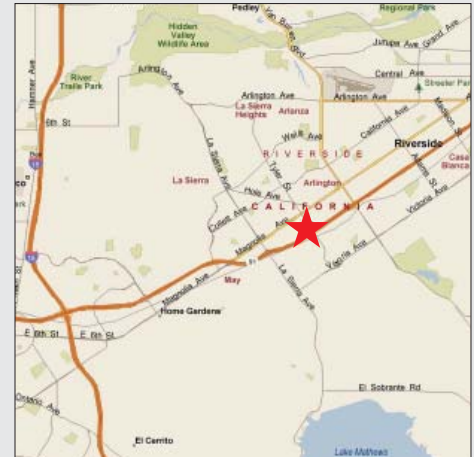


RETAIL SPACE FOR LEASE

DIANA PROMENADE

Riverside, California



- Part of power center anchored by Target and Mervyn's
- Across from Riverside's premier mall, The Galleria at Tyler
- Visible from the 91 Fwy occupied by AT&T and Mattress Discounts

LOCATION

Adjacent to the 91 Freeway at the Tyler Street Interchange
 3502 Tyler Street
 Riverside, CA 92503

PROJECT SUMMARY

Total GLA: 15,281 SF (Approximately)
 Total Parking Provided:
 Parking Ratio:

TRAFFIC COUNT:

TYLER STREET: 20,437 CPD
 91 FWY AT TYLER AVENUE 179,000 AADT

Demographics	1 Mile	3 Mile	5 Mile
Population:	16,087	123,996	232,718
Average HH Income:	\$58,158	\$64,156	\$69,373
Daytime Population:	46,018	89,721	166,180

The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation. It is your responsibility to independently confirm its accuracy.

05/02/08



FESTIVAL COMMERCIAL REAL ESTATE SERVICES
 9841 AIRPORT BLVD., SUITE 700
 LOS ANGELES, CALIFORNIA 90045
 TEL: 310.665.9600 FAX: 310.665.9009
 WWW.FESTIVALCOS.COM

LEASING

MANAGEMENT

DEVELOPMENT

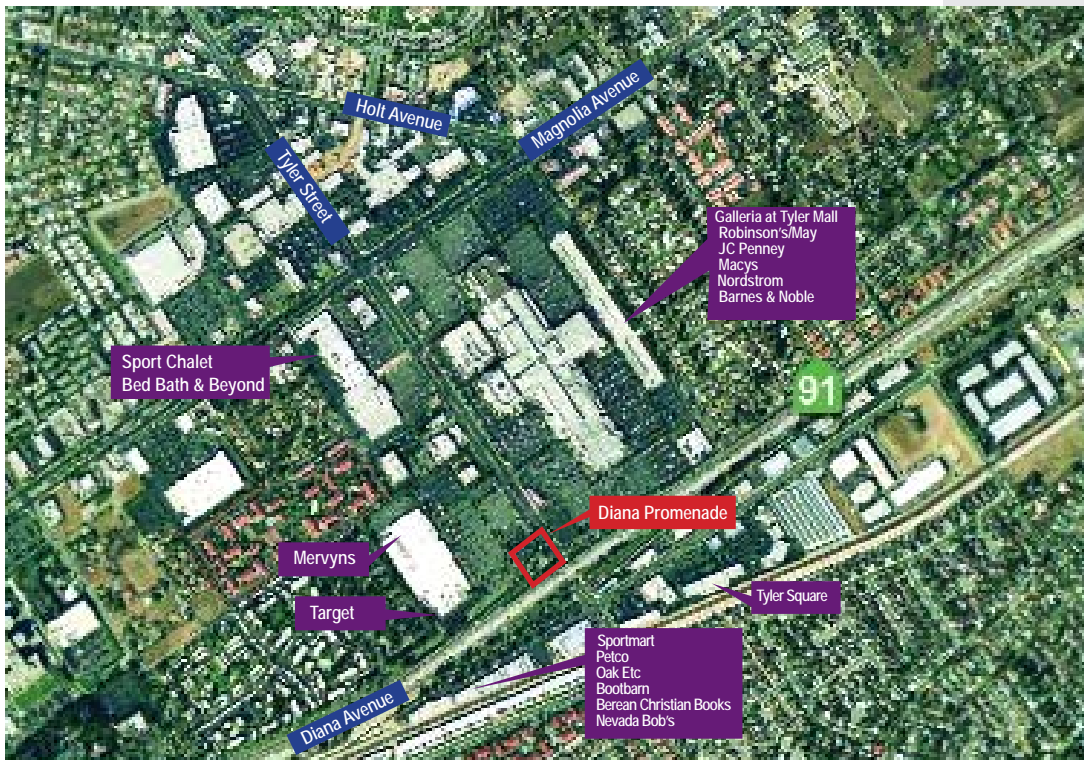
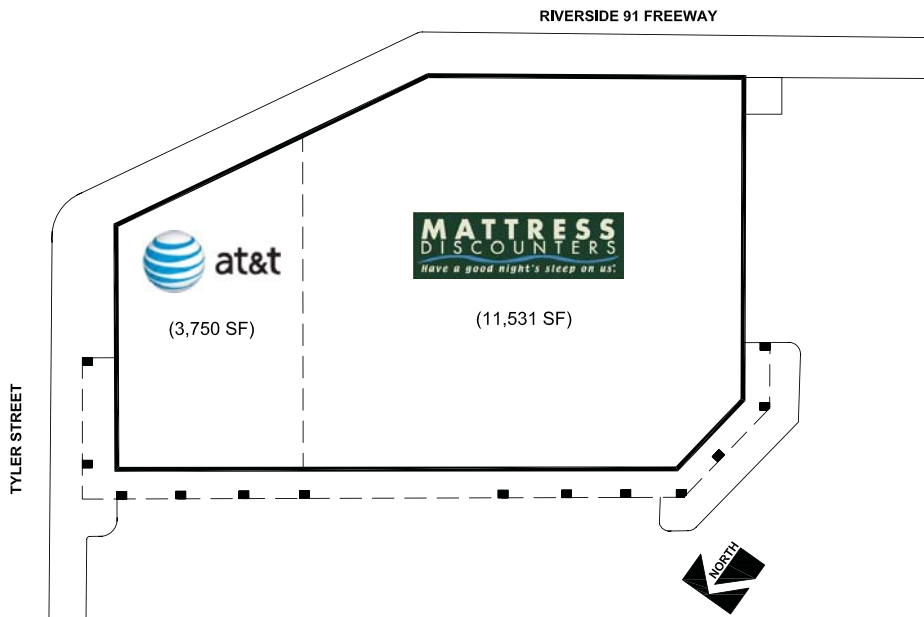
Exclusive Leasing Agent

Jennifer Meade, CLS
 310.665.9663
 j.meade@festivalcos.com

RETAIL SPACE FOR LEASE

DIANA PROMENADE

Riverside, California



The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation. It is your responsibility to independently confirm its accuracy.

05/02/08



FESTIVAL COMMERCIAL REAL ESTATE SERVICES
9841 AIRPORT BLVD., SUITE 700
LOS ANGELES, CALIFORNIA 90045
TEL: 310.665.9600 FAX: 310.665.9009
WWW.FESTIVALCOS.COM

LEASING
MANAGEMENT
DEVELOPMENT

Exclusive Leasing Agent

Jennifer Meade, CLS
310.665.9663
j.meade@festivalcos.com