



MAJOR A
±46K SF

RETAIL 1
±10K SF

RETAIL 2
±10K SF

MAJOR B
±20K SF

MAJOR C
±25K SF



NOW LEASING!

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: $\pm 3,300$ SF
- 2 PAD C: $\pm 2,400$ SF
- 3 PAD D: $\pm 2,400$ SF

Retail / Grocer / Soft Goods / Daily Needs

- 4 MAJOR C: $\pm 25K$ SF
- 5 MAJOR B: $\pm 20K$ SF
- 6 RETAIL 2: $\pm 10K$ SF
- 7 RETAIL I: $\pm 10K$ SF
- 10 MAJOR A: $\pm 46,400$ SF

Shop / Retail

- 8 SHOPS 3: UP TO $\pm 5,000$ SF
- 9 SHOPS 2: UP TO $\pm 11,000$ SF

----- Expansion Area

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

Retail Site Plan

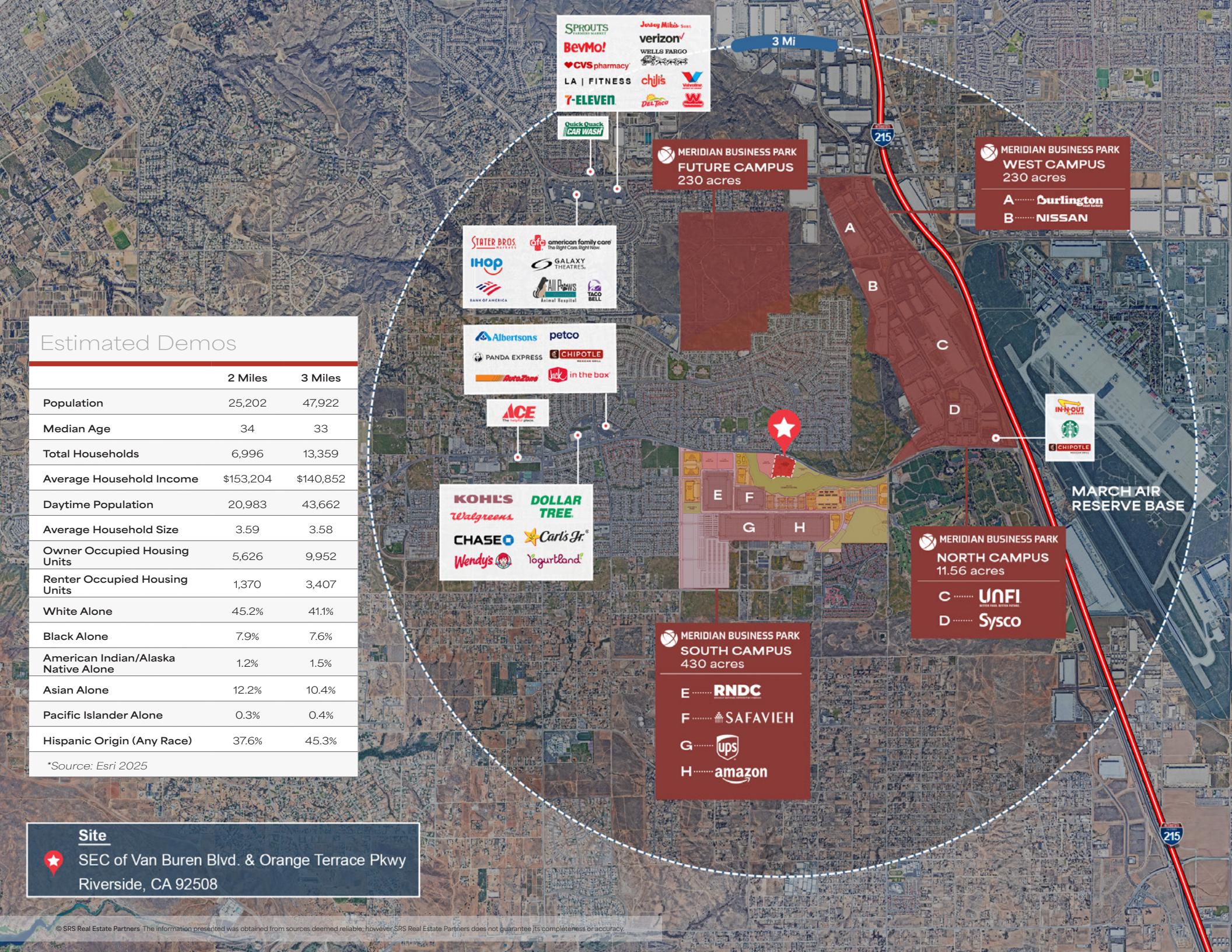
 MERIDIAN
BUSINESS PARK
SOUTH CAMPUS



Site Overview

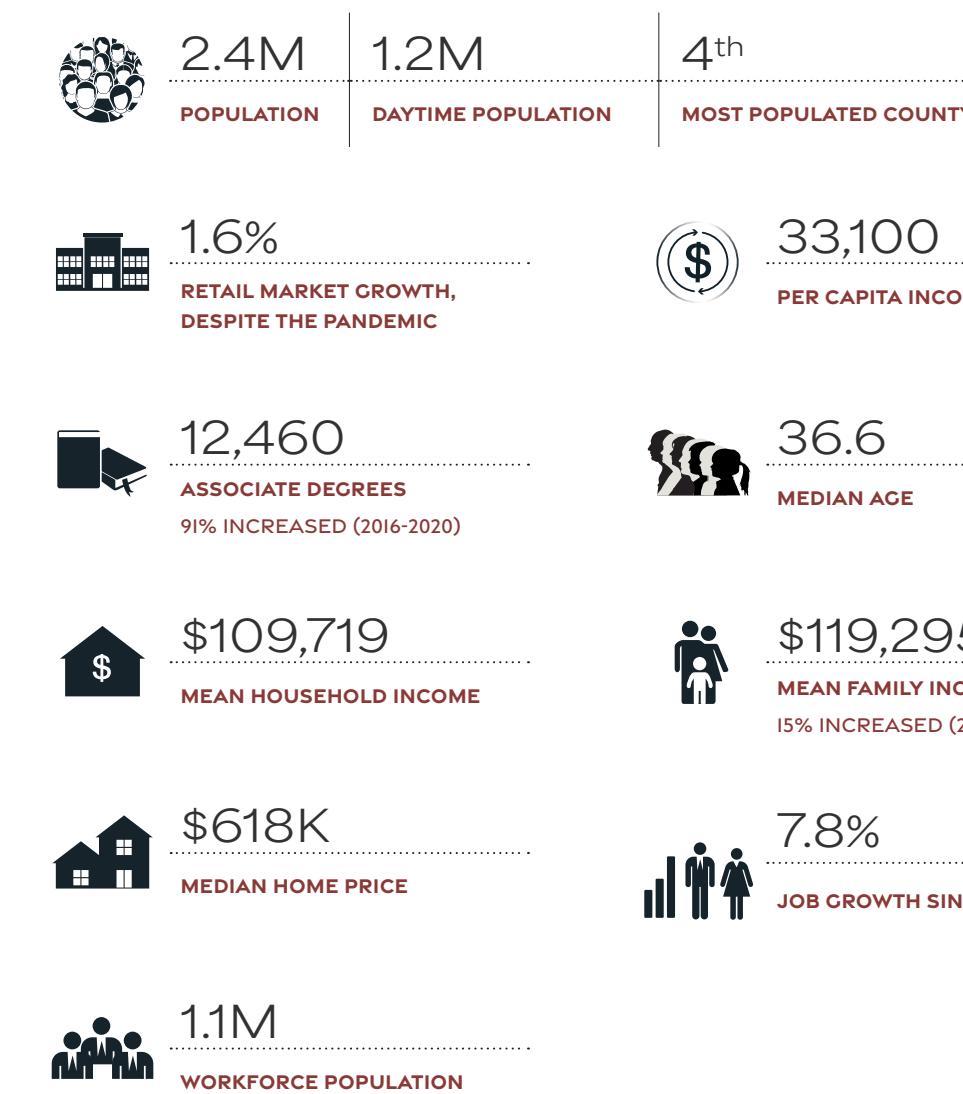
- Savvy, well-funded developer with track record of performing for customers
- Immediate proximity to Meridian Business Park, providing a built-in daytime customer base (over 11,500 employees)
- Close proximity to I-15, 215, state routes 60 and 91 provides regional pull in area with abundant rooftop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





DEMOGRAPHICS

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



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.



For More Information, Contact

NICK WIRICK
951 669 1002
nick.wirick@srsre.com
CA License No. 01304661

TERRISON QUINN
949 698 1107
terrison.quinn@srsre.com
CA License No. 01789657

CASEY MAHONY
949 698 1108
casey.mahony@srsre.com
CA License No. 01886184

CHRIS BEAUCHAMP
951 669 1005
chris.beauchamp@srsre.com
CA License No. 01982753

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RETAIL CENTERS

