

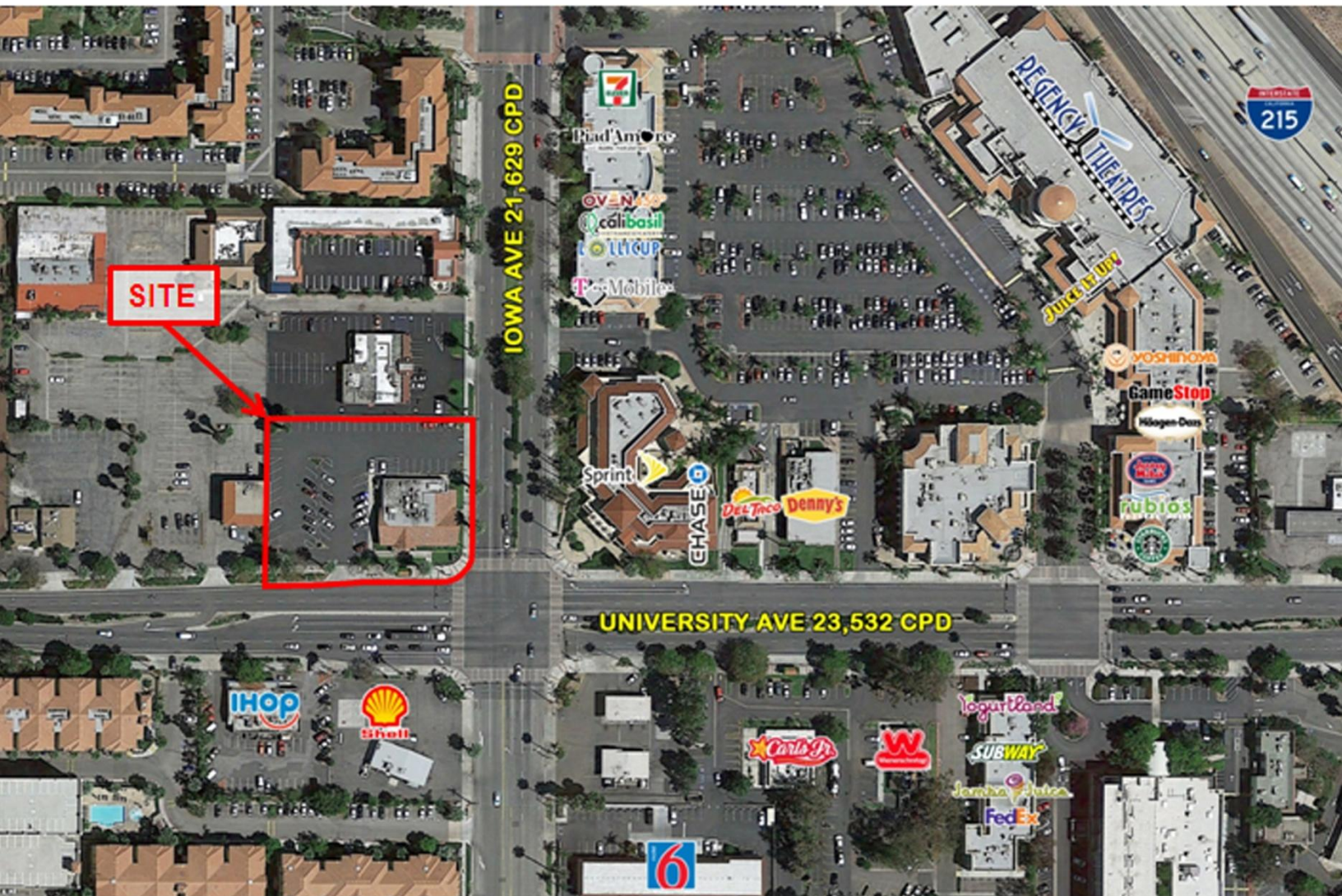
1301 University Ave

Riverside, CA

38,768 SF of Land

*Per Assessor

GROUND LEASE OPPORTUNITY



Bob Walsh

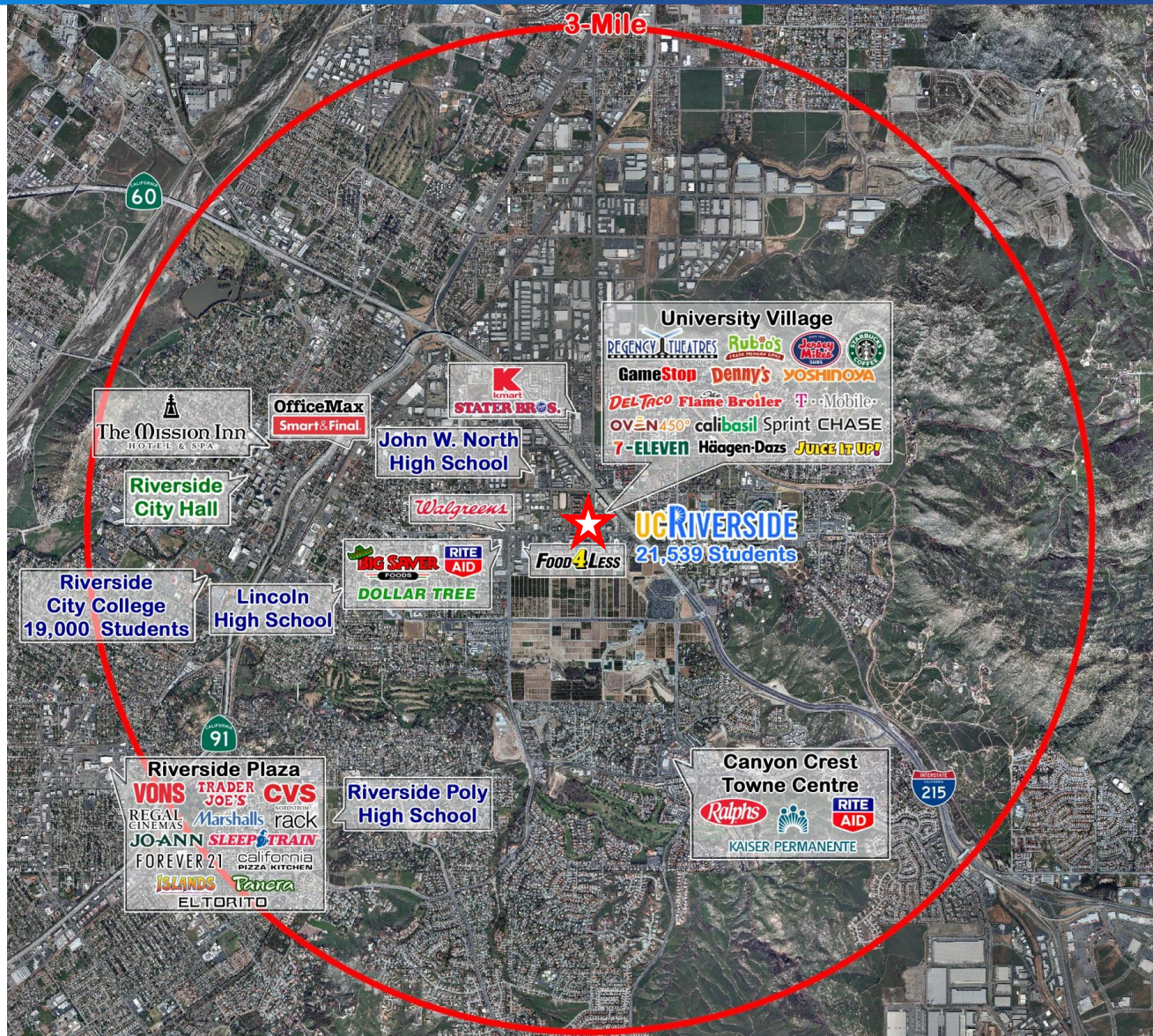
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License No. 00881913

1301 University Ave

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Property Highlights

- Located within walking distance to UC Riverside (21,539 Students)
- Full freeway off-ramp at the 215 Freeway (180,000 cars per day)
- Busy intersection with 45,161 cars per day
- Strong demos with a population of 98,551 in a 3-mile radius and average household income of \$63,754 in the same radius.

