

CANYON CROSSING

Prime Leasing Opportunities Available Now



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



IZAELA SANCHEZ

Phone #: (714) 340-7849 EXT 1

Email: IzaelaSanchez@BlueSandsManagement.com

Address: Po Box 17459, Anaheim, Ca. 92817



PLAZA 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.



IZAELA SANCHEZ

Phone #: (714) 340-7849 EXT 1

Email: IzaelaSanchez@BlueSandsManagement.com

Address: Po Box 17459, Anaheim, Ca. 92817



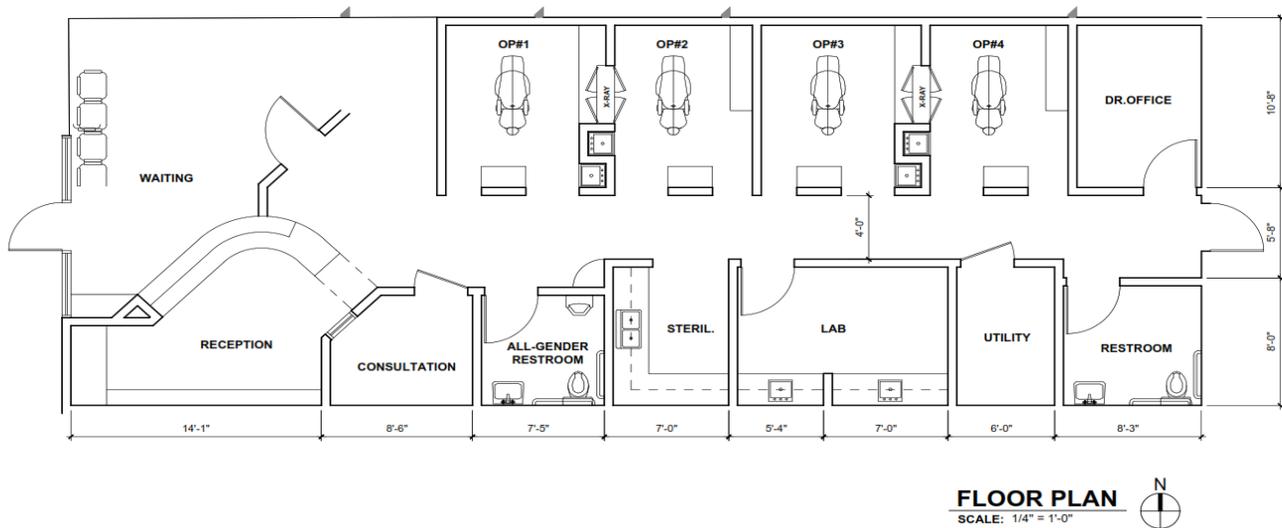
**BLUE SANDS
MANAGEMENT**

SUITE INFORMATION

Prime Commercial Space for Lease in High-Traffic Shopping Center

6165 VALLEY SPRINGS SUITE E

Available for lease in the summer of 2026, this well-maintained dental office offers a turnkey opportunity for medical professionals looking to establish or expand their practice in a high-visibility, high-traffic location. Currently built out as a modern dental clinic, the space is easily adaptable for a wide range of medical uses, making it an ideal fit for an eye doctor, urgent care center, physical therapy clinic, or other healthcare services. The office features multiple exam rooms, private offices, a spacious reception and waiting area, restrooms, and ample on-site parking for both patients and staff. Located in a growing area surrounded by established residential neighborhoods and busy commercial centers, the Canyon Crossings Shopping Center offers excellent exposure and convenient access from major roads. Zoned for medical use and ready for occupancy in summer 2026, this is a rare opportunity to lease a professional, flexible space in a community with increasing demand for local healthcare services. Contact us today for leasing information, floorplans, or to schedule a walkthrough. Spaces like this don't stay on the market for long.



