

# CANYON CROSSING

Prime Lots For Lease Available Now



2550-2600 Canyon Springs Pkwy & 6141-6225 Valley Springs Pkwy  
Riverside, CA 92507



**IZAELA SANCHEZ**

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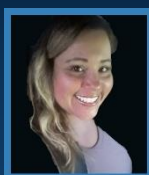
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# SHOPPING CENTER INFORMATION

## CANYON CROSSING SHOPPING CENTER

Located in Riverside, CA, Canyon Crossing Shopping Center is a premier retail destination in the Inland Empire. Boasting exceptional visibility with an average of **270,000 vehicles passing by daily**, this center offers unparalleled exposure for your business. Position your brand in one of the region's most prominent retail hubs and capitalize on the high traffic and prime location.



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# SITE MAP

# Canyon Crossings

2550-2600 Canyon Springs Pkwy &  
6141-6225 Valley Springs Pkwy  
Riverside, CA 92507



PARCEL	SQ. FT	ACRES
PARCEL 1	26,572	0.610
PARCEL 3	43,560	1.000
PARCEL 4	26,572	0.610
PARCEL 6	43,996	1.010
PARCEL 7	33,541	0.770

UNIT	SQ. FT	TENANT
2550-A	14,950	Guitar Center
2550-B-F	6,927	Behavior Lab
2550-G	18,293	Short Term Tenant (Spirit Halloween)
2550-H	15,625	Knock Out Deals
2550-I	20,388	Staples
2550-J,K	73,370	Rancho Belago Childcare
2555	5,280	The Kickin Crab
2585-A	3,000	Round Table Pizza
2585-C	2,219	Waba Grill
2585-E	1,350	Fuego Cravings
2585-F	1,086	Smoke Shop
2585-G	1,197	Cold Stone
2600	45,000	LA Fitness
6141-A	2,451	Vet

UNIT	SQ. FT	TENANT
6141-C	5,500	The Sleep Train
6155	45,875	MOR Furniture
6165 - A,B,C	4,744	Phenix Salon Suites
6165-E	1,569	Inner Brightness Dental
6165-F	1,627	Raise Your Game
6165-G	1,800	Bella Nails & Spa
6187	50,000	John's Incredible Pizza Fat Man Approved Exotic Snax
6211-A	1,463	Positive Pilates
6211-B	1,984	Salon Centric
6211-D	2,457	Pending
6211-E	2,316	Pending
6211-F	1,853	Pending
6211-G	1,625	Happy Teeth Children's Dentistry
6225	7,000	Annie's Café



# ZONING INFORMATION

## CANYON CROSSINGS SHOPPING CENTER

Zoning: CR & MU-U

[Commercial Retail & Mixed-Use Zones List of Permitted Uses](#)



\*The zoning information and prohibited uses for Canyon Crossings 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.



# SITE INFORMATION

Prime Commercial LOT for Lease in High-Traffic Shopping Center

## PARCEL 1



Sq Ft:	26,576
Acres	0.610
Rental Rate:	Negotiable
Zoning:	MU-U
Lease Terms:	Negotiable



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# SITE INFORMATION

Prime Commercial LOT for Lease in High-Traffic Shopping Center

## PARCEL 3



Sq Ft:	43,560
Acres	1.000
Rental Rate:	Negotiable
Zoning:	MU-U
Lease Terms:	Negotiable



