



STACKS

Sign by Dec 15: \$0 application fee + a \$300 gift card

THE STACKS GUIDE

Every floor plan, every fee, how to apply, and the best of Riverside, a few minutes from your front door.

WELCOME

YOUR OWN ROOM. YOUR OWN LEASE.

Stacks is a new student building on University Avenue, minutes from campus: fully furnished apartments where every bedroom has its own bathroom, a 24-hour study lounge, a gaming lounge, a gym and a rooftop.



\$300 gift card · Sign your Fall 2027 individual lease by December 15, 2026: no application fee and a \$300 gift card after move-in.

FLOOR PLAN 1 OF 3

THE DUO

Two bedrooms, two bathrooms. Good for one close friend.



2

bed

2

bath

820

sq ft

\$1,355 / bed per month

\$1,295 rent + \$60 Wi-Fi and utilities · Filling fast

- Private bathroom for each bedroom
- Fully furnished
- In-unit washer and dryer
- Kitchen with a peninsula

FLOOR PLAN 2 OF 3

THE QUAD

Four bedrooms around a shared living room. The classic group.



4

bed

4

bath

1,350

sq ft

\$1,125 / bed per month

\$1,065 rent + \$60 Wi-Fi and utilities · Most popular

- Private bathroom for each bedroom
- Fully furnished
- Big shared living room
- Kitchen island with stools

FLOOR PLAN 3 OF 3

THE FIVE

Five bedrooms, five bathrooms, the lowest price per bed.



5

bed

5

bath

1,600

sq ft

\$1,059 / bed per month

\$999 rent + \$60 Wi-Fi and utilities · Lowest price

- Private bathroom for each bedroom
- Fully furnished
- Dining table for five
- Kitchen island

EVERY FEE

WHAT YOU'LL ACTUALLY PAY.

Rent (per bed)	Shown on each plan
Wi-Fi + utility package (required)	\$60 / month, utilities included up to a cap
Overage above the cap	Split by apartment, if any
Application fee	\$0 with the special (normally \$50)
Security deposit	Up to one month's rent (California's cap)
Guarantor	Allowed; parents can co-sign or use a guarantor service
Parking	\$85 / month
Pet rent	\$40 / month (cats and small dogs, select apartments)
Roommate matching	Free

Assistance animals, including service and support animals, are not pets. We never charge pet rent, a pet deposit or any pet fee for an assistance animal.

HOW TO APPLY

1. **Tour.** Visit in person or take a live video tour.
2. **Apply.** Apply online alone or as a group. Add a guarantor.
3. **Match.** Pick your plan and roommates, or let us match you.
4. **Move in.** Aug 13, 2027. Your room's furnished and ready.

THE RIVERSIDE SHORT LIST

AROUND YOUR FRONT DOOR.

Real places with walking or driving times measured from Stacks along real streets.

Arcade Coffee Roasters - Tasting Room

Eat · 6 min walk

R Burgers

Eat · 8 min walk

Patterson Park

Active · 9 min walk

Grocery Outlet

Groceries · 11 min walk

Ten Ren's Tea Time

Coffee · 12 min walk

Planet Fitness

Active · 14 min walk

Eastside Family Health Center

Health · 15 min walk

Student Recreation Center South

Campus · 24 min walk

Tomas Rivera Library

Study · 7 min drive

Winchell's Donut House

Eat · 7 min walk

Walgreens

Health · 8 min walk

Ding Tea

Coffee · 11 min walk

Food 4 Less

Groceries · 12 min walk

Boba Fiend

Coffee · 13 min walk

Regency Theater- University Village

Things to do · 14 min walk

Student Recreation Center North

Campus · 24 min walk

Undergraduate Teaching and Learning Facility

Campus · 3 min drive

Rupert Costo Library of the American Indian

Study · 7 min drive



THE PARENT PAGE.

What your student signs, what it costs for the year, and who runs the building.

What your student signs	A 12-month individual lease for one bedroom with its own bathroom. They're only responsible for their own rent.
Guarantors	Most students apply with a parent or guardian as guarantor. Guarantor services are accepted too.
What it costs	Rent per bed plus a \$60 monthly fee for Wi-Fi and utilities up to a cap. No hidden fees.
Safety	Smart locks on every apartment, secure bike storage, and controlled building access. For campus safety resources, see the university's official pages.
Who runs the building	A professional on-site management team, open six days a week, plus 24/7 emergency maintenance.

THE YEAR, PER BED

The Duo · \$1,355 a month	\$16,260 for 12 months
The Quad · \$1,125 a month	\$13,500 for 12 months
The Five · \$1,059 a month	\$12,708 for 12 months

Lease: Aug 13, 2027 to Jul 31, 2028. Deposit up to one month's rent. Parents can co-sign as guarantor, or use a guarantor service. For campus safety resources, use the university's official pages; Stacks is private housing, not affiliated with the University of California.



COME SEE IT

READY FOR A TOUR?

Tours take about 20 minutes, in person or by live video. Bring your roommates, or your parents. Pick a time online and we'll text you a confirmation.



Book a tour at stacks-riverside (demo) · Call or text (951)

555-0136

Mon–Fri: 10am – 6pm

Saturday: 11am – 4pm

Sunday: Closed (virtual tours anytime)



Equal Housing Opportunity. Features, finishes and layouts may differ from those shown.

Square footage is approximate. Prices include required monthly fees and are subject to change. Concept property: Stacks Riverside is a demonstration by Leasing Campaigns. It is not a real building, and it is not affiliated with the University of California and all images are AI renderings. Places from OpenStreetMap contributors, checked 2026-10-20.