Sq Ft:	1,569 (Approx.)
Rental Rate Year:	Negotiable
Space Use:	Office/Retail
Lease Terms:	Negotiable



IZAELA SANCHEZ

Phone #: (714) 340-7849 EXT 1

Email: IzaelaSanchez@BlueSandsManagement.com

Address: Po Box 17459, Anaheim, Ca. 92817



**BLUE SANDS
MANAGEMENT**

SUITE INFORMATION

2550 CANYON SPRINGS PKWY SUITE G



Sq Ft:	18,293 (Approx)
Rental Rate Year:	Negotiable
Space Use:	Retail
Lease Term:	Negotiable
Frontage:	106 (Approx)



IZAELA SANCHEZ

Phone #: (714) 340-7849 EXT 1

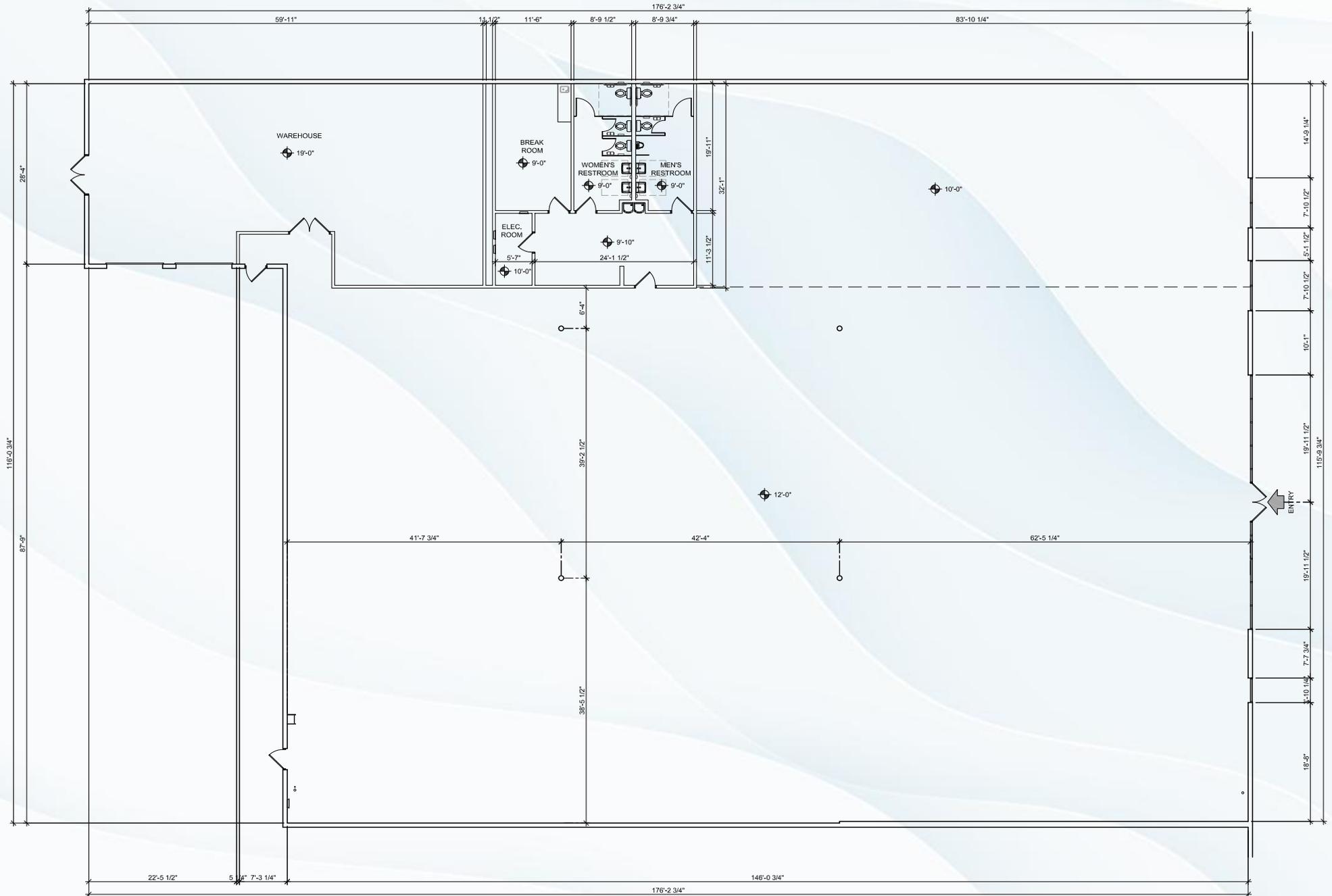
Email: IzaelaSanchez@BlueSandsManagement.com

