



NewMark Merrill  
COMPANIES

# Retail that resonates



Arlington Ave & Madison Street

Located at the corner of Arlington Avenue and Madison Street • Riverside, CA  
[www.newmarkmerrill.com](http://www.newmarkmerrill.com)



# Prime Retail Space Available


at the corner of Arlington Ave. and Madison St.

Ideally situated less than one mile from SR-91 (Riverside Freeway) and with unparalleled exposure to the heavily trafficked intersection of Arlington Avenue and Madison Street, Arlington Square is anchored by Ross Dress For Less, Dollar Tree and Big Lots.



 **118,439**  
POPULATION  
IN 3-MILE RADIUS\*

 **\$96,936**  
AVERAGE HH INCOME  
IN 3-MILE RADIUS\*

 **34,849**  
ARLINGTON AVE.  
**16,043**  
MADISON ST.

 **1,243,711**  
ANNUAL VISITS

 **98,775**  
SF OF RETAIL SPACE

\*Estimates are based on 2023 demographics for population and average income per household. The information contained herein is not guaranteed and should be independently verified.



| #  | TENANT                  | SF     |
|----|-------------------------|--------|
| 1  | AVAILABLE JR. ANCHOR    | 15,000 |
| 2  | Ross                    | 25,000 |
| 3  | Dollar Tree             | 9,000  |
| 4  | Coin Op Laundry         | 2,051  |
| 5  | Smoke Plus 4            | 1,151  |
| 6  | Norma Vasquez, DDS      | 2,000  |
| 7  | AVAILABLE               | 2,800  |
| 8  | La Michoacana           | 1,606  |
| 9  | America's Best Contacts | 3,453  |
| 10 | Luxury Nail Salon       | 2,800  |
| 11 | AVAILABLE               | 19,200 |
| 12 | Lash Central            | 1,200  |
| 13 | Madison Market          | 3,938  |
| 14 | Wok In                  | 1,684  |
| 15 | T-Mobile                | 2,506  |
| 16 | AVAILABLE               | 4,686  |



Arlington Ave & Madison Street

## When you love shopping centers, it shows.

24-025 Park Sorrento, Ste. 300 • Calabasas, CA 91302 • 818.710.6100 • www.newmarkmerrill.com



NOTE: This information is conceptual in nature and is subject to adjustments pending verification and Client, Tenant, and Government Agency approvals. No warranties or guaranties of any kind are given or implied by the Architect or Owner.

For Leasing Information please contact:

Greg Giacomuzzi  
 Vice President, Leasing & Development  
 Tel: 818.710.6100, x5798  
 ggiacomuzzi@newmarkmerrill.com  
 DRE LIC# 01906640

Darren Bovard  
 Senior Vice President - Leasing  
 Tel: 818.710.6100, x5729  
 dbovard@newmarkmerrill.com  
 DRE LIC# 01362187