

# Riverside Towne Center

10231-10281 Magnolia Ave Riverside, CA

Retail Shop Space  
1,800 SF  
For Lease



CBRE

# Highlights

- Super rare 1,800 SF shop space available at the Riverside Towne Center, anchored by Ross and Big 5 Sporting Goods.
- Less than 1 mile from the 91 Freeway with over 215,000 cars passing daily.
- Strategically located in one of the most concentrated retail hubs in Riverside.
- Across the street from the Galleria at Tyler with notable tenants such as H&M, Forever 21, Macy's AMC Theaters, the Cheesecake Factor and More.
- Surrounded by national tenants such as Bakers Drive Thru, Sally Beauty Supply, Jimmy John's and More.





Hole Ave

Hole Ave

Magnolia Ave

Magnolia Ave

Tyler St

Tyler St

± 22,546 VPD

± 19,845 VPD

± 1,800 SF  
FOR LEASE

Galleria at Tyler

Local Map



NAP



A Touch Of Romance

Pho Anh Hotpot & Crawfish

ROSS  
DRESS FOR LESS®

BIG 5  
SPORTING GOODS

Palm Cleaners

SALLY

Creme de la Creme

±1,800 SF

Baker's

MAGNOLIA AVE



NAP

# Retailers in the Area



|                    | 1 Mile   | 3 Miles   | 5 Miles   |
|--------------------|----------|-----------|-----------|
| Population         | 19,981   | 142,625   | 259,005   |
| Daytime Population | 25,886   | 124,636   | 228,268   |
| Households         | 6,117    | 41,380    | 76,428    |
| Avg. HH Income     | \$78,607 | \$101,379 | \$108,774 |



# Riverside Towne Center

Contact:  
**Ryan Gast**  
Lic. 01886602  
+1 909 418 2129  
[ryan.gast@cbre.com](mailto:ryan.gast@cbre.com)



## CBRE

© 2024 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. CBRE, Inc. makes no guarantee, representation or warranty and accepts no responsibility or liability as to the accuracy, completeness, or reliability of the information contained herein. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk.