

WOODCREST PLAZA

Prime Leasing Opportunities Available Now



17022-17136 Van Buren Blvd
Riverside, CA 92504



IZAELA SANCHEZ

Leasing Specialist

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PLAZA INFORMATION

WOODCREST PLAZA

Woodcrest Plaza is a well-established, high-performing neighborhood shopping center strategically positioned along Van Buren Boulevard, offering excellent visibility and consistent daily traffic. Anchored by a Stater Bros. Markets Blue Ribbon store, the center benefits from strong repeat visitation and serves as a primary shopping destination for the surrounding community.

Woodcrest Plaza is also home to nationally recognized tenants including Del Taco, Jack in the Box, and Michaels, along with a complementary mix of food and retail operators. This dynamic tenant lineup creates a steady flow of customers throughout the day, supporting long-term business success and making the center a convenient, reliable stop for both residents and commuters.

Whether you are an expanding brand or an established business seeking a proven retail environment, Woodcrest Plaza offers an exceptional opportunity to thrive within a strong, community-focused shopping center. With its prime location, recognizable national tenants, and consistent traffic, Woodcrest Plaza is an ideal setting to grow your presence and capture demand.

For additional details or to schedule a private tour, please contact **Izabela Sanchez at Blue Sands Management by emailing IzabelaSanchez@BlueSandsManagement.com or calling (714) 340-7849 EXT 1.**



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SUITE INFORMATION

17092 VAN BUREN BLVD

Available May 1, 2026 Take advantage of this high-visibility retail opportunity before it's gone. Currently operating as a pickup and drop-off dry cleaners with pressing and ironing services (no on-site washing), this flexible suite features a functional front counter and rear workspace, ideal for a variety of service or retail uses. Easily adaptable to fit your vision, this space offers the exposure, traffic, and potential your business needs to grow. Opportunities like this move quickly, call today to schedule a tour. **Contact Izaela Sanchez at Blue Sands Management at (714) 340-7849 EXT 1.**



Sq Ft:	1,200 (Approx.)
Rental Rate Year:	Negotiable
Space Use:	Office/Retail
Lease Terms:	Negotiable



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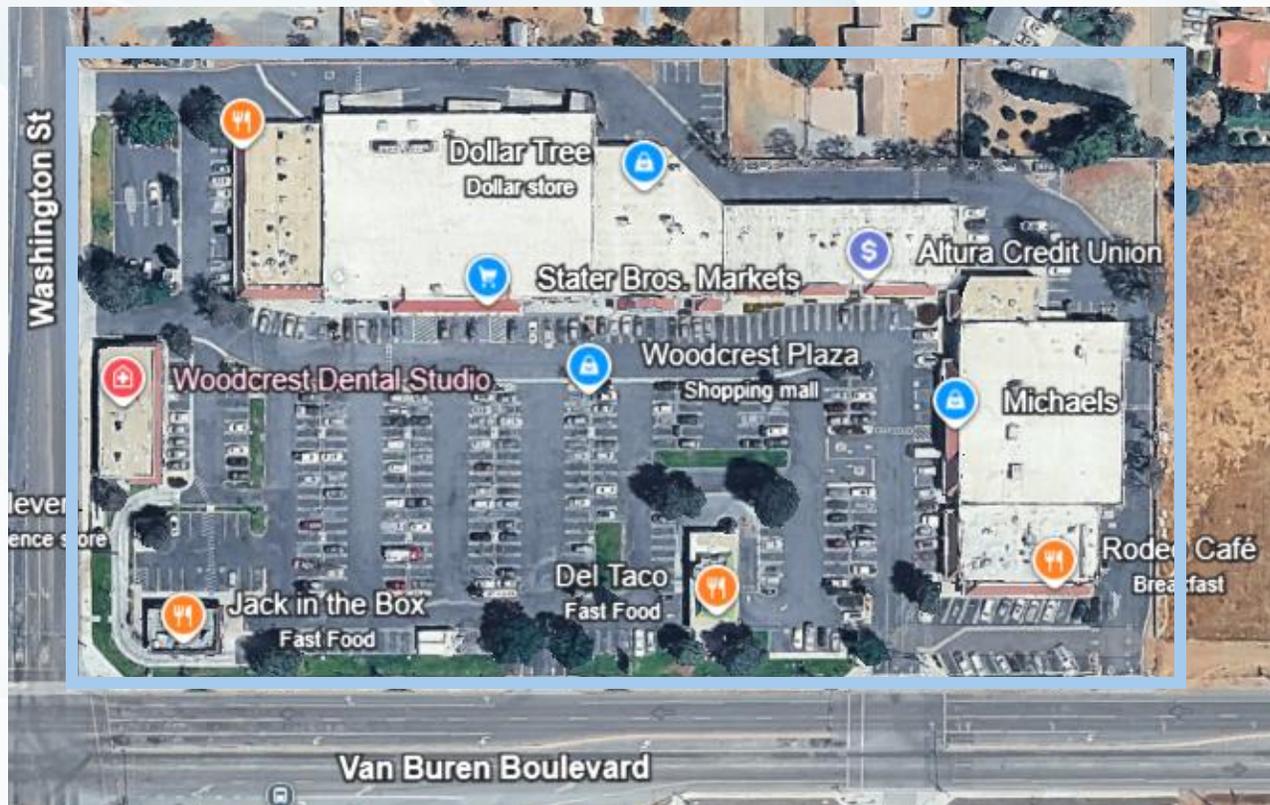


