Magnolia Tyler Center

3700 Tyler Street, Riverside, CA 92503

Demographics

	1-Mile	3-Mile	5-Mile
Population	19,591	141,675	255,656
Households	6,183	41,323	75,744
Avg HH Income	$84,961	$110,761	$115,471

Source: Esri, 2025

Property Highlights

185,711 Gross Leasable Area

14.60 Total Acres

255,656 5 Mile Population

- Anchored by Burlington Coat Factory, Aldi Food Market, HomeGoods, Bob's Discount Furniture, and Petco.
- Ideal location with excellent visibility in a high traffic trade area.
- The property is within a block of the 91 Freeway, the premier thoroughfare connecting Orange County to the Inland Empire.

MerloneGeier Partners

For more info visit:
merlonegeier.com/834

Leasing: Taylor Pham
949-305-4199 - tpham@merlonegeier.com

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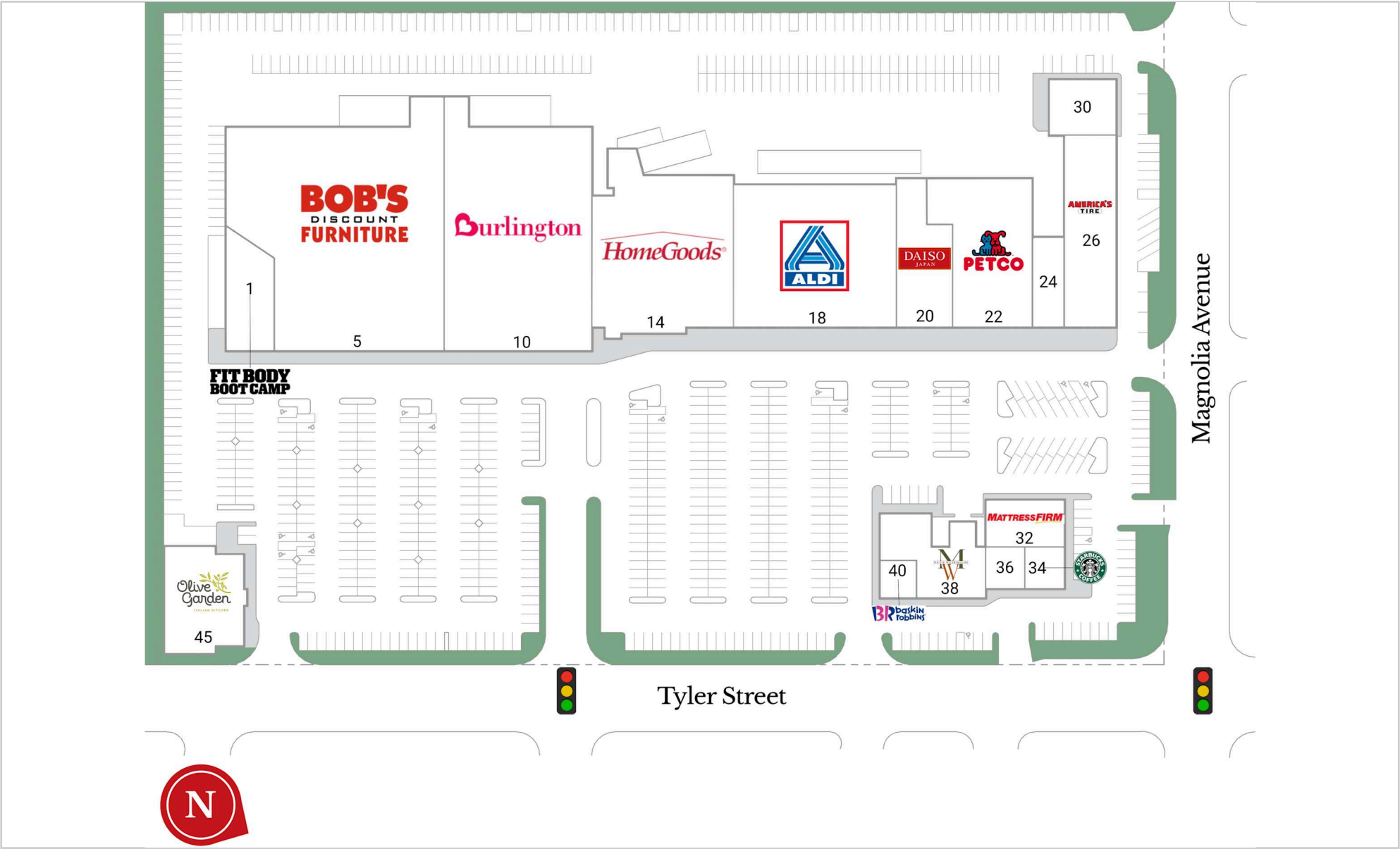

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Current Tenants

1	Fit Body Boot Camp	4,874 SF	26	America's Tire	9,600 SF
5	Bob's Discount Furniture	46,400 SF	30	Sushi Okoku	4,080 SF
10	Burlington Coat Factory	30,248 SF	32	Mattress Firm	3,518 SF
14	HomeGoods	23,197 SF	34	Starbucks Coffee	1,575 SF
18	ALDI Food Market	23,200 SF	36	Boost Mobile	2,057 SF
20	Daiso	6,657 SF	38	Men's Wearhouse	5,409 SF
22	Petco	13,393 SF	40	Baskin Robbins	900 SF
24	Wescom Credit Union	3,003 SF	45	Olive Garden	7,600 SF

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