

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, 2019

Property Highlights

120,750 Gross Leasable Area

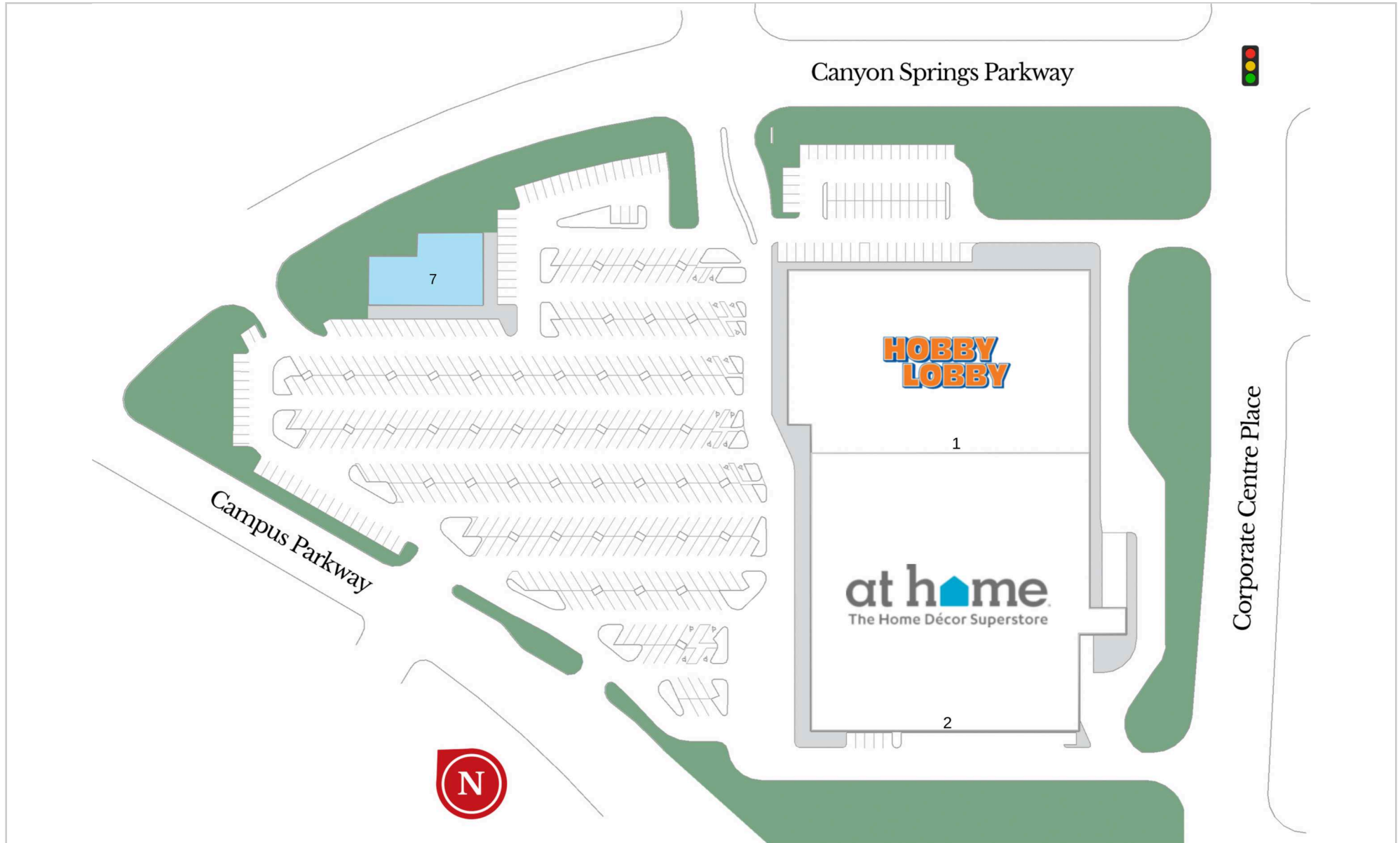
12.41 Total Acres

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 |
|---|-------------|-----------|---|---------|-----------|

Available/Coming Soon

| | | |
|---|-----------|----------|
| 7 | Available | 7,750 SF |
|---|-----------|----------|