

Magnolia Tyler Center

3700 Tyler Street, Riverside, CA 92503



Demographics

	1-Mile	3-Mile	5-Mile
Population	19,904	139,265	254,711
Households	6,245	40,371	75,117
Avg HH Income	\$82,209	\$103,260	\$108,685

Source: Esri, 2024

Property Highlights

185,680 Gross Leasable Area

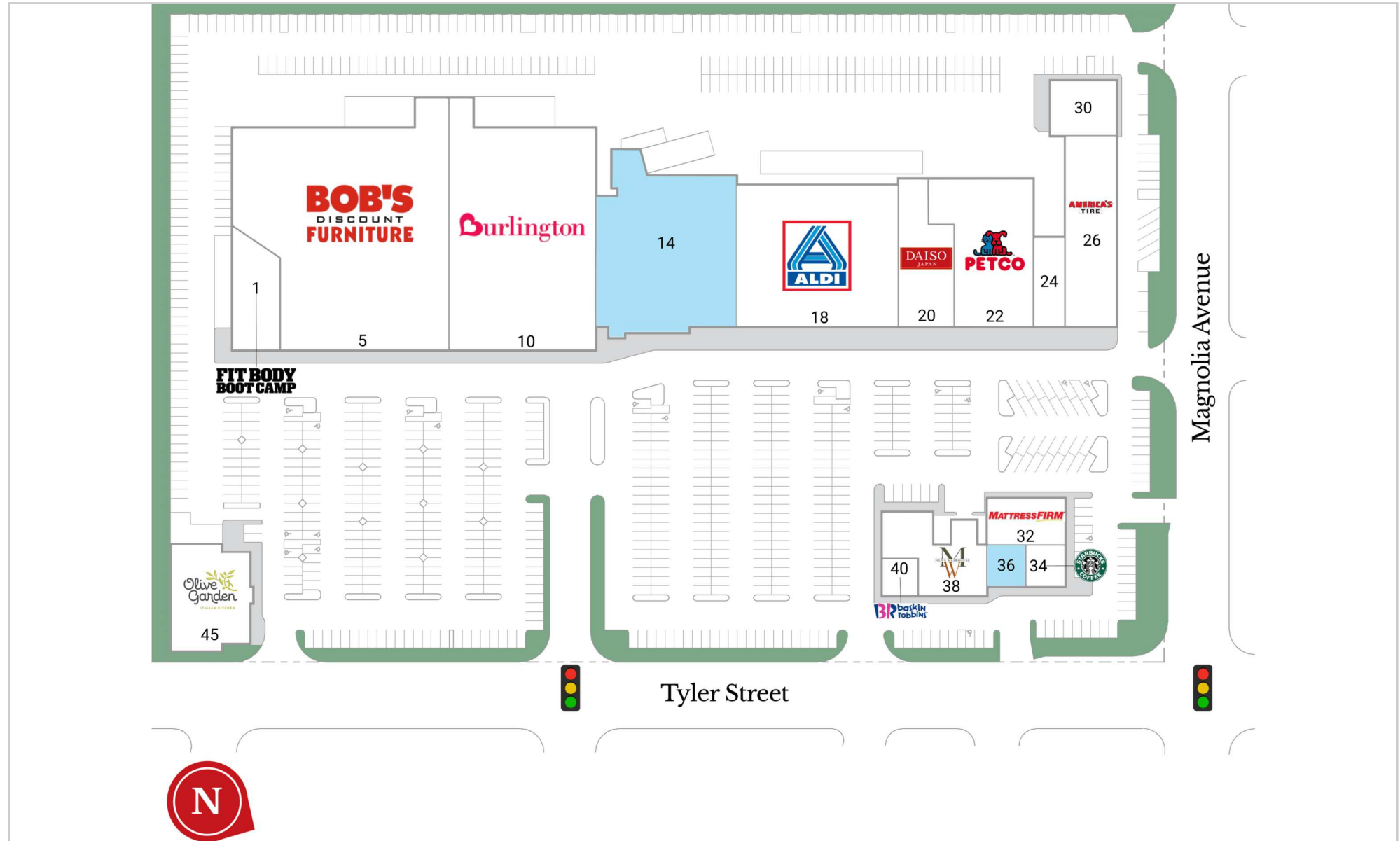
14.60 Total Acres

254,711 5 Mile Population

- Anchored by Aldi Food Market, 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.

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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
18	ALDI Food Market	23,200 SF	34	Starbucks Coffee	1,575 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

Available/Coming Soon

14	Available	23,166 SF
36	Available	2,057 SF