



THE COMMONS at MERIDIAN

SEC of Van Buren Blvd. & Orange Terrace Pkwy, Riverside, CA 92508

ANCHOR / CO-ANCHOR
& PADS **OPPORTUNITIES**

Leasing Opportunities

Retail / Food Use / Drive-Thru

- 1 PAD B: ± 3,300 SF
- 2 PAD C: ± 2,400 SF
- 3 PAD D: ± 2,400 SF

Retail / Grocer / Soft Goods / Daily Needs

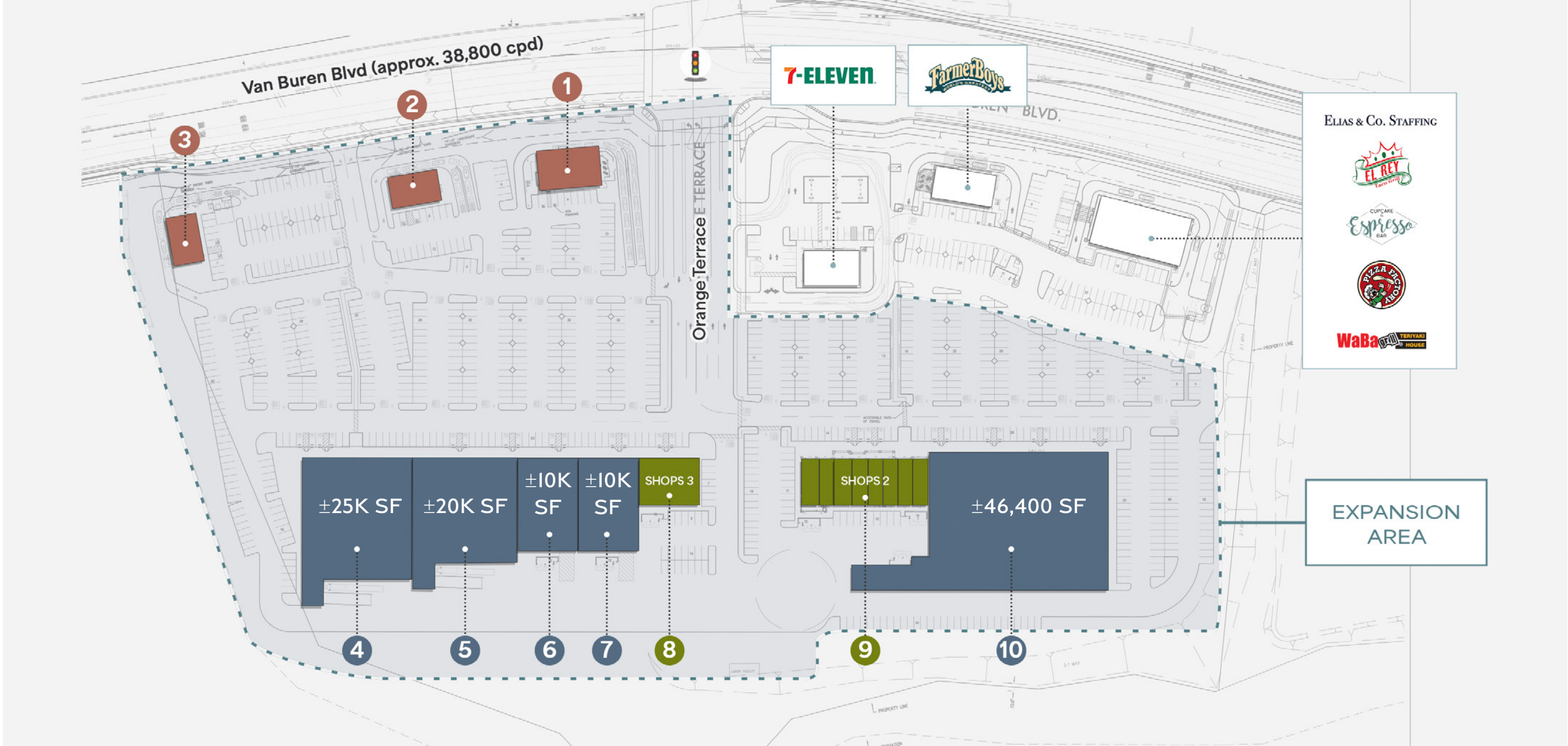
- 4 MAJOR C: ±25K SF
- 5 MAJOR B: ±20K SF
- 6 RETAIL 2: ±10K SF
- 7 RETAIL 1: ±10K SF
- 10 MAJOR A: ±46,400 SF

Shop / Retail

- 8 SHOPS 3: UP TO ± 5,000 SF
- 9 SHOPS 2: UP TO ± 11,000 SF

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- Expansion Area
- Proposed: Pad Ground Lease Opportunities / Drive-Thru
- Proposed: Anchor & Co-Anchor Opportunities
- Proposed: Retail Shop Opportunities



Site Overview

- Savvy, well-funded developer with track record of performing for customers
- Immediate proximity to Meridian Business Park, providing a built-in daytime customer base (over 11,500 employees)
- Close proximity to I-15, 215, state routes 60 and 91 provides regional pull in area with abundant rooftop growth
- 7.8% (since 2020) job growth
- County’s fastest growing industries; healthcare, logistics and technology