Area Retailers



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Parcel Map

THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. ASSESSOR'S PARCEL MAY NOT COMPLY WITH LOCAL LOT-SPLIT OR BUILDING SITE ORDINANCES.

POR.W 19 T.2S., R.4W
CITY OF RIVERSIDE

T.R.A. 009-064

250-19

12-16-1

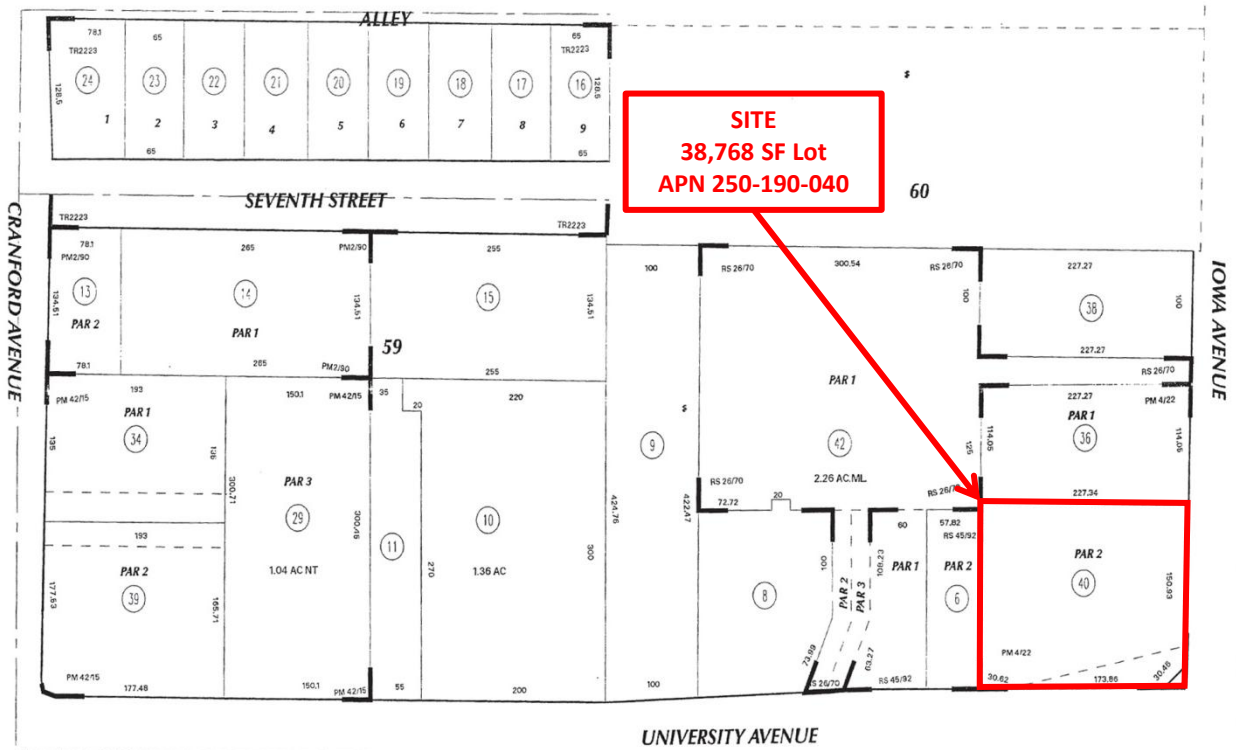
24

18

16

17

25



UNIVERSITY AVENUE

IOWA AVENUE

1" = 100'

ANGLE = 90°

DATA: RS 12/66, RS 64/60

ASSESSOR'S MAP BK250 PG.19
Riverside County, Calif.

