FREESTANDING RETAIL BUILDING NEAR DOWNTOWN RIVERSIDE FOR SALE OR LEASE

3350 VINE ST, RIVERSIDE, CA 92522



OFFERING MEMORANDUM

ADDRESS:	**3350 Vine St, Riverside, CA 92522**
APN:	213-142-028
BUILDING SIZE:	±30,000 SF
LAND SIZE:	±2.40 AC / 104,544 SF
YEAR BUILT:	1997
LAND USE:	Freestanding Retail
ZONING:	C1 Commercial
SALE PRICE:	$6,860,000

OFFERING OVERVIEW:

Coldwell Banker Commercial presents 3350 Vine Street for sale or lease: an approximately 30,000 SF freestanding commercial building on 2.40 acres near Downtown Riverside, with freeway corridor visibility, an established storefront, and reported on site parking. Sale asking price: $6,860,000. Lease terms available upon request.

3350 Vine Street is an approximately 30,000 SF freestanding commercial building situated on an approximately 2.40 acre parcel near Downtown Riverside. Offered for sale or lease, the property combines visibility along the 91 Freeway corridor, approximately 270 feet of Vine Street frontage, and access near the University Avenue on and off ramps, providing an established location for a business seeking a substantial Riverside presence.

The property features reinforced concrete construction, a single story layout, 78 surface parking spaces, and two exterior loading docks. Adjacent Smart & Final and nearby Downtown Riverside businesses and services contribute to its established commercial setting. The surrounding trade area includes approximately 233,346 residents within a five-mile radius and an average household income of $89,784 within a three-mile radius, according to the January 2025 property profile, providing a substantial customer base for prospective retail and service-oriented businesses. These historical figures offer context for businesses evaluating the location and should be refreshed for current planning.

The approximately 30,000 SF building offers scale for a prospective retailer or other commercial operator to evaluate specialty retail, fitness, education, medical, or entertainment concepts, subject to zoning, parking, building requirements, and city approval. Any subdivision or change of use requires independent feasibility review. Existing occupancy, lease obligations, and possession timing must be confirmed.

With its substantial building area, established exterior presentation, sizeable site, and freeway corridor location, 3350 Vine Street offers an opportunity for owner users, investors, and tenants seeking a large commercial footprint near Downtown Riverside. The sale asking price of $6,860,000, approximately $229 per SF, is about 9% below the average and median calculated from the supplied October 2026 retail sale rows. Lease terms are available upon request.

Property Highlights:

- Established retail exterior with a wide storefront and defined entrance.
- Freeway corridor access near University Avenue.
- Adjacent Smart & Final and proximity to Downtown Riverside.
- Approximately 30,000 SF on a substantial 2.4 acre commercial parcel.
- Convenient Freeway Accessibility with Excellent Freeway Exposure
- Residential and Commercial Proximity
- Street frontage: Approximately 270 feet on Vine Street
- Two exterior Loading docks
- 78 spaces reported in historical listing

COLDWELL BANKER COMMERCIAL REALTY

©2026 Coldwell Banker. All Rights Reserved. Coldwell Banker and the Coldwell Banker Commercial logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Realogy Brokerage Group LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Equal Opportunity Act.

RETAIL SALE COMPS

The report lists ten retail sales completed between February 2025 and July 2026. The properties range from 13,520 to 25,497 SF, compared with the subject's approximately 30,000 SF.

Property	Sale date	Building SF	Sale price	Price per SF
1325 6th St, Norco	Jul 2026	17,272	$3,700,000	$214.22
23975 Ironwood Ave Moreno Valley	Sep 2025	16,730	$4,250,000	$254.03
269 E Caroline St San Bernardino	Sep 2025	15,860	$3,722,607	$234.72
9741 Magnolia Ave Riverside	May 2025	13,520	$2,775,000	$205.25
495 E Hospitality Ln San Bernardino	Feb 2025	15,032	$3,731,500	$248.24
16020 Foothill Blvd Fontana	Feb 2026	25,000	$6,750,000	$270.00
26545 Highland Ave Highland	Mar 2025	19,972	$4,807,000	$240.69
3000 S Archibald Ave Ontario	Jun 2026	16,549	$4,930,000	$297.90
5521 Mirage St Yorba Linda	Apr 2026	25,497	$6,900,000	$270.62
1292 Border Ave Corona	Apr 2025	19,543	$5,200,000	$266.08

©2026 Coldwell Banker. All Rights Reserved. Coldwell Banker and the Coldwell Banker Commercial logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Realogy Brokerage Group LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Equal Opportunity Act.