Address: Po Box 17459, Anaheim, Ca. 92817



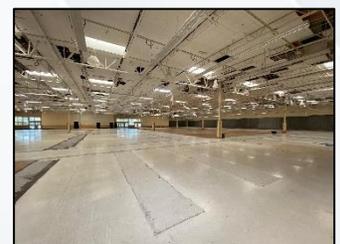
**BLUE SANDS
MANAGEMENT**

SUITE LAY OUT



SUITE INFORMATION

2550 CANYON SPRINGS PKWY SUITE J-K



Sq Ft:	73,370 (Approx)
Rental Rate Year:	Negotiable
Space Use:	Retail
Lease Term:	Negotiable
Frontage:	318 (Approx)



IZAELA SANCHEZ

Phone #: (714) 340-7849 EXT 1

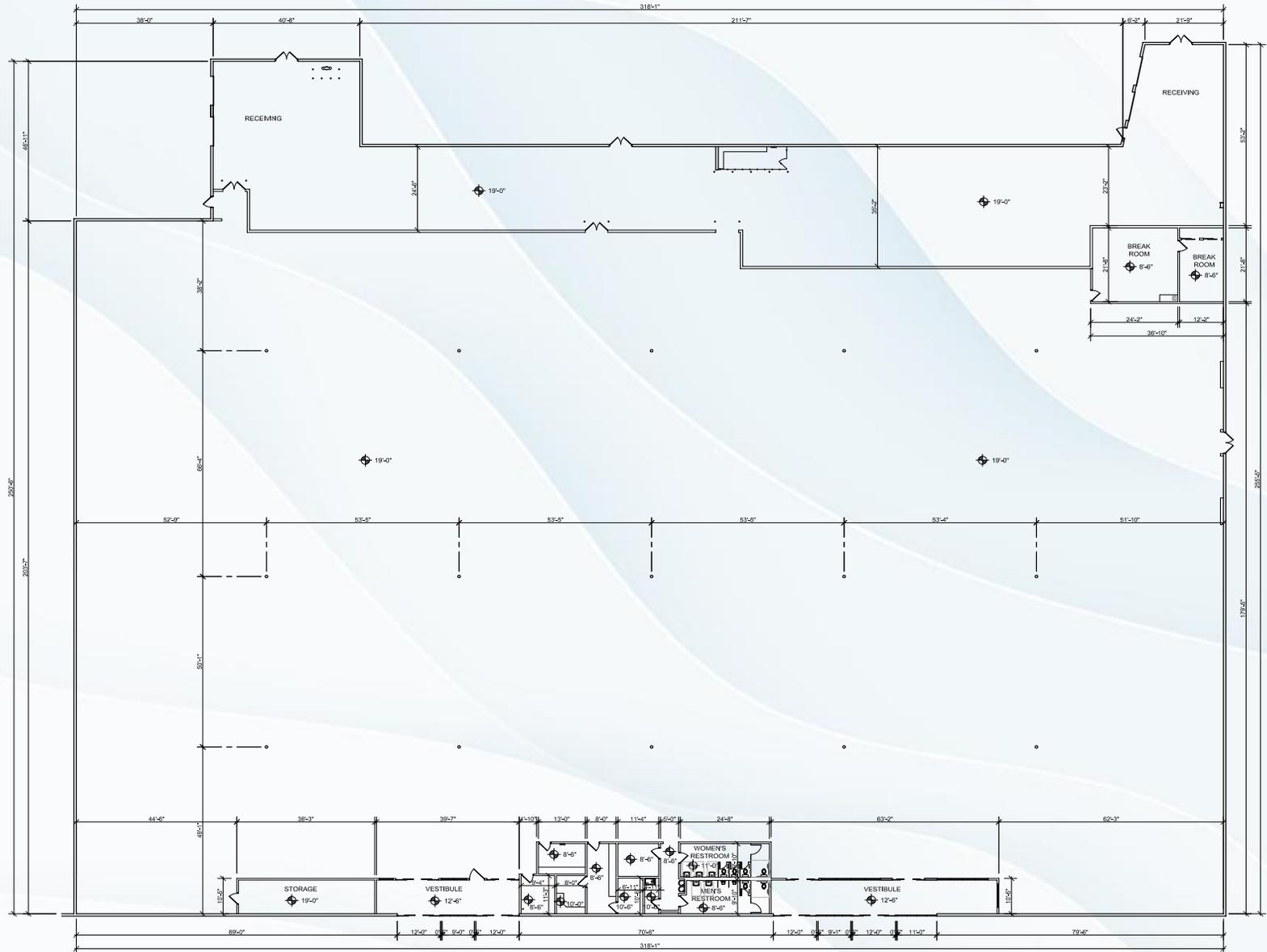
Email: IzaelaSanchez@BlueSandsManagement.com