C200

MB 6/44 S.B. EAST RIVERSTIDE LAND CO. SUB
MB 42/66-67 TRACT NO 2223
RS 26/70 RECORD OF SURVEY
RS 45/92 RECORD OF SURVEY
PM 4/22 PARCEL MAP
PM 42/90 PARCEL MAP
PM 42/15 PARCEL MAP NO 9462

May 2004

DATE	OLD NUMBER	NEW NUMBER
07/75	12	25-26
04/76	26	27-28
02/78	25-28	29
DATE	OLD NUMBER	NEW NUMBER
02/77	4,5	30-33
12/77	37	34,35
07/80	36,38	36
01/80	35,35	37
01/89	2	38,57
05/86	25	39,57
05/89	37	40,57
05/90	1	41,57
07/01	41,180-4	42,18
05/04	3,7	42



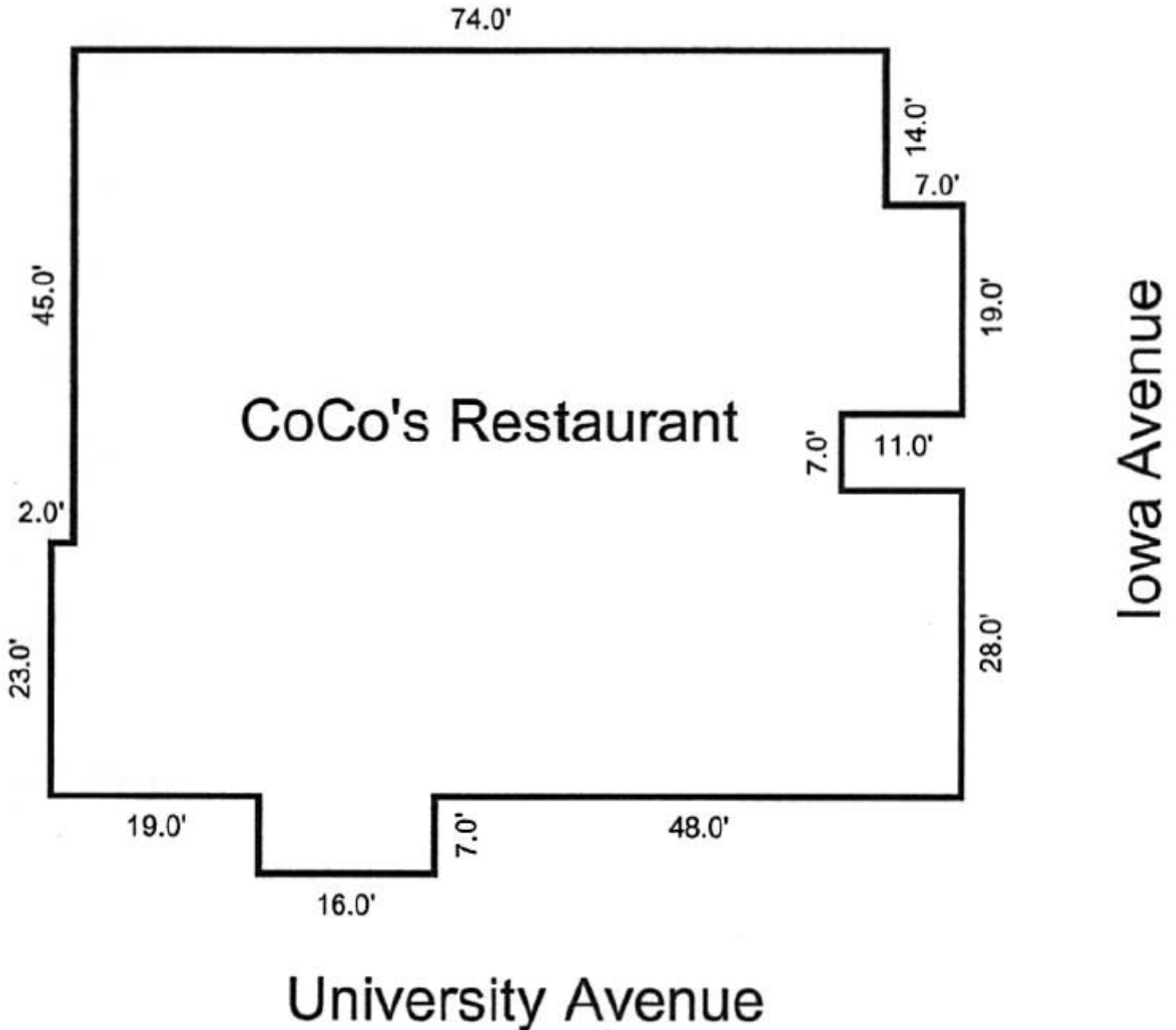
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Site Plan – Existing Building

