

FOR LEASE

RIVERSIDE TOWNE CENTER

10231-10281 MAGNOLIA AVE RIVERSIDE, CA 92503

CORELAND
COMPANIES



1,800 SF Available For Lease

PROPERTY DESCRIPTION

Located at major intersection Magnolia Ave and Tyler St. Across the street from Galleria at Tyler one of Riverside's largest Power Centers anchored by Macy's, AMC, Forever 21, and JC Penny. Highly trafficked area with close proximity to the 91 freeway. 260,000 population within a 5 mile radius.

PROPERTY HIGHLIGHTS

- One Remaining Space Available – 1,800 SF
- Directly across the street from Galleria at Tyler anchored by Big 5 and Ross
- Ideal for Retail and Professional uses
- Grey shell suite
- Ample parking with excellent ingress and egress

SPACES

Suite 10231

SPACE SIZE

1,800 SF

DEMOGRAPHICS

1 MILE

3 MILES

5 MILES

Total Households

5,715

39,267

72,528

Total Population

19,556

142,913

254,900

Average HH Income

\$80,631

\$104,041

\$111,961

MATT HAMMOND

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CHRIS PREMAC

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NORTHGATE MARKET
FLAME BROILER
Burlington
Michael's
CHASE
ihop

SUBJECT PROPERTY

ROSS
DRESS FOR LESS

BIG 5
SPORTING GOODS



JIMMY JOHN'S

SALLY BEAUTY

ALDI
STARBUCKS
BR baskin robbins
BOB'S DISCOUNT FURNITURE
Olive Garden
ITALIAN KITCHEN

GALLERIA
AT TYLER

TARGET
ULTA BEAUTY
Yogurtland
at&t
KOHL'S
the Habit
CHIPOTLE
BURGER GRILL



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