

KMart Plaza Shopping Center

7200 Arlington Avenue ■ Riverside, CA



FEATURES:

- Active Retail Corridor
- Signalized Access
- Abundant Parking
- Kmart Anchor
- Adjacent to Cardenas Super Market

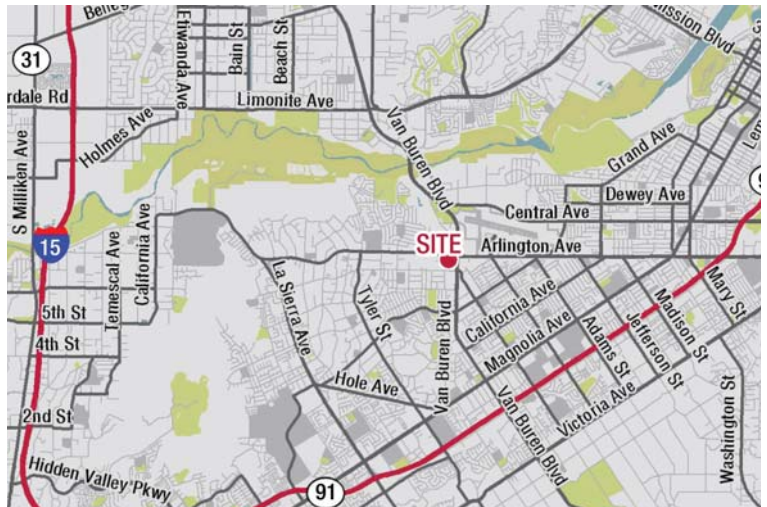
DEMOGRAPHICS	1 Mile	2 Miles	3 Miles
Population	22,448	75,149	155,190
Avg. Household Income	\$57,199	\$61,605	\$64,439
Hispanic Population	64.5%	55.2%	52.8%

TRAFFIC COUNTS

Arlington Ave	41,492 ADT
Van Buren Blvd.	66,954 ADT

Source: Regis; Sites USA

Arlington Corridor Retailers:



NAI Capital

Commercial Real Estate Services, Worldwide.

No warranty, express or implied, is made as to the accuracy of the information contained herein. This information is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and is subject to any special listing conditions imposed by our principals. Cooperating brokers, buyers, tenants and other parties who receive this document should not rely on it, but should use it as a starting point of analysis, and should independently confirm the accuracy of the information contained herein through a due diligence review of the books, records, files and documents that constitute reliable sources of the information described herein.

For more information, please contact your exclusive listing agents:

Vicki R. Donkin
Senior Vice President
 909 945 2339 tel
 vdonkin@naicapital.com
 DRE License #00829449

800 North Haven Avenue
 Suite 100
 Ontario CA 91764
 909 945 2338 fax
 www.naicapital.com

KMart Plaza Shopping Center

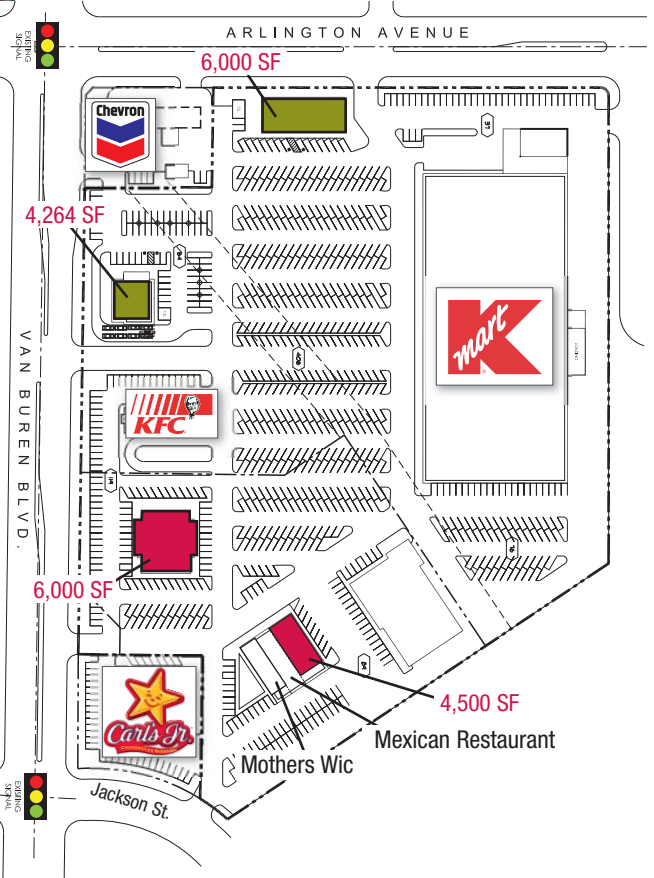
7200 Arlington Avenue ■ Riverside, CA



Aerial View



- Available Soon
- Now Available



Commercial Real Estate Services, Worldwide.

No warranty, express or implied, is made as to the accuracy of the information contained herein. This information is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and is subject to any special listing conditions imposed by our principals. Cooperating brokers, buyers, tenants and other parties who receive this document should not rely on it, but should use it as a starting point of analysis, and should independently confirm the accuracy of the information contained herein through a due diligence review of the books, records, files and documents that constitute reliable sources of the information described herein.

For more information, please contact your exclusive listing agents:

Vicki R. Donkin
Senior Vice President
 909 945 2339 tel
 vdonkin@naicapital.com
 DRE License #00829449

800 North Haven Avenue
 Suite 100
 Ontario CA 91764
 909 945 2338 fax
 www.naicapital.com