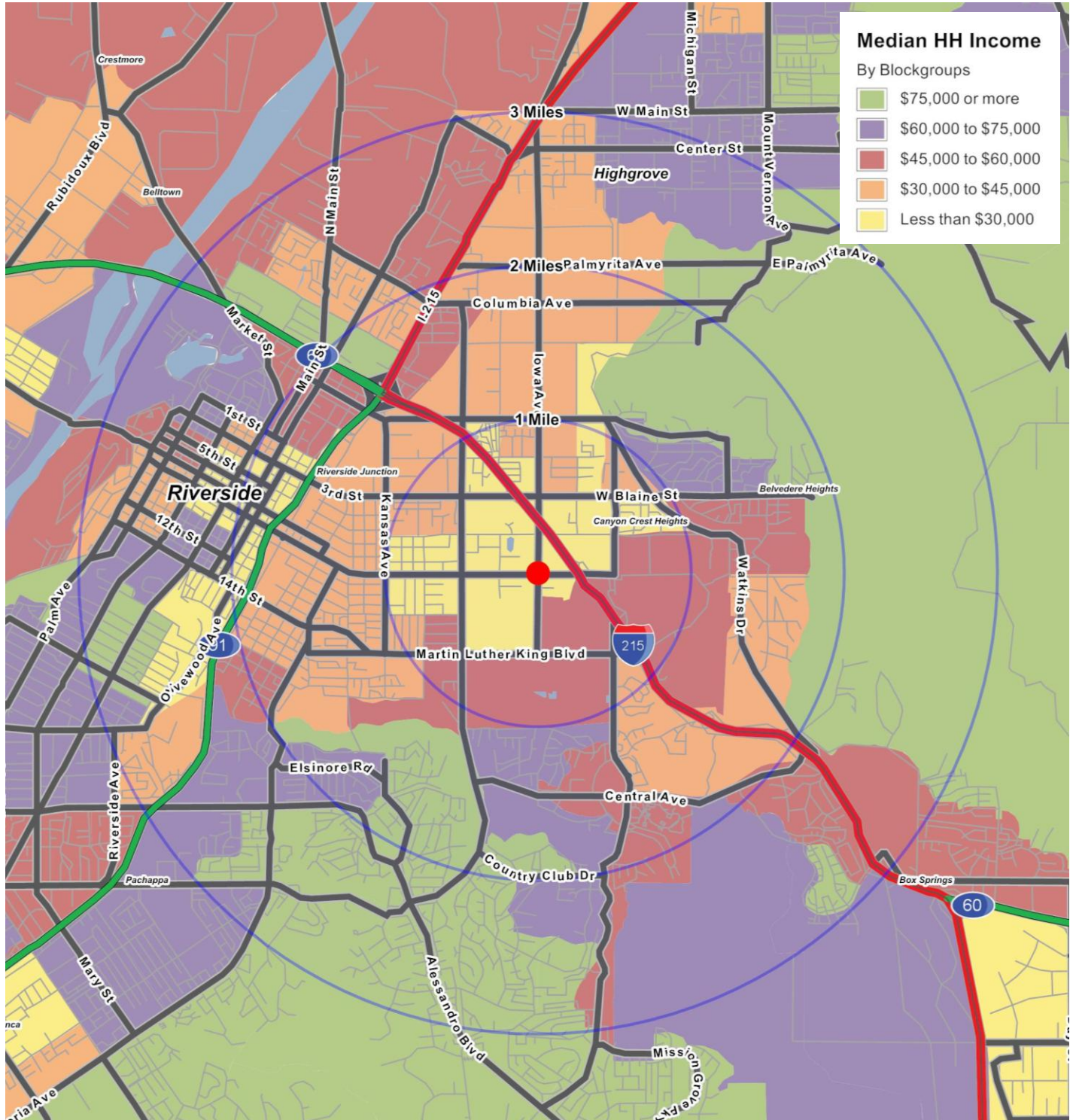


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Demographics



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FULL PROFILE

2000-2010 Census, 2015 Estimates with 2020 Projections

Calculated using Weighted Block Centroid from Block Groups

Cypress Retail Group

Lat/Lon: 33.9758/-117.3399

RF1

1301 University Ave Riverside, CA		1 Mile	2 Miles	3 Miles
POPULATION	2015 Estimated Population	23,521	60,332	98,482
	2020 Projected Population	25,041	63,943	104,682
	2010 Census Population	21,606	56,595	93,547
	2000 Census Population	18,538	48,820	82,260
	Projected Annual Growth 2015 to 2020	1.3%	1.2%	1.3%
	Historical Annual Growth 2000 to 2015	1.8%	1.6%	1.3%
HOUSEHOLDS	2015 Estimated Households	7,721	18,452	32,026
	2020 Projected Households	8,177	19,504	33,852
	2010 Census Households	7,023	17,024	29,896
	2000 Census Households	6,817	16,320	28,223
	Projected Annual Growth 2015 to 2020	1.2%	1.1%	1.1%
	Historical Annual Growth 2000 to 2015	0.9%	0.9%	0.9%
AGE	2015 Est. Population Under 10 Years	12.3%	11.3%	11.8%
	2015 Est. Population 10 to 19 Years	17.4%	19.5%	17.1%
	2015 Est. Population 20 to 29 Years	34.5%	26.1%	22.6%
	2015 Est. Population 30 to 44 Years	16.1%	16.7%	17.7%