CHINA SHIPPING

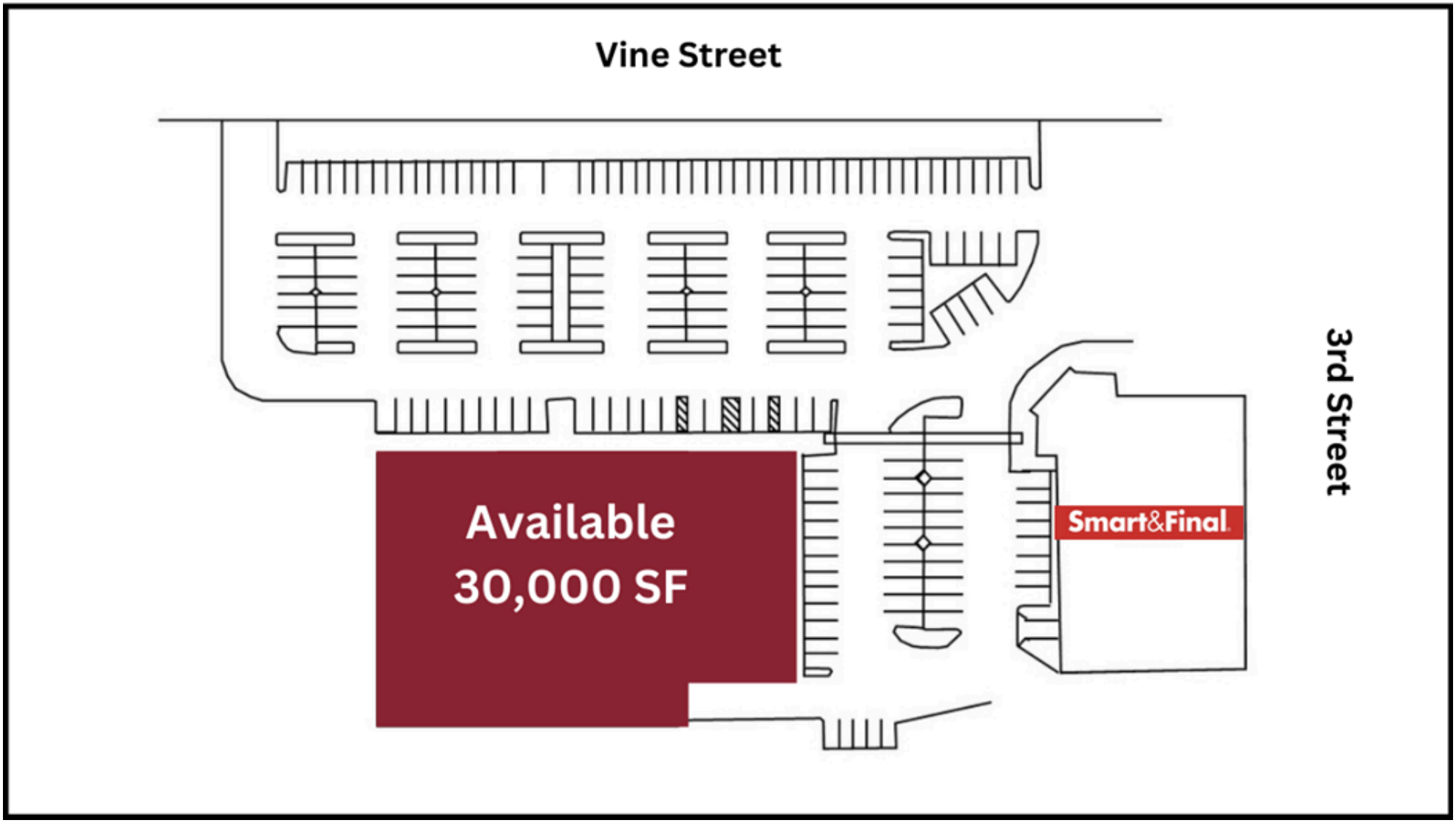




LOCATION ADVANTAGES

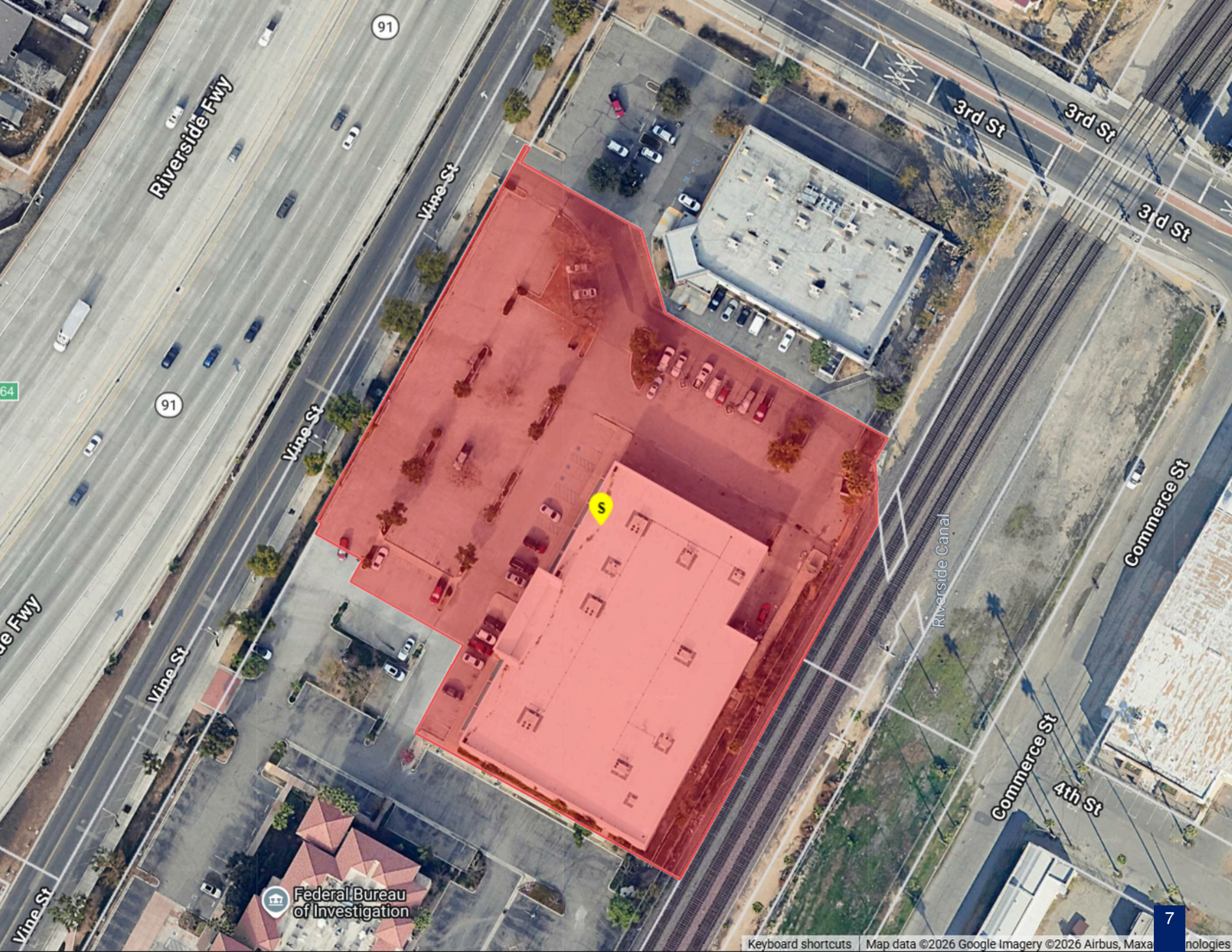
- Visibility along the 91 Freeway corridor.
- Vine Street frontage and access near University Avenue.
- Proximity to Downtown Riverside businesses and services.
- Established adjacent retail and substantial paved parking areas shown in photographs.
- The property is positioned near Downtown Riverside along the 91 Freeway corridor, with access near the University Avenue on and off ramps. The neighboring Smart & Final and established surrounding commercial area provide a recognizable retail setting.

