

# Valley Gateway Plaza

2663 Canyon Springs Parkway, Riverside, CA 92507



## Demographics

	1-Mile	3-Mile	5-Mile
Population	10,391	95,523	252,619
Households	3,083	28,297	72,014
Avg HH Income	\$75,404	\$76,838	\$86,042

Source: Esri, 2018

## Property Highlights

120,750 Gross Leasable Area

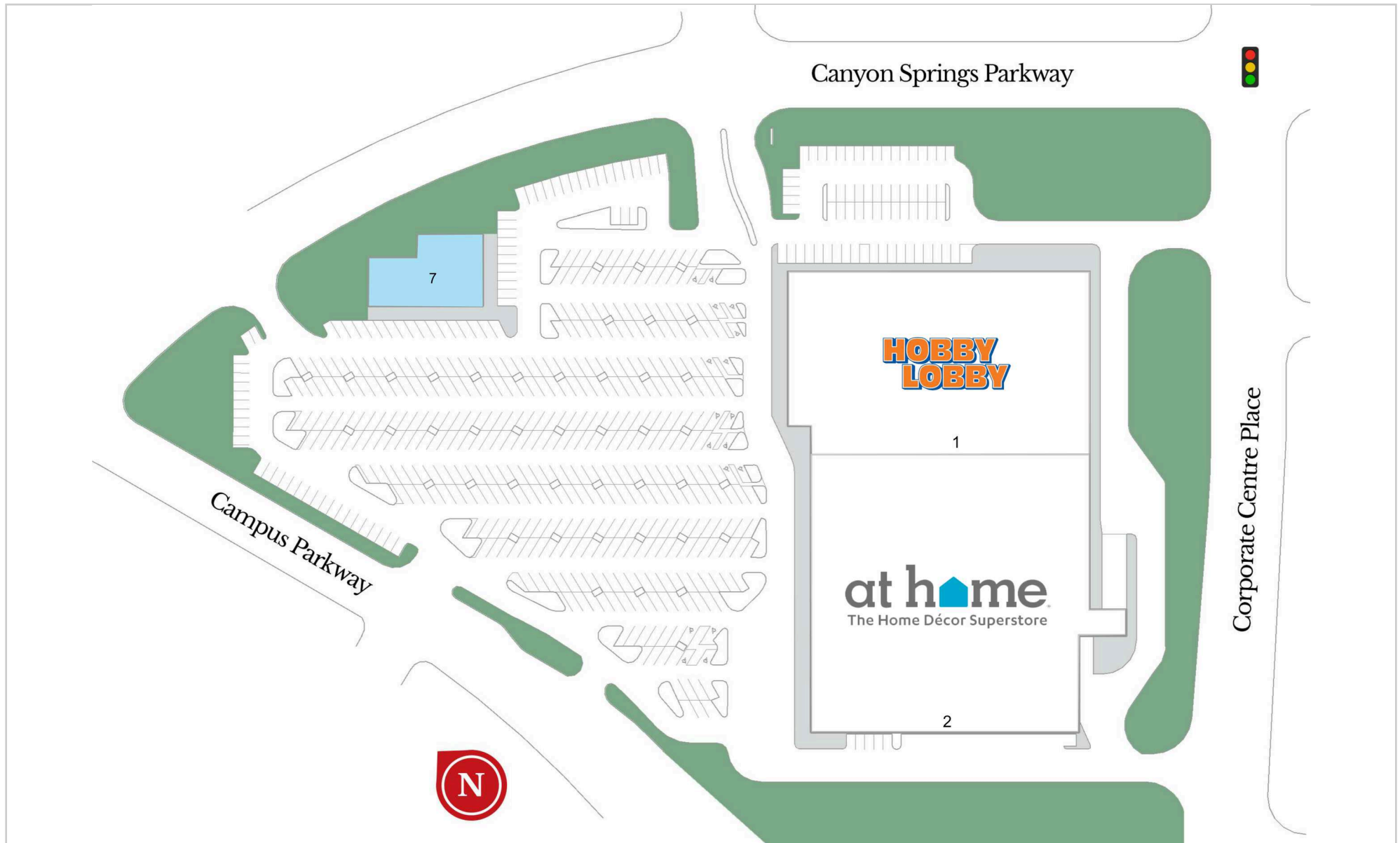
12.41 Total Acres

252,619 5 Mile Population

- Located at the SEC of Interstate 215 & Highway 60, the primary retail destination within Riverside, CA.
- Ideally situated adjacent to the new Walmart Supercenter and across from Target, LA Fitness, Staples, Party City, Petco, Old Navy, and Bed Bath and Beyond amongst others.
- Up to 126,000 square foot contiguous space available and demisable to 15,000 square feet.
- Approximately 8,000 square foot pad available along Canyon Springs Parkway.

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## Current Tenants

1	Hobby Lobby	55,000 SF	2	At Home	87,735 SF
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## Available/Coming Soon

7	Available	7,750 SF
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