

# LINCOLN PLAZA

Space For Lease

2955 Van Buren Blvd.  
Riverside, CA 92503



A Prime Location in the Heart of Riverside

**AP** **ATLAS PROPERTIES**  
REAL ESTATE SERVICES



# Center Highlights



## Join A High Quality Tenant Mix

A diverse mix of high profile national and highly rated tenants make Lincoln Plaza Riverside's premier shopping, dining, service and lifestyle center



- Anchored by Albertsons and Autozone



- Located 0.4 miles from the I-91 Freeway with approx. 186,000 vehicles per day



- Join McDonald's, Denny's, Juice-It-Up!, Subway, Domino's Pizza, Wing Stop and many more



- Central location close to California Baptist University with 9,941 students enrolled (2.4 miles)



- Great tenant mix featuring grocery, restaurants, fast food, retail, services, health and wellness and many more



- Adjacent to the center is the Van Buren Drive in Theater & Swap Meet - one of the few remaining drive in theaters in Southern California



- Major signalized intersection & dedicated turn lanes



- Strong customer traffic to all tenants



- Lincoln Village, a 180 unit development is directly across the street



- Convenient shopping center to Arlington Heights & Woodcrest, Riverside's most affluent neighborhoods



# City Info & Surrounding Area

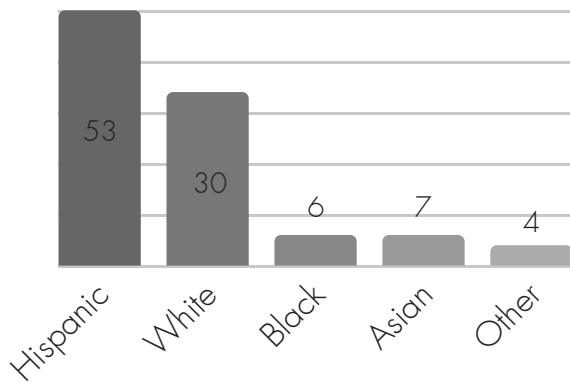


## Riverside Fast Facts:

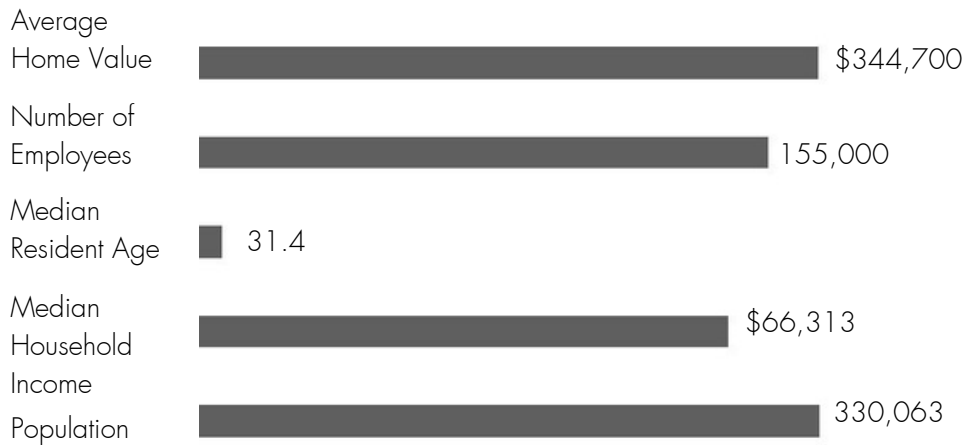
- ⚡ The Riverside Festival of Lights attracts more than half a million visitors per year to Riverside (7.4 miles away)
- ⚡ Riverside is ranked 12th in California by city population (59th in US)
- ⚡ Riverside has 147,000+ employees and over 50,000 enrolled college and jr. college students from four major universities (UC Riverside, Riverside City College, California Baptist and La Sierra)

## Ethnicity / Race (2022):

By Population Percentage



## Demographics (2022):



## Surrounding Area



Van Buren Drive in Theater & Swap Meet

Lincoln Village  
(180 units under construction)

Van Buren Blvd.

Lincoln Plaza

Lincoln Ave.

**Leased**
 **Available**



### Tenant List

A01	Ranchito Tacos Al Carbon	1,500 SF
A02	Immaculate Paws	900 SF
A03	Subway	900 SF
A04	Chrystal Cleaners	1,500 SF
A06	Happy Lucky Wok	1,500 SF
A07	Speedy Insurance Agency	900 SF
A08	Vogue Nails & Spa	900 SF
A09	Mr. Blue Donuts	1,200 SF
A010	Cigarette Zone	1,187 SF
A011	Wingstop Restaurant	1,786 SF
A012	Juice It Up!	1,402 SF
A013	Pho 81	1,650 SF
A014	Elite Nail Boutique	1,537 SF
C01	La Michocana	2,300 SF
D01	Fantastic Sams	1,187 SF
D02-3	Sushi Asahi	1,800 SF
D04-5	Daily Brew Coffee House	1,800 SF
E01	Daily Brew Coffee House	1,300 SF
E02	KK Massage	1,300 SF
E03	Post Arena	1,300 SF
E04	Faye Salon	1,300 SF
F01	Morefire Thai Cuisine	4,000 SF
G01	Autozone	8,000 SF
H01	Namaste Threading	900 SF
H02	Dr. Gilbert Optometry	900 SF
H03	Treasures of the Sea and More	900 SF
H04	Cleopatra Dental	900 SF
H06	Best Fit Alterations	900 SF
H07	The Ranch Barber Company	900 SF
H08	Lincoln Plaza Veterinarian	2,400 SF
J01	The Cakewalk Cake & Candy Supplies	4,120 SF
J02	Domino's Pizza	1,880 SF
L02	Denny's	4,500 SF
2975	Albertsons	(Owned By Others) 39,7890 SF
2905	McDonald's	(Owned By Others) 5,040 SF

We're ready to help your business grow in Riverside. Give us a call today for more information!

### Contact Information

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