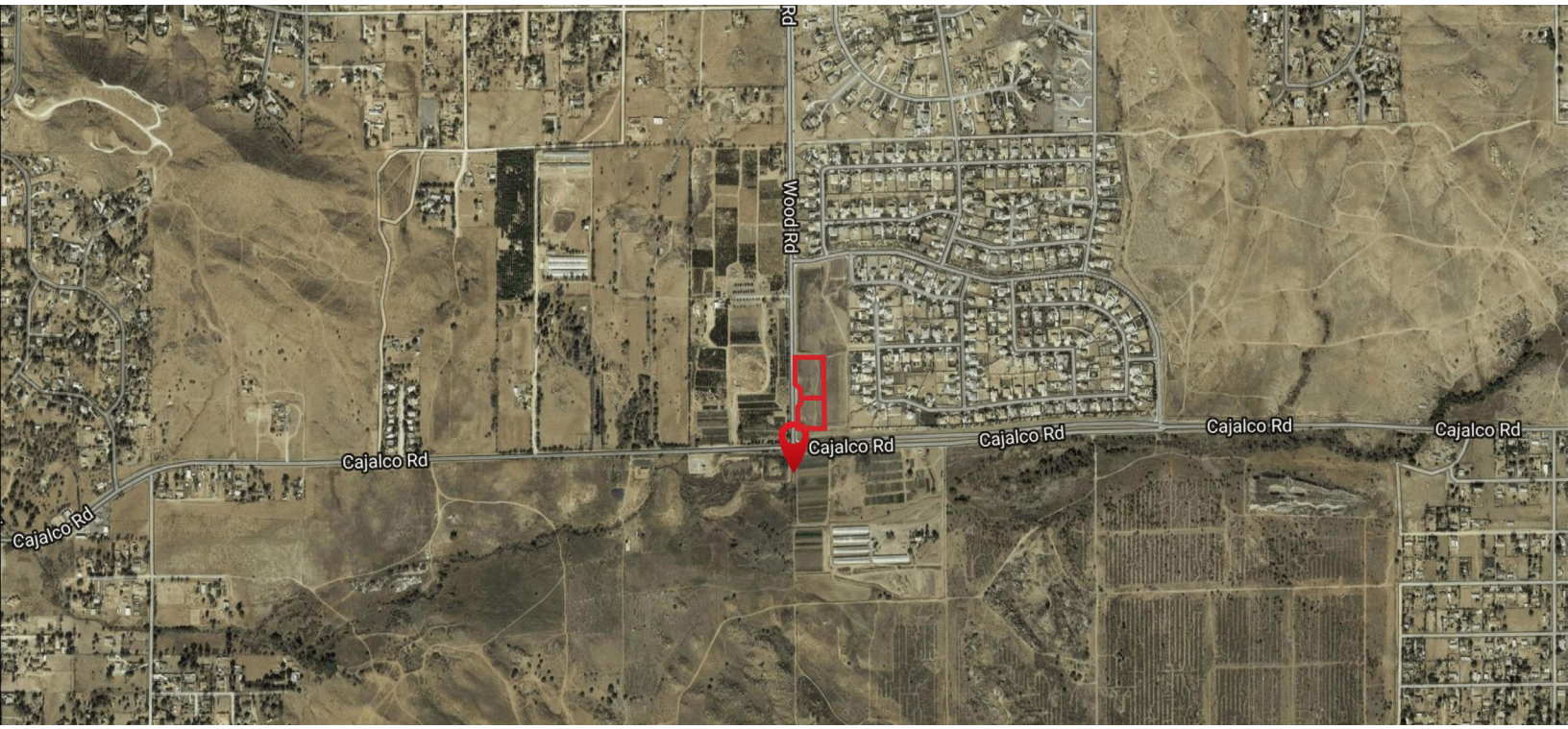

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Cajalco Road & Wood Road Riverside, CA	1 mi radius	3 mi radius	5 mi radius
Population			
2021 Estimated Population	1,821	24,535	68,121
2026 Projected Population	1,826	25,188	70,362
2020 Census Population	1,842	24,861	69,328
2010 Census Population	1,791	22,991	65,434
Projected Annual Growth 2021 to 2026	-	0.5%	0.7%
Historical Annual Growth 2010 to 2021	0.2%	0.6%	0.4%
2021 Median Age	38.0	34.4	36.0
Households			
2021 Estimated Households	524	6,282	18,782
2026 Projected Households	531	6,549	19,711
2020 Census Households	527	6,399	19,183
2010 Census Households	511	5,827	17,833
Projected Annual Growth 2021 to 2026	0.3%	0.8%	1.0%
Historical Annual Growth 2010 to 2021	0.2%	0.7%	0.5%
Race and Ethnicity			
2021 Estimated White	51.7%	37.0%	43.0%
2021 Estimated Black or African American	6.9%	7.6%	7.6%
2021 Estimated Asian or Pacific Islander	5.4%	4.5%	7.7%
2021 Estimated American Indian or Native Alaskan	1.4%	2.1%	1.6%
2021 Estimated Other Races	34.6%	48.8%	40.1%
2021 Estimated Hispanic	42.3%	59.7%	48.0%
Income			
2021 Estimated Average Household Income	$132,755	$107,288	$123,744
2021 Estimated Median Household Income	$118,024	$91,558	$104,641
2021 Estimated Per Capita Income	$38,204	$27,521	$34,162
Education (Age 25+)			
2021 Estimated Elementary (Grade Level 0 to 8)	6.1%	14.1%	9.0%
2021 Estimated Some High School (Grade Level 9 to 11)	2.4%	11.4%	7.6%
2021 Estimated High School Graduate	28.7%	29.5%	24.4%
2021 Estimated Some College	32.1%	22.0%	24.7%
2021 Estimated Associates Degree Only	3.1%	5.7%	8.3%
2021 Estimated Bachelors Degree Only	18.6%	10.1%	14.9%
2021 Estimated Graduate Degree	9.0%	7.2%	11.2%
Business			
2021 Estimated Total Businesses	17	322	1,539
2021 Estimated Total Employees	113	1,993	12,400
2021 Estimated Employee Population per Business	6.5	6.2	8.1
2021 Estimated Residential Population per Business	104.2	76.2	44.3

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