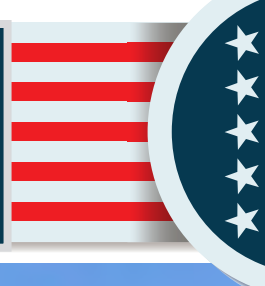


NOW PRE-LEASING PHASE 2



HIGHLIGHTS:

- ▶ ±1,600 SF End Cap Available For Lease + Outdoor Seating Area – Ideal For Restaurant, Service & Retail Uses
- ▶ Phase 2 – Drive Thru & Sit Down Restaurant Pads Available For Ground Lease or Build to Suit
- ▶ Prominent Freeway Pylon & Van Buren Blvd Monument Signage Available
- ▶ Underserved Trade Area with a Strong Employment Base and Growing Residential Population
- ▶ Strong Traffic Counts at Major Freeway On/Off Ramps Bordering the Project Over 3.5 m SF Built and Occupied
- ▶ Van Buren Blvd is Projected to Carry Approximately 72,000 Cars Per Day. For Further Information on the Riverside County Transportation Department and the I-215/Van Buren Interchange Visit the Following Link: <http://rcprojects.org/215vanburen/>
- ▶ Meridian Business Park is a 1,290-acre Master-Planned Commerce and Distribution Center in the Heart of Inland Empire and Features a Multitude of Property Types including Warehouse Distribution, Business Park, Retail and Office Space. To Date, Over 1,000 Acres Have Been Developed Representing Over 11 Million Square Feet of Buildings and More Than 12,000 Jobs Created. Companies Such as Sysco, Kia Automotive, Nissan, McLane Foods, United Parcel Service, Amazon and Kaiser Permanente Have Chosen Meridian for their Operations. At Completion, Meridian Will Be Home to 16 Million Square Feet of Building Space and Create Approximately 18,000 Jobs Boasting Some of the Top Tier Companies and Businesses in the World.

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& I-215 | RIVERSIDE, CA



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DEMOGRAPHICS	3 mile	5 mile	7 mile
Average HH Income	\$118,149	\$117,476	\$125,039
2025 Population	69,520	218,796	360,202
Daytime Population	34,970	108,088	170,252

TRAFFIC COUNTS

52,434 ADT	154,687 ADT
Van Buren Blvd.	Van Buren Blvd. & I-215 Freeway

*Source: Costar

NOW PRE-LEASING PHASE 2



Meridian Park West
818 Acre Mixed Use / Industrial Project Proposed

Meridian Business Park

Meridian West Campus
developed by Lewis – Waypoint
875 acre Industrial Park Phase 3 & 4 Under Construction

March Air Reserve Base

- Valvoline, Bank of America, Wells Fargo, Shell, ARCO, Circle K, 76, CVS pharmacy, GNC, LA Fitness, Sprouts, Strater Bros, Fantastic Sams, IHop, Starbucks, McDonald's, Taco Bell, Del Taco, Subway, BevMo!, 9, T

- AMCO, Gerber, Speedway, Jack in the Box, Subway, iStorage, Metro by T-Mobile, 99c only

- ARCO, 76, 6, W, O'Reilly, Tire Choice, DO, Pizza Hut

- Bliss Cat Wash, Chevron, 76, Carl's Jr., T

- Veterans Plaza, Hampton, Home 2, Starbucks, In-N-Out, Jersey Mike's, 76, K

- O'Reilly, Caliber Collision, US Bank, Circle K, ACE, Dunkin', Pollo Loco, Juice It Up, Little Caesars, Pizza Hut, Subway, US Storage, T

- AutoZone, Tire Choice, Chase, Wells Fargo, Chevron, Kohl's, Dollar Tree, Walgreens, Great Clips, Abernethys, Petco, Coco's, Cold Stone, Papa John's, Subway, AT&T

No warranty or representation has been made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice.
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NOW PRE-LEASING PHASE 2



PHASE 2 (CONCEPTUAL SITE PLAN):