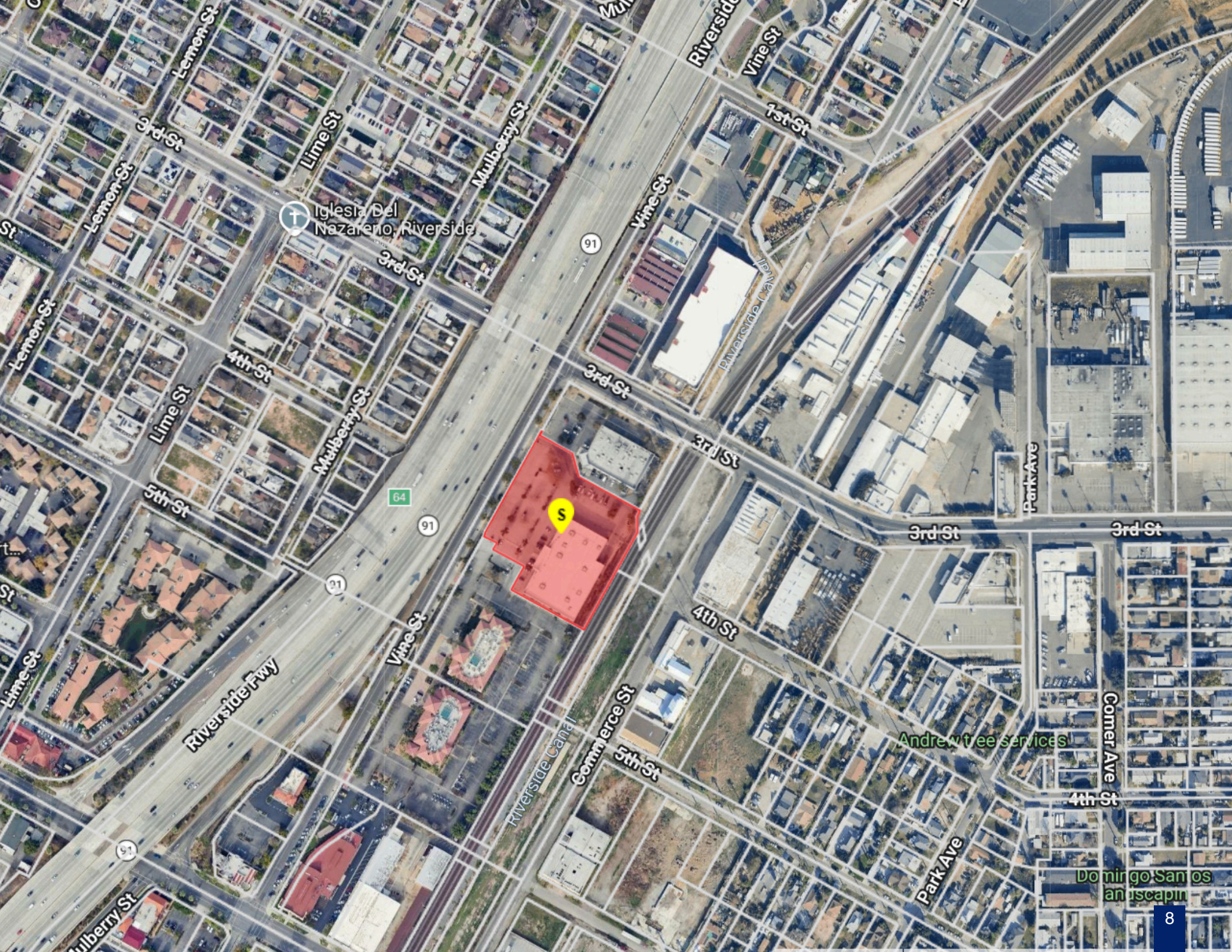
©2026 Coldwell Banker. All Rights Reserved. Coldwell Banker and the Coldwell Banker Commercial logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Realogy Brokerage Group LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Equal Opportunity Act.

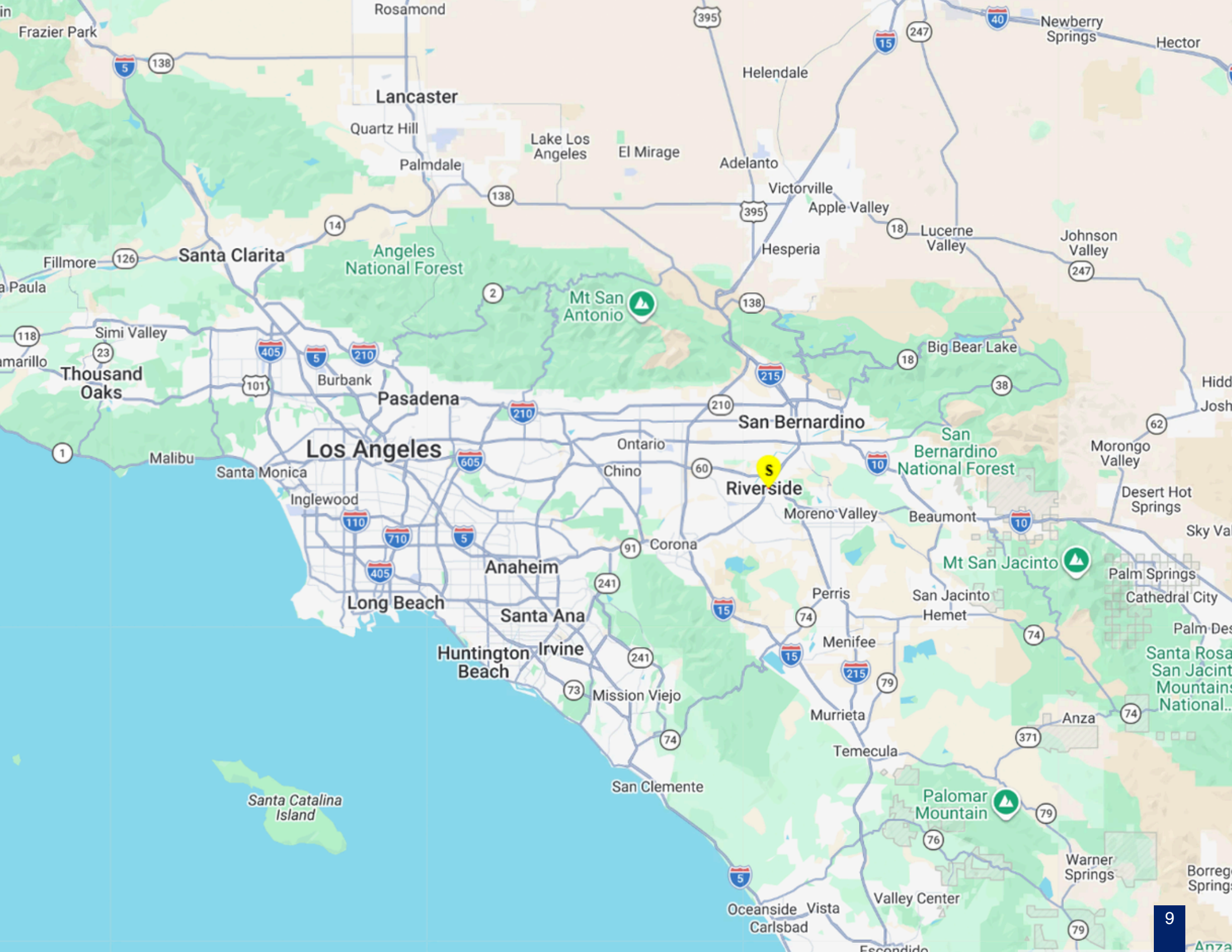


COLDWELL BANKER COMMERCIAL REALTY

©2026 Coldwell Banker. All Rights Reserved. Coldwell Banker and the Coldwell Banker Commercial logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Realogy Brokerage Group LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Equal Opportunity Act.