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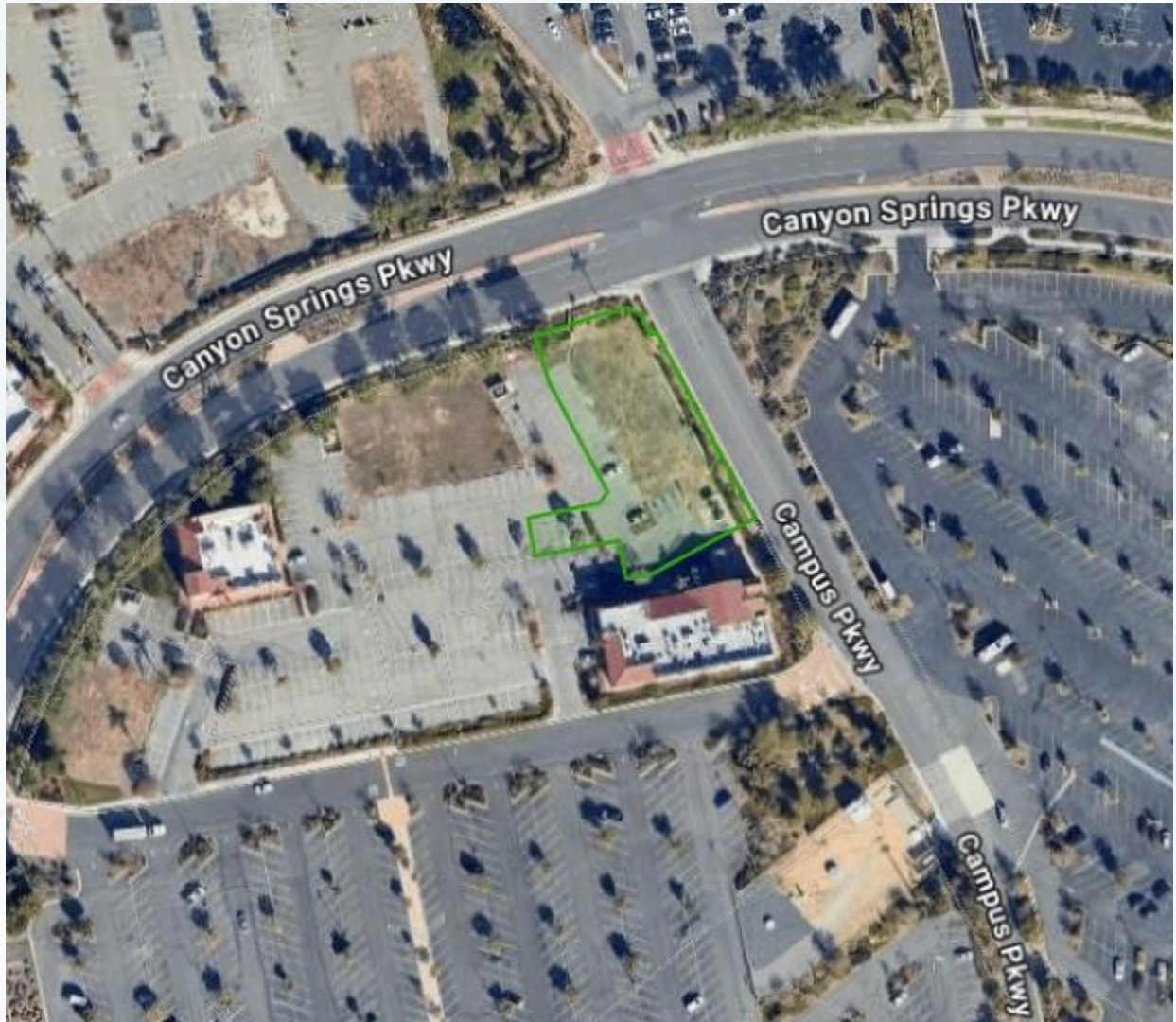
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# SITE INFORMATION

Prime Commercial LOT for Lease in High-Traffic Shopping Center

## PARCEL 4



Sq Ft:	26,572
Acres	0.610
Rental Rate:	Negotiable
Zoning:	MU-U
Lease Terms:	Negotiable



