FOR LEASE

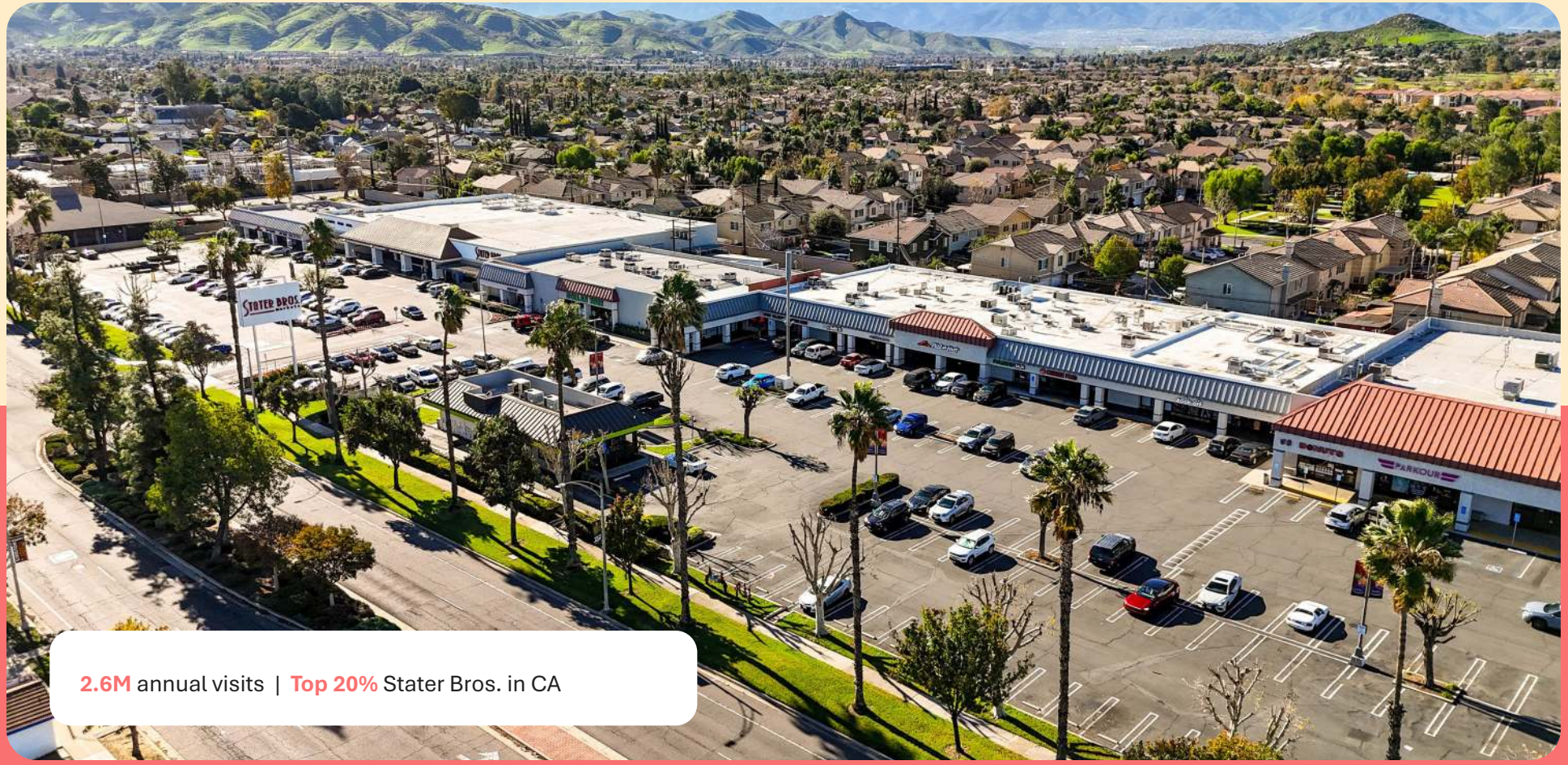
±18,534 SF Demisable Anchor Space Next to Stater Bros. **FOR LEASE**

Five Points Plaza

4650-4860 La Sierra Ave.
Riverside, CA

Lena Centers
Welcome to the neighborhood.

CBRE



2.6M annual visits | **Top 20%** Stater Bros. in CA

FIVE POINTS PLAZA

Property Highlights

Prime retail space available

2.6 Million Annual Visits
Top 18% of neighborhood centers within 15 miles.

Grocery-Anchored Advantage
Stater Bros. draws 1.1M visits a year and ranks in the top 20% of California Stater Bros. stores.

Prime Location
Signalized corner on La Sierra Ave next to La Sierra University and Northwest College, minutes from the 91.

Room to Grow
±18,534 SF anchor available now and demisable to ±10,000 and ±8,500 SF, with 25'+ clear height.