- 1 SIT DOWN RESTAURANT OR FAST FOOD PAD FOR GROUND LEASE OR BUILD TO SUIT
- 2 PAD L ±5,500 SF PROPOSED RESTAURANT PAD FOR GROUND LEASE OR BUILD TO SUIT (DRIVE THRU POTENTIAL)

OPPORTUNITY WAY

PHASE 1

- 1 ±1,600 SF AVAILABLE NOW

INDOOR SELF STORAGE FACILITY COMING SOON

HOMWOOD SUITES by Hilton

COMING SOON 100 UNITS BREAKING GROUND MID 2026

NATIONAL EXPRESS CAR WASH COMING SOON

Hampton Inn & Suites by HILTON

HOME2 SUITES BY HILTON NOW OPEN - 157 ROOMS

76

IN-N-OUT BURGER

Jersey Mike's

STARBUCKS

bbq

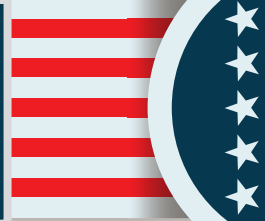
CHIPOTLE

VAN BUREN BLVD.

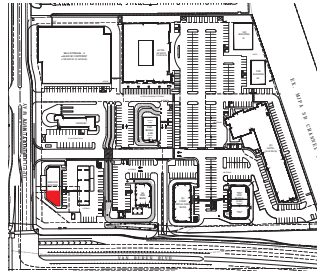


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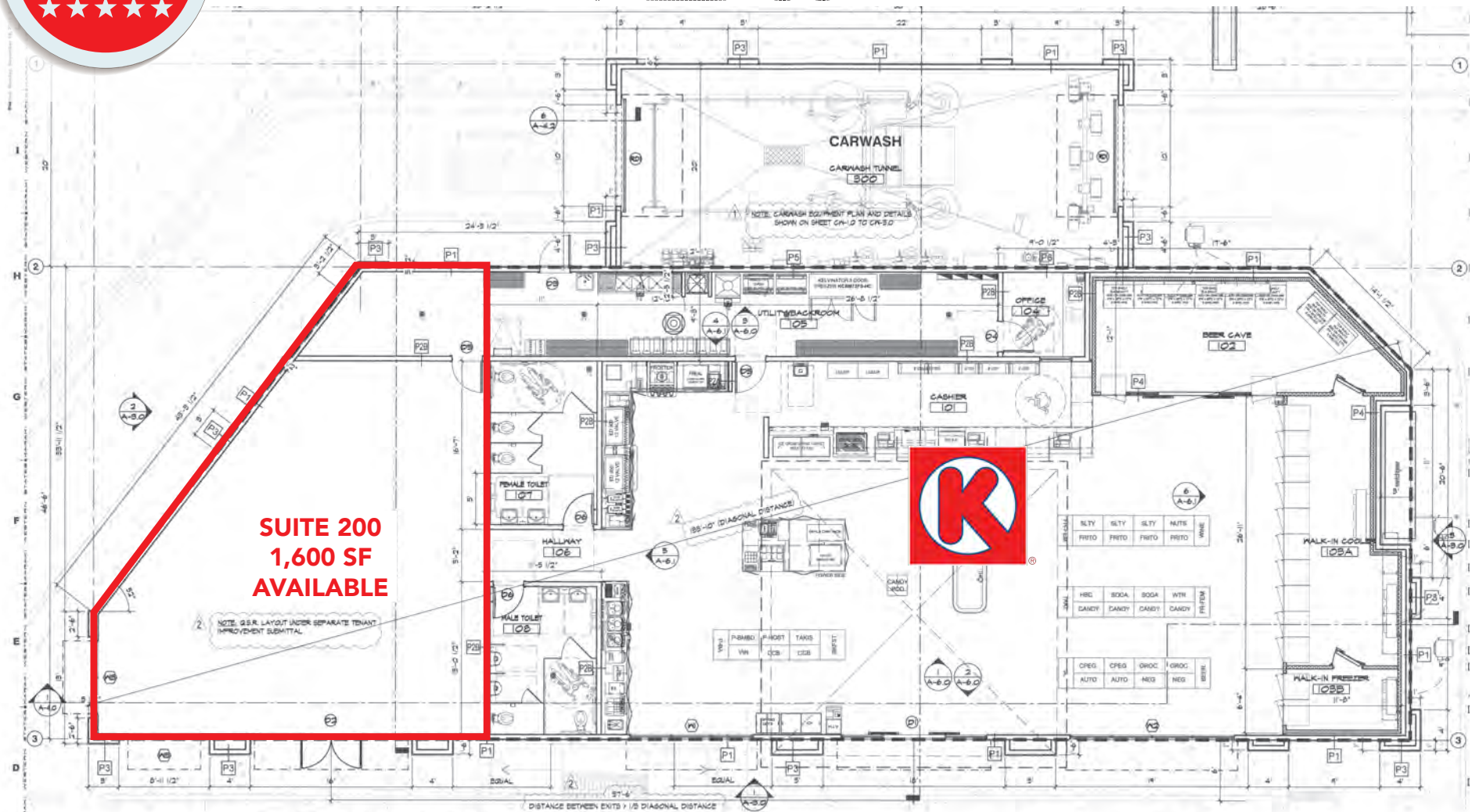
NOW PRE-LEASING PHASE 2