ZONING INFORMATION

WOODCREST PLAZA

Zoning: C-P-S

Commercial Zones List of Permitted Uses



*The zoning information and prohibited uses are being provided as a courtesy. While we strive to ensure the accuracy of this information, it is highly recommended that all potential tenants independently verify zoning details, permitted uses, and any other relevant regulations with the local authorities or appropriate governing bodies prior to proceeding with a lease agreement. The property owner and management make no representations or warranties regarding the accuracy or completeness of this information and shall not be held liable for any discrepancies or omissions.



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DEMOGRAPHICS

Radius	2 miles	5 miles	10 miles
Population			
2020 Population	15,876	121,789	697,706
2024 Population	15,834	121,736	693,928
2029 Population Projection	16,658	128,127	729,487
Annual Growth 2020-2024	-0.1%	0.0%	-0.1%
Annual Growth 2024-2029	1.0%	1.0%	1.0%
Households			
2020 Households	4,703	36,707	199,917
2024 Households	4,575	35,924	194,848
2029 Household Projection	4,792	37,667	204,091
Annual Growth 2020-2024	0.3%	0.2%	0.4%
Annual Growth 2024-2029	0.9%	1.0%	0.9%
Avg Household Size	3.30	3.20	3.30
Avg Household Vehicles	3.00	3.00	2.00
Household Income			
< \$25,000	206	2,849	22,841
\$25,000 - 50,000	479	4,561	33,287
\$50,000 - 75,000	565	5,153	34,735
\$75,000 - 100,000	476	3,846	27,169
\$100,000 - 125,000	478	4,781	24,311
\$125,000 - 150,000	607	4,373	18,945
\$150,000 - 200,000	506	4,193	17,275
\$200,000+	1,258	6,167	16,284
Avg Household Income	\$155,968	\$129,632	\$100,257
Median Household Income	\$128,439	\$108,118	\$81,037

Traffic				
Collection Street	Cross Street	Traffic Volume	Count Year	Distance from Property
Washington St	Van Buren Blvd S	16,950	2025	0.10 mi
Van Buren Blvd	Gardner Ave E	39,749	2025	0.12 mi
Washington St	Van Buren Blvd N	3,702	2025	0.19 mi
Van Buren Blvd	Washington St E	35,518	2025	0.21 mi
Krameria Ave	Washington St W	1,652	2025	0.25 mi
Van Buren Blvd	Gardner Ave W	34,032	2025	0.28 mi
Krameria Ave	Washington St E	1,251	2025	0.31 mi
Washington St	Krameria Ave N	3,598	2025	0.32 mi
Washington St	Dooley Pl SE	7,907	2025	0.44 mi
Golden Star Ave	Washington St SW	431	2025	0.53 mi

*The demographic information is provided as a courtesy and is not intended to be relied upon as definitive or guaranteed. No representation or warranty, express or implied, is made by the property owner or management regarding the accuracy, completeness, or suitability of this information for any purpose. Prospective tenants must conduct their own independent investigation and due diligence. The property owner and management shall not be liable for any errors, omissions, or reliance placed upon this information.



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PROPERTY PHOTOS



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SITE MAP

Woodcrest Plaza

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SUITE	SQ. FT	TENANT
17022	1,689	Jack in the Box
17024 A-B	2,058	Woodcrest Dental
17024 C	2,142	Pacific Pool & Supply
17028	2,100	Mexican Kitchen
17032	1,800	Tommy Salami's
17040	1,660	Tommy Salami's
17042	1,940	Woodcrest Liquor
17050	29,120	Stater Bros.
17070	8,000	Dollar Tree
17072	1,600	TruBliss Fitness
17080	1,855	Del Taco #237
17086	1,800	My Learning Studio
17088	1,800	The Dance Company
17090	1,200	The Dance Company
17092	1,200	Available Suite
17094	2,100	Altura Credit Union
17100	1,800	Kicks Tae Kwon Do
17102	900	Glossy Nails
17120	1,022	Ben's Lock & Safe
17122	960	Cutie Paw
17126	17,640	Michael's
17130	1,200	Send & Receive Mail
17132	1,200	Donut Cravings
17136	4,020	Rodeo Cafe



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