Address: Po Box 17459, Anaheim, Ca. 92817



**BLUE SANDS
MANAGEMENT**

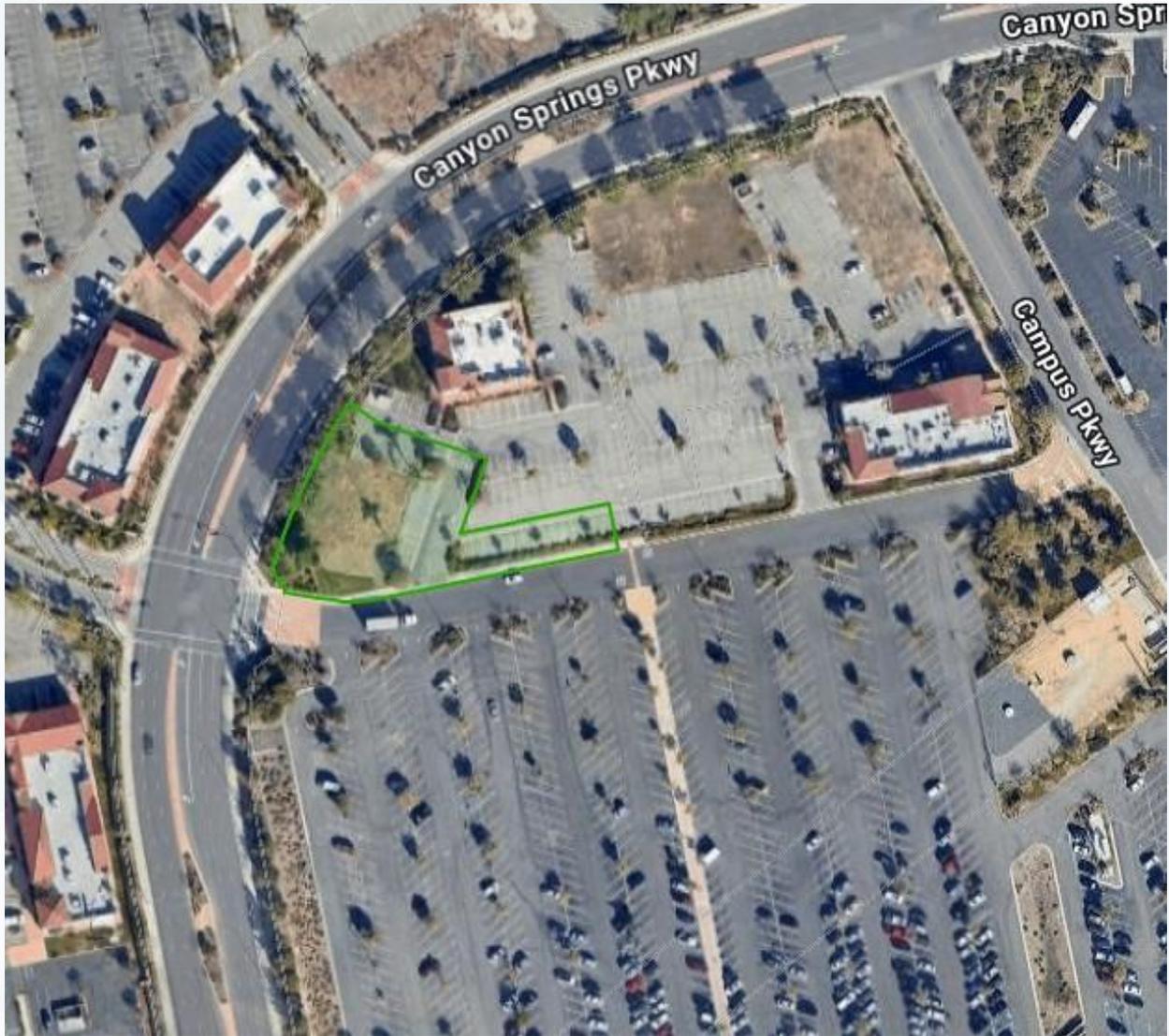
SUITE LAY OUT



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



IZAELA SANCHEZ

Phone #: (714) 340-7849 EXT 1

Email: IzaelaSanchez@BlueSandsManagement.com

Address: Po Box 17459, Anaheim, Ca. 92817



**BLUE SANDS
MANAGEMENT**

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