Estimated Demos

	2 Miles	3 Miles
Population	25,202	47,922
Median Age	34	33
Total Households	6,996	13,359
Average Household Income	\$153,204	\$140,852
Daytime Population	20,983	43,662
Average Household Size	3.59	3.58
Owner Occupied Housing Units	5,626	9,952
Renter Occupied Housing Units	1,370	3,407
White Alone	45.2%	41.1%
Black Alone	7.9%	7.6%
American Indian/Alaska Native Alone	1.2%	1.5%
Asian Alone	12.2%	10.4%
Pacific Islander Alone	0.3%	0.4%
Hispanic Origin (Any Race)	37.6%	45.3%

*Source: Esri 2025

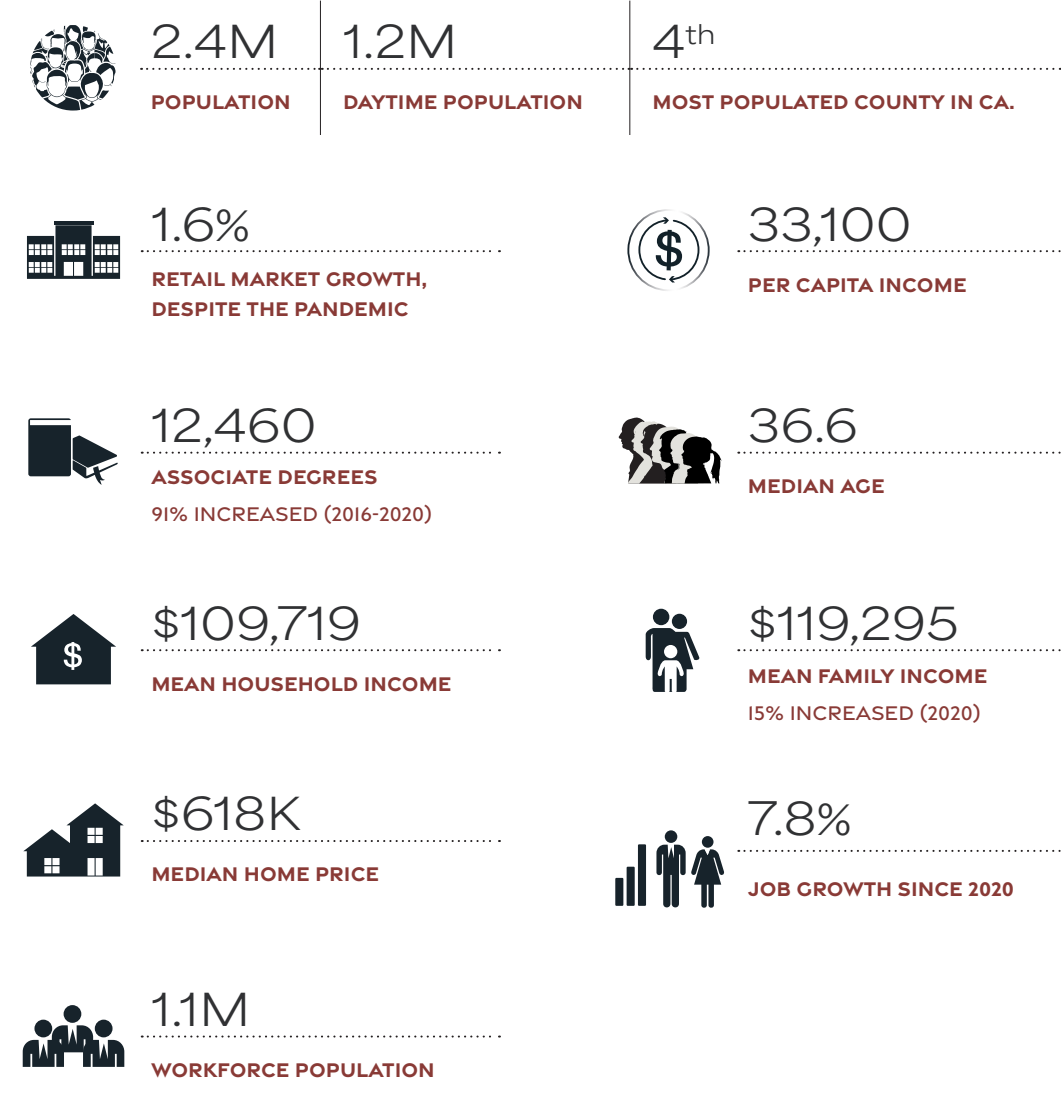
Site

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DEMOGRAPHICS

Riverside demographics reflect higher than average incomes, with households that are college educated and ethnically diverse, sharing an upscale urban perspective.



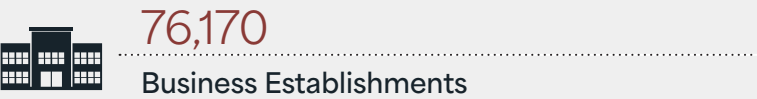
*Source: 2025 Riverside County Economic

TOP 10 GROWING INDUSTRIES (2013-2022)

Riverside County represents a robust workforce to over 74K businesses creating \$104B in Gross Regional Products and \$78B in exports.

1	\$18.7B	Real Estate, Rental & Leasing
2	\$9M	Retail Trade
3	\$8.4B	Healthcare & Social Assistance
4	\$8.3B	Wholesale Trade
5	\$8.1B	Construction
6	\$7.2B	Manufacturing
7	\$5.5B	Transportation & Warehousing
8	\$4B	Administrative, Support, Waste Management Services
9	\$3.4B	Professional, Scientific & Technical Services
10	\$4.3B	Accommodation & Food Services

*GROSS REGIONAL PRODUCT, 2021



4th largest county and fastest growing county by number of housing units for any large county in California.

5th State of California employment development department ranks Riverside County as the 5th largest California county by number of business.



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