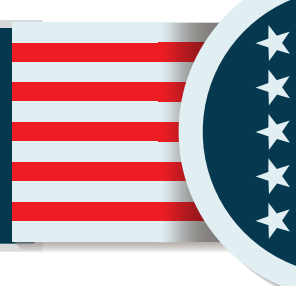
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SERVICE STATION BUILDING FLOOR PLAN



NOW PRE-LEASING PHASE 2



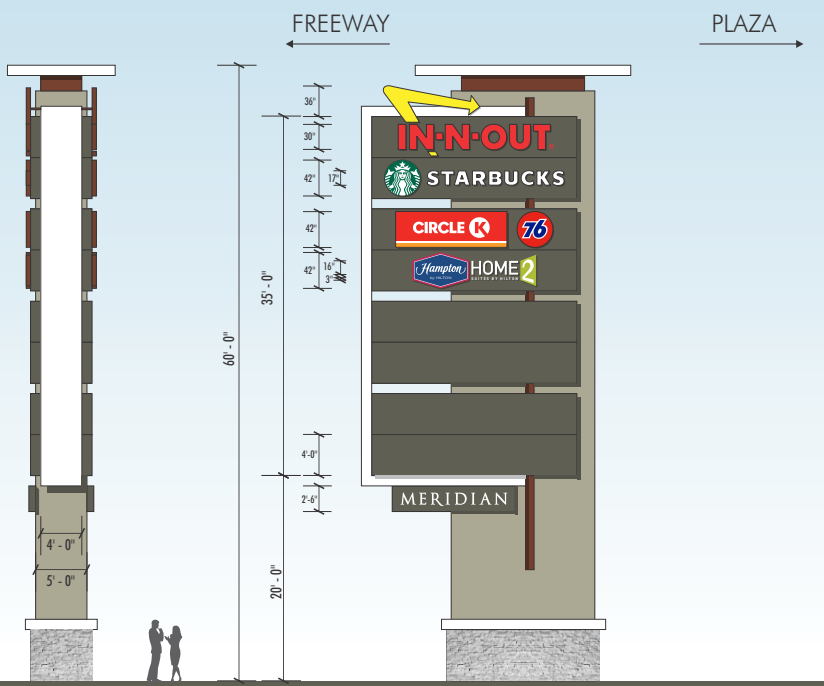
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EXISTING FREEWAY PYLON SIGNAGE



- PHASE 2 CONCEPTUAL SITE PLAN
- VETERAN'S PLAZA PHASE 1 AS BUILT SITE PLAN