	2015 Est. Population 45 to 59 Years	11.9%	14.6%	16.8%
	2015 Est. Population 60 to 74 Years	5.7%	8.1%	9.6%
	2015 Est. Population 75 Years or Over	2.2%	3.7%	4.3%
	2015 Est. Median Age	24.2	28.1	30.8
MARITAL STATUS & GENDER	2015 Est. Male Population	48.6%	50.3%	49.8%
	2015 Est. Female Population	51.4%	49.7%	50.2%
	2015 Est. Never Married	55.7%	52.5%	46.5%
	2015 Est. Now Married	27.1%	29.9%	34.9%
	2015 Est. Separated or Divorced	13.6%	14.0%	14.8%
	2015 Est. Widowed	3.6%	3.6%	3.8%
INCOME	2015 Est. HH Income \$200,000 or More	0.6%	2.5%	4.4%
	2015 Est. HH Income \$150,000 to \$199,999	0.6%	2.3%	3.2%
	2015 Est. HH Income \$100,000 to \$149,999	3.2%	7.2%	9.9%
	2015 Est. HH Income \$75,000 to \$99,999	4.9%	8.5%	10.7%
	2015 Est. HH Income \$50,000 to \$74,999	12.4%	17.2%	17.3%
	2015 Est. HH Income \$35,000 to \$49,999	15.8%	13.6%	12.9%
	2015 Est. HH Income \$25,000 to \$34,999	10.2%	10.6%	9.8%
	2015 Est. HH Income \$15,000 to \$24,999	15.3%	13.5%	12.1%
	2015 Est. HH Income Under \$15,000	37.1%	24.6%	19.7%
	2015 Est. Average Household Income	\$33,621	\$52,301	\$63,749
	2015 Est. Median Household Income	\$26,168	\$40,992	\$50,642
	2015 Est. Per Capita Income	\$11,516	\$16,896	\$21,343
	2015 Est. Total Businesses	1,318	2,802	4,941
	2015 Est. Total Employees	14,827	31,961	50,644

