

# The Exchange

Riverside, CA

New Mixed-Use Development in  
**The Heart Of Riverside**  
at The Intersection of  
Hwy CA-60 & I-91/I-215

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# Discover The Exchange

**The Exchange is a 35-acre mixed-use development** at the intersection of the CA-60 and CA-91 / I-215. With over 400 apartments, a proposed hotel, RV parking, gas station, and future pad for hospitality and/or office use, this development has something for everyone.

Boasting 44,500 sq. ft. of retail space, The Exchange is the perfect place to shop and dine. Its proximity to the historic Mission Inn Hotel & Spa, Convention Center, and Fox Performing Arts Center makes it a top destination for tourists and locals alike.

Located within a mile of Downtown Riverside and less than two miles from UC Riverside, with its large student population of over 21,000, The Exchange offers unparalleled convenience and accessibility. Don't miss out on this exciting opportunity to **live, work, and play in the heart of Riverside.**



UC Riverside

Downtown Riverside



155,000 VPD

185,000 VPD

91

143,000 VPD

60

The Exchange

Strong St

Orange St



# Site Plan



# Retail Focused



The Exchange features over 44,500 sq. ft. of retail space, coupled with ample parking for a customer-centric shopping destination.





Pizza dough  
Sain Sain

YOGURT ME

DAIRY

Ramer

# Riverside

Riverside is known for its rich history, scenic beauty, and diverse culture. As a popular tourist destination, Riverside attracts thousands of visitors each year for its historic landmarks, such as the Mission Inn Hotel & Spa and the Riverside Art Museum, as well as its entertainment and recreational activities.

Riverside is also home to several major institutions, including the University of California, Riverside, Riverside Community College, and Loma Linda University Medical Center. The city has a diverse economy, with industries ranging from healthcare and education to manufacturing and retail.

The area boasts a vibrant cultural scene, with numerous festivals and events throughout the year. Riverside offers a blend of history, culture, and natural beauty that make it a unique and attractive destination in Southern California.



# Demographics

The City of Riverside is a vibrant community of over 317,000 residents. It is the 12th most populous city in California and is home to a mix of different cultures, ethnicities, and socio-economic backgrounds.

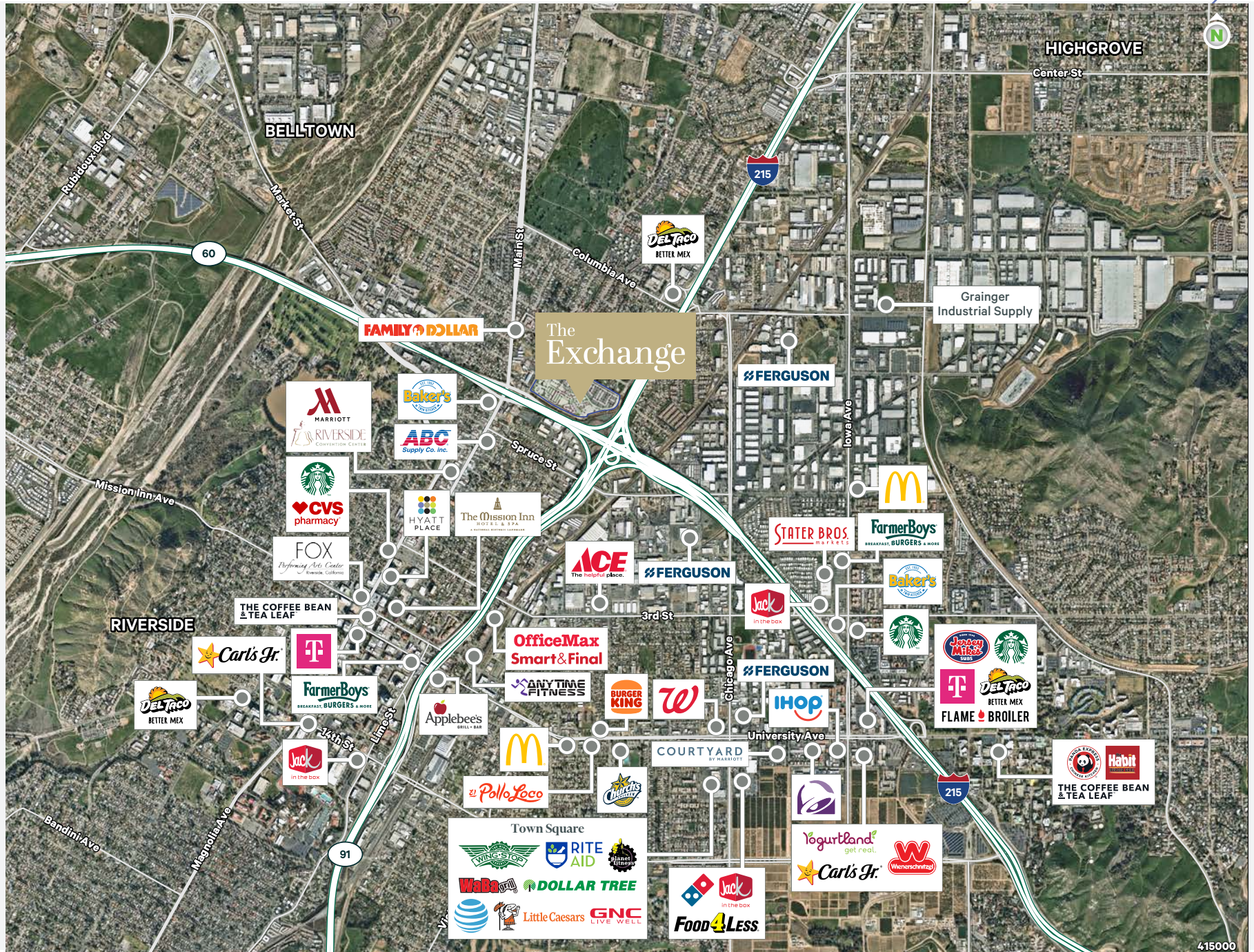
	5 Minutes	10 Minutes	15 Minutes
Population	20,455	123,454	440,843
Housholds	6,875	39,138	132,462
Average Household income	\$49,617	\$90,923	\$93,884
Daytime Population	26,103	53,382	459,219
Median age	24.2	30.1	39.1



# Micro Trade Area



# Macro Trade Area



# The Exchange



## CONTACT

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