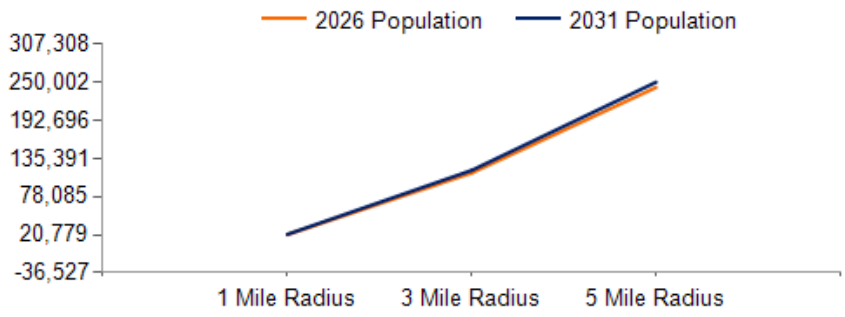

Riverside Fwy
91
Vine St
3rd St
Commerce St
Riverside Canal
4th St
Federal Bureau of Investigation
S
Keyboard shortcuts
Map data ©2026 Google Imagery ©2026 Airbus, Maxa
nologies


Iglesia Del Nazareno, Riverside
Lemon St
3rd St
Lime St
Mulberry St
Vine St
1st St
Riverside Canal
4th St
5th St
Park Ave
Commerce St
Comer Ave
Riverside Fwy
91
64
S

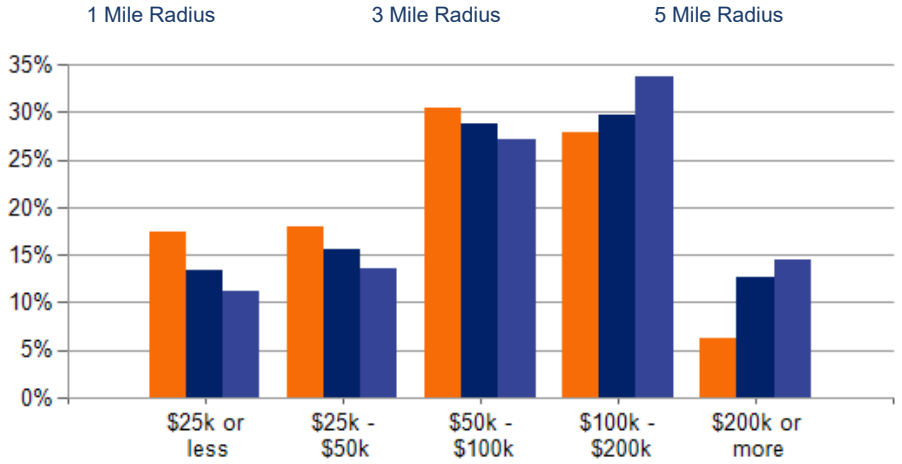

Rosamond
Frazier Park
Lancaster
Quartz Hill
Lake Los Angeles
El Mirage
Palmdale
Helendale
Adelanto
Victorville
Apple Valley
Hesperia
Lucerne Valley
Johnson Valley
Newberry Springs
Hector
Santa Clarita
Angeles National Forest
Fillmore
Paula
Mt San Antonio
Simi Valley
Thousand Oaks
Burbank
Pasadena
Los Angeles
Malibu
Santa Monica
Inglewood
Ontario
Chino
San Bernardino
Riverside
Big Bear Lake
San Bernardino National Forest
Morongo Valley
Desert Hot Springs
Moreno Valley
Beaumont
Mt San Jacinto
Palm Springs
Cathedral City
Corona
Anaheim
Long Beach
Santa Ana
Irvine
Huntington Beach
Perris
San Jacinto
Hemet
Menifee
Murrieta
Temecula
Anza
Mission Viejo
San Clemente
Santa Catalina Island
Palomar Mountain
Warner Springs
Valley Center
Oceanside
Vista
Carlsbad