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1 Mile

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3 Miles

RACE	2015 Est. White	35.9%	44.0%	50.1%
	2015 Est. Black	12.2%	11.4%	10.3%
	2015 Est. Asian or Pacific Islander	20.8%	15.5%	12.2%
	2015 Est. American Indian or Alaska Native	1.0%	1.0%	1.0%
	2015 Est. Other Races	30.1%	28.1%	26.5%
HISPANIC	2015 Est. Hispanic Population	11,493	28,542	44,533
	2015 Est. Hispanic Population	48.9%	47.3%	45.2%
	2020 Proj. Hispanic Population	50.0%	48.6%	46.8%
	2010 Hispanic Population	47.8%	46.1%	44.1%
EDUCATION (Adults 25 or Older)	2015 Est. Adult Population (25 Years or Over)	10,751	31,496	56,422
	2015 Est. Elementary (Grade Level 0 to 8)	12.9%	11.7%	9.6%
	2015 Est. Some High School (Grade Level 9 to 11)	10.7%	10.7%	9.6%
	2015 Est. High School Graduate	26.1%	24.1%	23.8%
	2015 Est. Some College	21.0%	22.5%	23.4%
	2015 Est. Associate Degree Only	5.2%	5.2%	6.3%
	2015 Est. Bachelor Degree Only	13.2%	13.2%	14.4%
	2015 Est. Graduate Degree	10.9%	12.7%	12.9%
HOUSING	2015 Est. Total Housing Units	7,946	19,076	33,188
	2015 Est. Owner-Occupied	15.3%	33.2%	42.2%
	2015 Est. Renter-Occupied	81.8%	63.6%	54.3%
	2015 Est. Vacant Housing	2.8%	3.3%	3.5%
HOMES BUILT BY YEAR	2010 Homes Built 2005 or later	5.1%	6.2%	6.0%
	2010 Homes Built 2000 to 2004	5.3%	4.1%	5.3%
	2010 Homes Built 1990 to 1999	9.3%	8.9%	9.3%
	2010 Homes Built 1980 to 1989	20.5%	15.6%	14.3%
	2010 Homes Built 1970 to 1979	25.5%	21.6%	19.6%
	2010 Homes Built 1960 to 1969	13.5%	15.9%	14.7%
	2010 Homes Built 1950 to 1959	10.6%	13.5%	14.3%
	2010 Homes Built Before 1949	10.1%	14.0%	16.6%
HOME VALUES	2010 Home Value \$1,000,000 or More	2.5%	3.2%	3.8%
	2010 Home Value \$500,000 to \$999,999	12.3%	17.3%	18.3%
	2010 Home Value \$400,000 to \$499,999	7.2%	11.1%	12.2%
	2010 Home Value \$300,000 to \$399,999	15.7%	21.9%	21.9%
	2010 Home Value \$200,000 to \$299,999	20.8%	22.4%	21.4%
	2010 Home Value \$150,000 to \$199,999	8.9%	8.5%	8.6%
	2010 Home Value \$100,000 to \$149,999	15.7%	8.1%	7.5%
	2010 Home Value \$50,000 to \$99,999	5.7%	3.9%	3.2%
	2010 Home Value \$25,000 to \$49,999	10.3%	2.5%	2.0%
	2010 Home Value Under \$25,000	0.7%	1.1%	1.2%
	2010 Median Home Value	\$227,732	\$310,349	\$327,321
	2010 Median Rent	\$909	\$951	\$960