TENANT SPOTLIGHT

Pizza Hut · Jack in the box · DOLLAR TREE · STATER BROS. markets · O'Reilly AUTO PARTS

FIVE POINTS PLAZA

Anchor Opportunity

±18,534 SF next to Stater Bros. — **available now**

THE SPACE

- Former Luv 2 Play box, delivered in shell condition
- Lease whole or demise to ±10,000 SF and ±8,500 SF
- 25'+ clear height to the joists; 800-amp service
- Frontage on La Sierra Ave (±19,900 cars/day)
- 368 parking spaces on site; 3D virtual tour below

ALSO AVAILABLE

±915 SF | Suite 4654
Former office next to Stater Bros.; ready for move-in.

±1,026 SF | Suite 4810
Second-generation space with existing hood and rear roll-up door.

Tour the space in 3D
Walk the full ±18,534 SF box at youriguide.com/4790_la_sierra_ave_riverside_ca

FORMER LUV 2 PLAY | ±18,534 SF

Stater Bros.

Suite A	Suite B
±10,000 SF	±8,500 SF

LA SIERRA AVE FRONTAGE

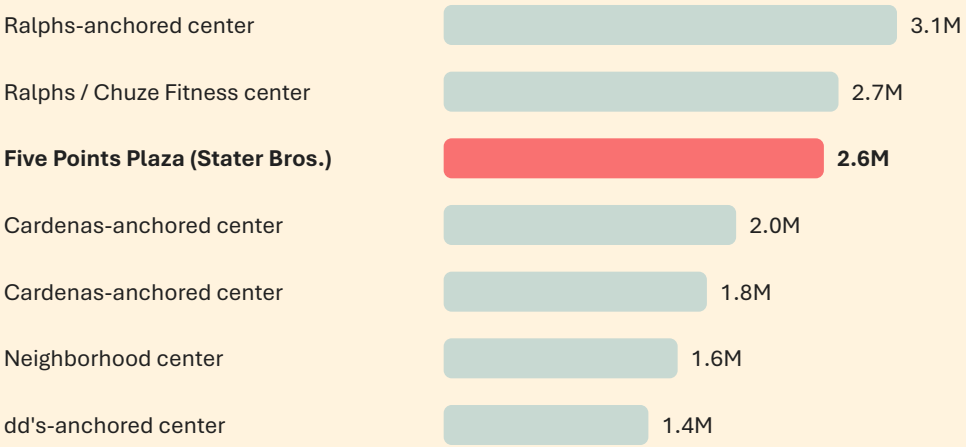


FIVE POINTS PLAZA

Traffic & Performance

ANNUAL VISITS	STATER BROS.	LOCAL RANK	TRADE AREA
2.6M	1.1M	Top 18%	70,600
up 8.6% over three years	annual visits; top 20% in CA	of 107 neighborhood centers within 15 mi	residents in the core trade area

Busiest neighborhood centers on the corridor



Proven co-tenancy

Stater Bros. — 1.1M annual visits

Jack in the Box — top quartile of 917 CA stores

O'Reilly Auto Parts — top 14% in CA, visits up 11%

Dollar Tree, Del Taco, Pizza Hut, BOOKOFF, Metro by T-Mobile

A neighborhood that shops close

- 30% of visits come from within 1.4 square miles
- 23,300 residents within 1 mile; 140,000 within 3 miles
- Next to La Sierra University, minutes from the 91



FIVE POINTS PLAZA

A Growing Market

Riverside County and the Inland Empire continue to add residents and absorb retail space.

POPULATION	NEW RESIDENTS	RETAIL AVAILABILITY	NET ABSORPTION
2.54M	+125K	6.7%	+501K SF
Riverside County residents, up 5.2% since 2020	added in Riverside County since 2020	Inland Empire, Q3 2026, down from Q2	Inland Empire, Q3 2026; all 7 submarkets positive

Why it matters for retailers

- Rising rents: Inland Empire asking rents reached $1.77/SF NNN per month in Q3 2026, and Riverside submarket rents are up 3.1% year over year.
- Limited competing space: Riverside submarket vacancy is 6.7%, and few junior-anchor boxes are available near La Sierra Ave.
- Growing households: new residents in and around Riverwalk and La Sierra add daily-needs demand close to the center.
- Established anchor: Stater Bros. has operated at Five Points since 2006.