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	20,162	95,191	196,239
2010 Population	20,162	106,829	221,008
2026 Population	20,779	113,592	242,118
2031 Population	21,298	117,606	250,002
2026 African American	1,518	8,188	15,569
2026 American Indian	601	2,525	4,889
2026 Asian	555	8,092	16,576
2026 Hispanic	14,674	66,209	143,453
2026 Other Race	9,391	38,779	81,815
2026 White	5,276	37,227	81,361
2026 Multiracial	3,371	18,479	41,222
2026-2031: Population: Growth Rate	2.45%	3.50%	3.20%

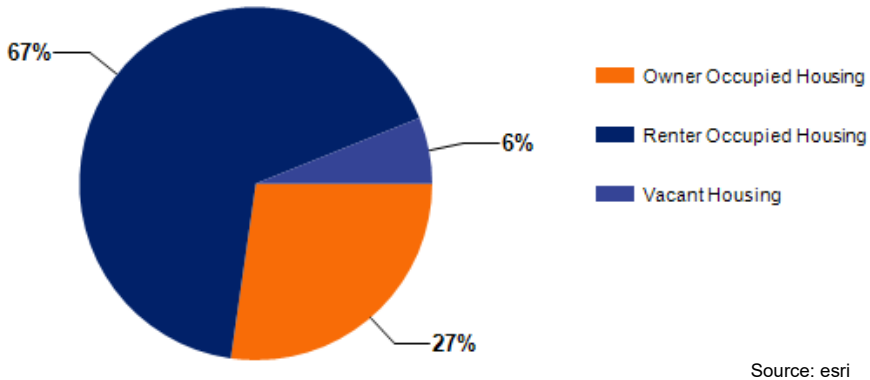
2026 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than $15,000	748	3,150	5,341
$15,000-$24,999	427	1,600	3,086
$25,000-$34,999	427	1,977	3,226
$35,000-$49,999	777	3,548	6,988
$50,000-$74,999	1,128	5,723	11,308
$75,000-$99,999	916	4,550	9,319
$100,000-$149,999	1,219	6,540	15,522
$150,000-$199,999	654	4,048	10,106
$200,000 or greater	421	4,465	10,930
Median HH Income	$70,920	$83,309	$95,494
Average HH Income	$89,252	$108,848	$119,032