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LABOR FORCE	2015 Est. Labor Population Age 16 Years or Over	19,182	49,709	80,078
	2015 Est. Civilian Employed	49.3%	48.2%	52.1%
	2015 Est. Civilian Unemployed	4.3%	4.3%	4.4%
	2015 Est. in Armed Forces	-	-	-
	2015 Est. not in Labor Force	46.4%	47.4%	43.5%
	2015 Labor Force Males	48.1%	50.1%	49.5%
	2015 Labor Force Females	51.9%	49.9%	50.5%
OCCUPATION	2010 Occupation: Population Age 16 Years or Over	9,462	22,989	39,614
	2010 Mgmt, Business, & Financial Operations	7.4%	8.6%	10.4%
	2010 Professional, Related	26.0%	26.0%	25.5%
	2010 Service	17.0%	16.3%	16.4%
	2010 Sales, Office	26.5%	24.9%	24.6%
	2010 Farming, Fishing, Forestry	0.4%	0.6%	0.5%
	2010 Construction, Extraction, Maintenance	8.0%	8.9%	8.7%
	2010 Production, Transport, Material Moving	14.6%	14.7%	13.8%
	2010 White Collar Workers	60.0%	59.6%	60.6%
	2010 Blue Collar Workers	40.0%	40.4%	39.4%
TRANSPORTATION TO WORK	2010 Drive to Work Alone	68.7%	70.1%	74.3%
	2010 Drive to Work in Carpool	9.3%	10.5%	9.9%
	2010 Travel to Work by Public Transportation	3.8%	3.6%	3.1%
	2010 Drive to Work on Motorcycle	0.3%	0.3%	0.3%
	2010 Walk or Bicycle to Work	16.1%	11.1%	7.5%
	2010 Other Means	0.3%	0.6%	0.7%
	2010 Work at Home	1.5%	3.7%	4.2%
TRAVEL TIME	2010 Travel to Work in 14 Minutes or Less	36.1%	32.6%	31.6%
	2010 Travel to Work in 15 to 29 Minutes	34.9%	37.6%	37.2%
	2010 Travel to Work in 30 to 59 Minutes	20.7%	20.2%	21.2%
	2010 Travel to Work in 60 Minutes or More	8.3%	9.5%	10.0%
	2010 Average Travel Time to Work	19.5	19.6	19.8
CONSUMER EXPENDITURE	2015 Est. Total Household Expenditure	\$263 M	\$823 M	\$1.63 B
	2015 Est. Apparel	\$9.22 M	\$28.9 M	\$57.3 M
	2015 Est. Contributions, Gifts	\$14.8 M	\$51.3 M	\$107 M
	2015 Est. Education, Reading	\$9.40 M	\$30.6 M	\$62.8 M
	2015 Est. Entertainment	\$14.2 M	\$45.3 M	\$90.6 M
	2015 Est. Food, Beverages, Tobacco	\$42.9 M	\$130 M	\$254 M
	2015 Est. Furnishings, Equipment	\$8.15 M	\$26.9 M	\$54.7 M
	2015 Est. Health Care, Insurance	\$24.3 M	\$73.8 M	\$144 M
	2015 Est. Household Operations, Shelter, Utilities	\$82.4 M	\$256 M	\$507 M
	2015 Est. Miscellaneous Expenses	\$4.01 M	\$12.3 M	\$24.1 M
	2015 Est. Personal Care	\$3.46 M	\$10.8 M	\$21.3 M
	2015 Est. Transportation	\$49.9 M	\$157 M	\$309 M

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