FIVE POINTS PLAZA

Site Plan

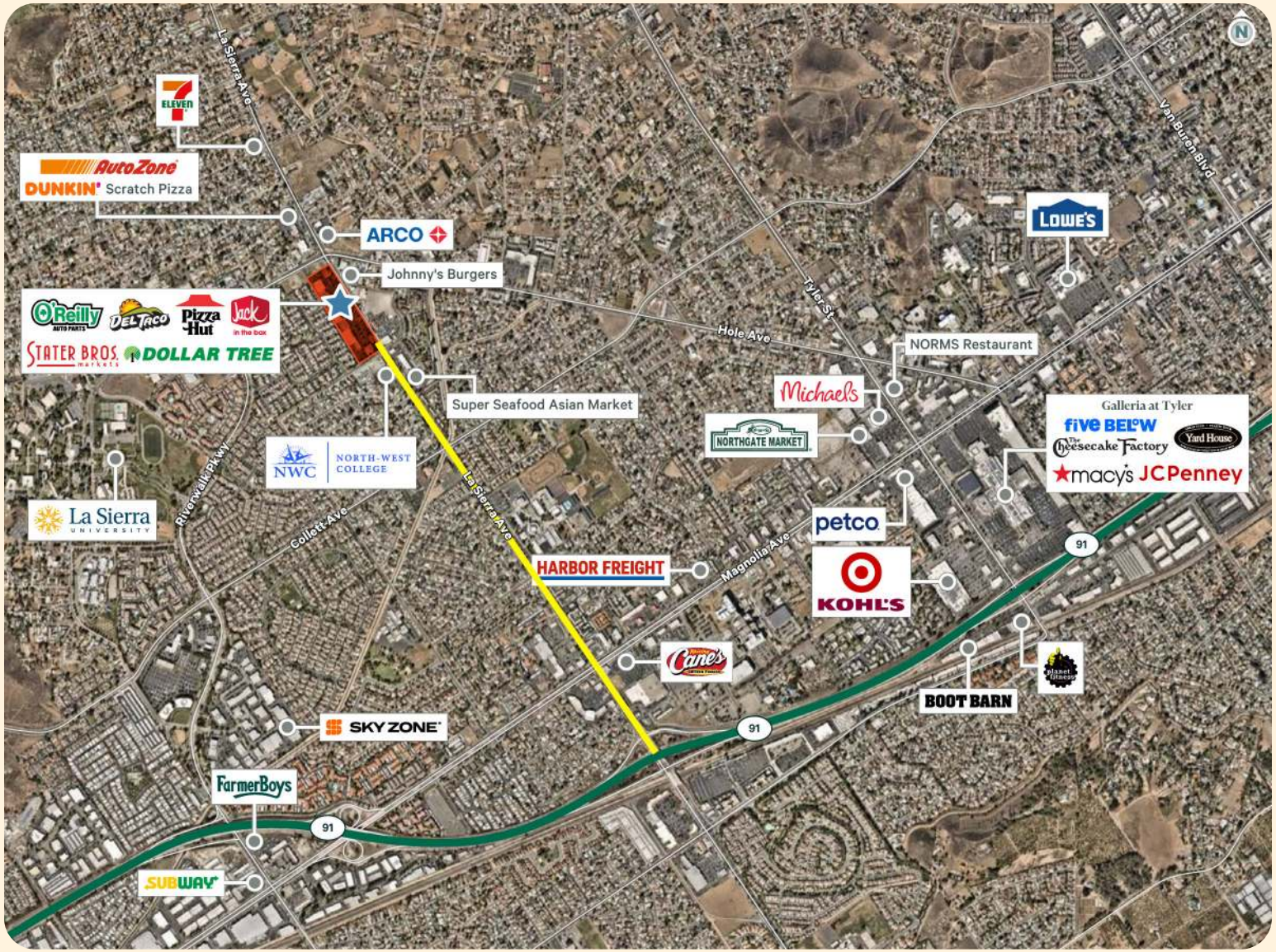
Suite	Tenant	SF
4650	Restaurant Salvadoreno	1,200
4652	Holy Shot Coffee	1,185
4654	AVAILABLE	915
4656	Sierra Nails	1,200
4658	Agua Water	900
4660	La Michoacana	1,200
4680	Stater Bros	30,570
4710	Dentist	4,715
4712	Dollar Tree	10,884
4716	La Sierra Pet Clinic	1,375
4720	Barber Shop	1,100
4724	Con Madre Restaurant	2,576
4740	Del Taco (Pad)	2,500

Suite	Tenant	SF
4748	Metro by T-Mobile	834
4750	Pizza Hut	4,000
4760	Polish Up Nail Salon	2,000
4770	Mr You Chinese Express	2,450
4782	Book Off USA	7,016
4786	US Donuts	1,460
4788	Parkour	6,433
4790	AVAILABLE (demisable)	18,534
4810	AVAILABLE	1,026
4812-14	Coin Less Laundry	3,300
4820	O'Reilly Auto Parts	9,750
4822	Octapharma Plasma	9,790
4860	Jack in the Box	2,561



FIVE POINTS PLAZA

Retailers in the Area



Area Demographics

POPULATION	HOUSEHOLDS	DAYTIME POPULATION	AVERAGE HH INCOME
1 Mile	1 Mile	1 Mile	1 Mile
23,297	6,589	15,660	$118,120
3 Miles	3 Miles	3 Miles	3 Miles
140,067	42,151	119,912	$116,555
5 Miles	5 Miles	5 Miles	5 Miles
270,977	79,281	254,257	$123,412





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