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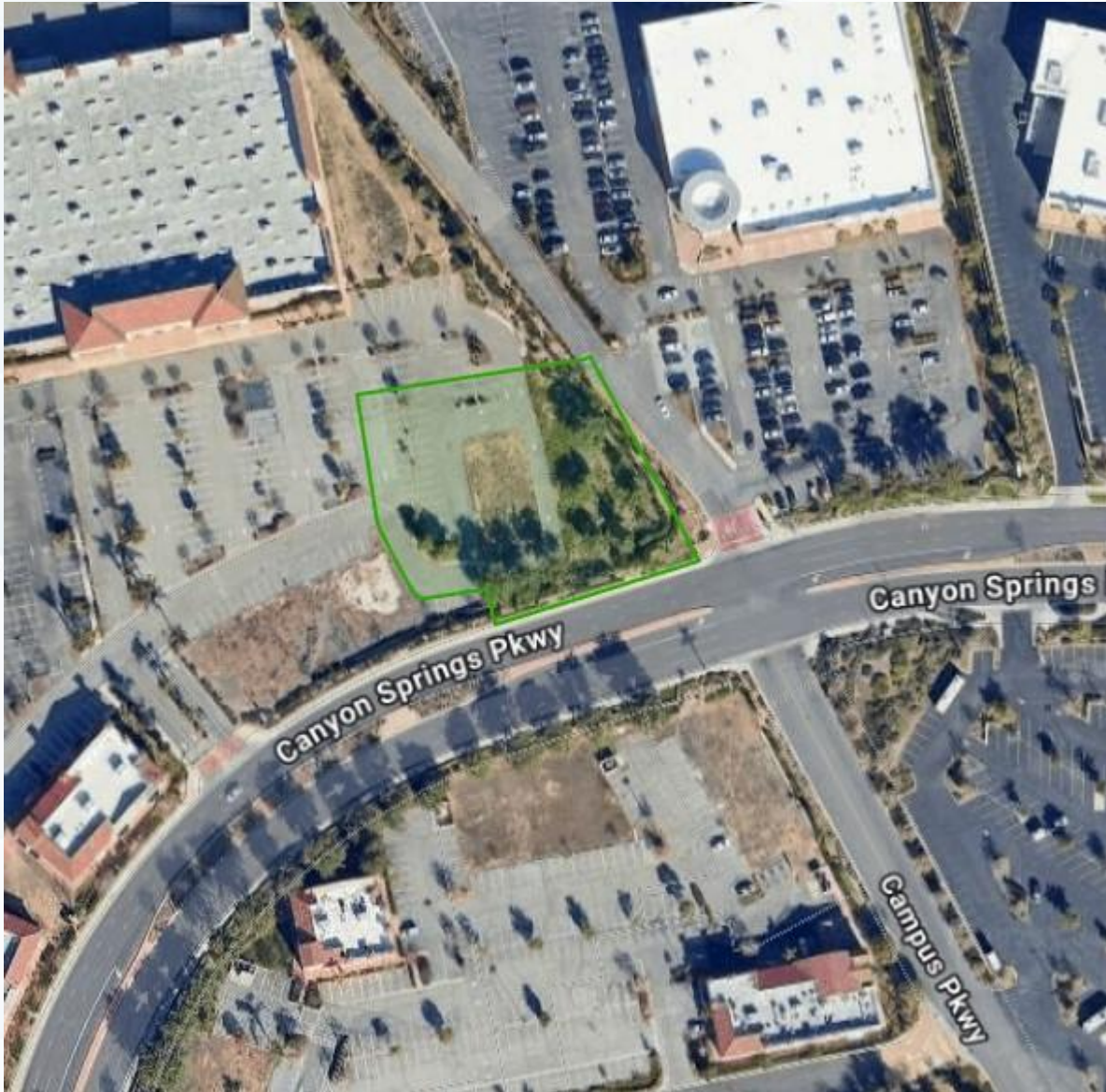


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# SITE INFORMATION

Prime Commercial LOT for Lease in High-Traffic Shopping Center

## PARCEL 6



Sq Ft:	43,996
Acres	1.010
Rental Rate:	Negotiable
Zoning:	MU-U
Lease Terms:	Negotiable



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# SITE INFORMATION

Prime Commercial LOT for Lease in High-Traffic Shopping Center

## PARCEL 7



Sq Ft:	33,541
Acres	0.770
Rental Rate:	Negotiable
Zoning:	MU-U
Lease Terms:	Negotiable



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# Property Photos







# CANYON CROSSING

Prime Leasing  
Opportunities Available  
Now with an Average of  
**270,000 Vehicles Passing  
by Daily**

