

FOR LEASE

# RIVERSIDE TOWNE CENTER

10231-10281 MAGNOLIA AVE RIVERSIDE, CA 92503

**CORELAND**  
COMPANIES



## 1,800 SF For Lease

### PROPERTY DESCRIPTION

Located at major intersection Magnolia Ave and Tyler St. Across the street from Galleria at Tyler one of Riversides 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

6,326

41,131

75,698

Total Population

20,813

141,292

255,007

Average HH Income

\$81,708

\$104,552

\$113,572

**MATT HAMMOND**

714.210.6711  
mhammond@coreland.com  
LIC #01235239

**CHRIS PREMACE**

714.210.6705  
cpremac@coreland.com  
LIC #01966099

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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**

**JIMMY JOHN'S**

**SALLY BEAUTY**

**ALDI**  
**STARBUCKS**  
**Baskin Robbins**  
**BOB'S DISCOUNT FURNITURE**  
**Olive Garden**

**GALLERIA**  
AT TYLER

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

**91**

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