2026 Household Income



2026 Own vs. Rent - 1 Mile Radius



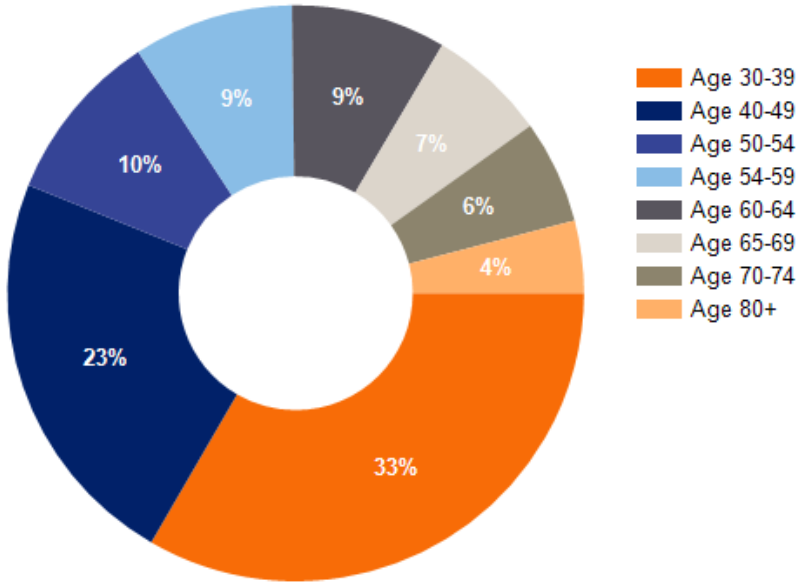
Source: esri

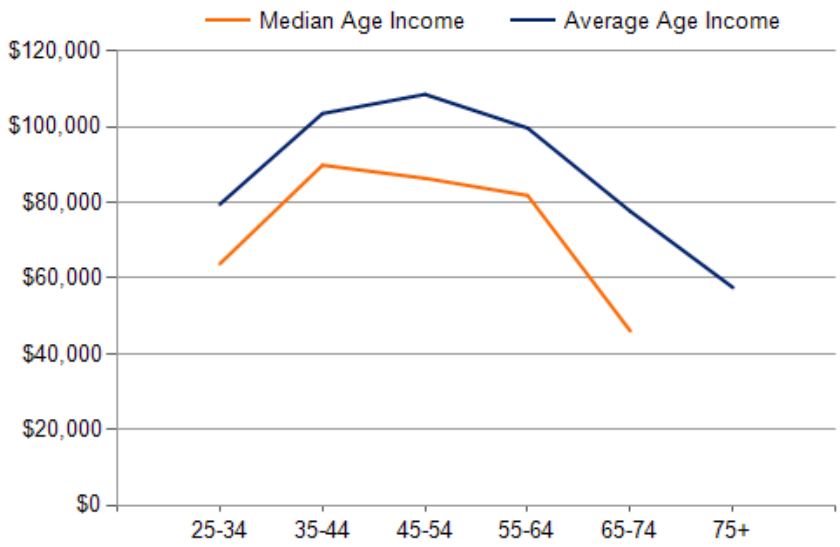
COLDWELL BANKER COMMERCIAL REALTY

2026 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2026 Population Age 30-34	2,042	9,491	20,142
2026 Population Age 35-39	1,752	7,906	17,048
2026 Population Age 40-44	1,385	6,960	15,447
2026 Population Age 45-49	1,204	6,151	13,637
2026 Population Age 50-54	1,101	5,448	12,478
2026 Population Age 55-59	1,022	5,164	12,318
2026 Population Age 60-64	989	5,207	12,350
2026 Population Age 65-69	755	4,652	11,329
2026 Population Age 70-74	661	3,660	9,053
2026 Population Age 75-79	462	2,650	6,568
2026 Population Age 80-84	188	1,477	3,805
2026 Population Age 85+	185	1,272	3,218
2026 Population Age 18+	15,860	89,632	190,240
2026 Median Age	33	32	34
2031 Median Age	34	33	36

2026 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	$63,799	$67,344	$82,039
Average Household Income 25-34	$79,516	$86,083	$101,191
Median Household Income 35-44	$89,855	$94,516	$105,670
Average Household Income 35-44	$103,505	$114,755	$127,038
Median Household Income 45-54	$86,387	$108,809	$115,348
Average Household Income 45-54	$108,580	$136,844	$140,330
Median Household Income 55-64	$81,863	$104,648	$114,626
Average Household Income 55-64	$99,674	$126,182	$137,847
Median Household Income 65-74	$46,051	$86,061	$90,024
Average Household Income 65-74	$77,678	$115,291	$118,595
Average Household Income 75+	$57,531	$93,547	$95,807

Population By Age





3350 VINE STREET

Riverside, CA 92522

CONFIDENTIALITY and DISCLAIMER

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Coldwell Banker Commercial and it should not be made available to any other person or entity without the written consent of Coldwell Banker Commercial. By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to Coldwell Banker Commercial. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Coldwell Banker Commercial has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the - projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this offering memorandum has been obtained from sources we believe reliable; however, Coldwell Banker Commercial has not verified, and will not verify, any of the information contained herein, nor has Coldwell Banker Commercial conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

Exclusively Marketed by:

JEFF WIGGINS

Jeff.Wiggins@cbcnrt.com
626-278-7745
DRELicense #01754343

BILL UKROPINA

Bill.Ukropina@cbcnrt.com
626 844 2200
CalDRE #00820557