IZAELA SANCHEZ

Phone #: (714) 340-7849 EXT 1

Email: IzaelaSanchez@BlueSandsManagement.com

Address: Po Box 17459, Anaheim, Ca. 92817

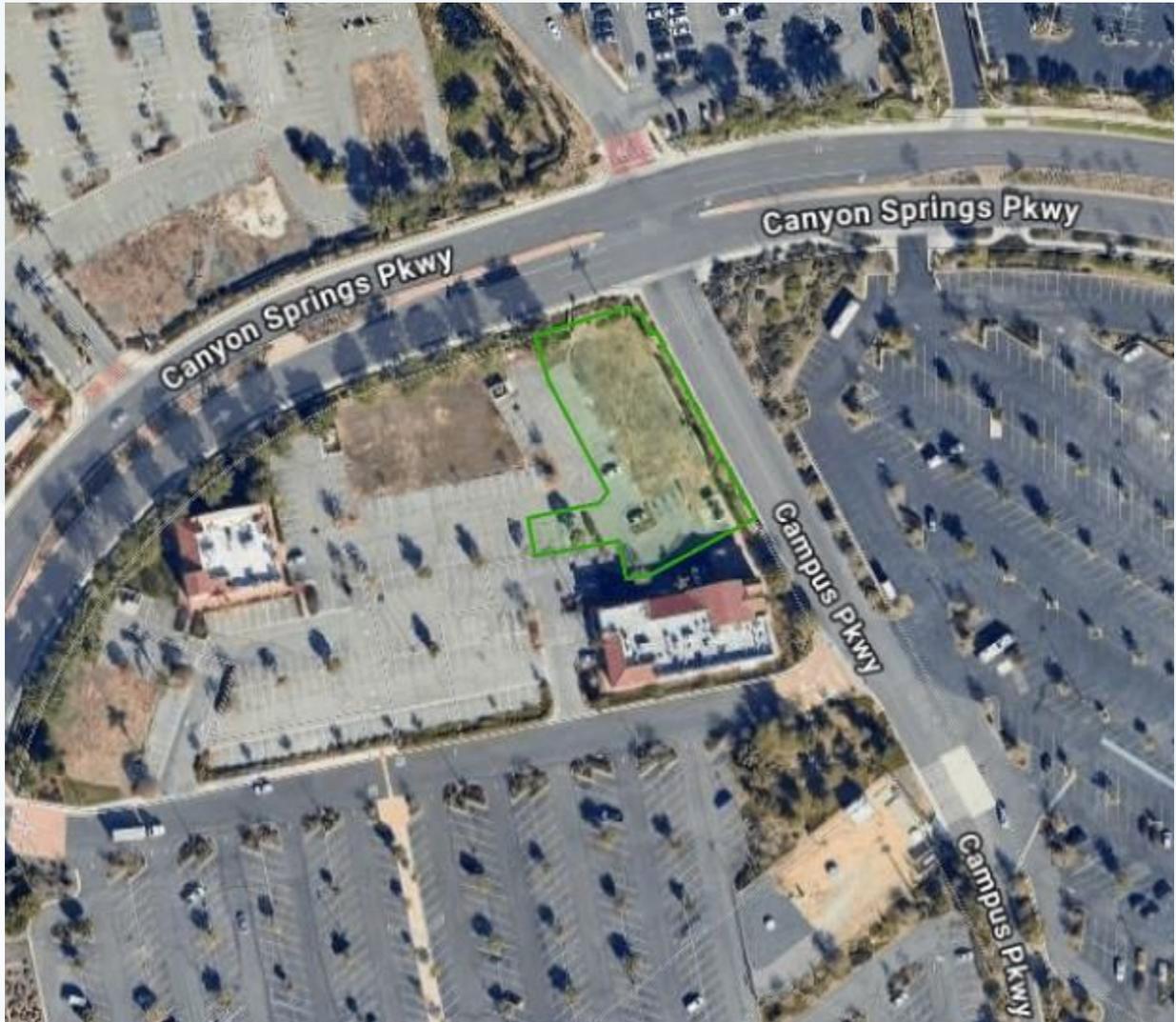


BLUE SANDS
MANAGEMENT

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



IZAELA SANCHEZ

Phone #: (714) 340-7849 EXT 1

Email: IzaelaSanchez@BlueSandsManagement.com

Address: Po Box 17459, Anaheim, Ca. 92817

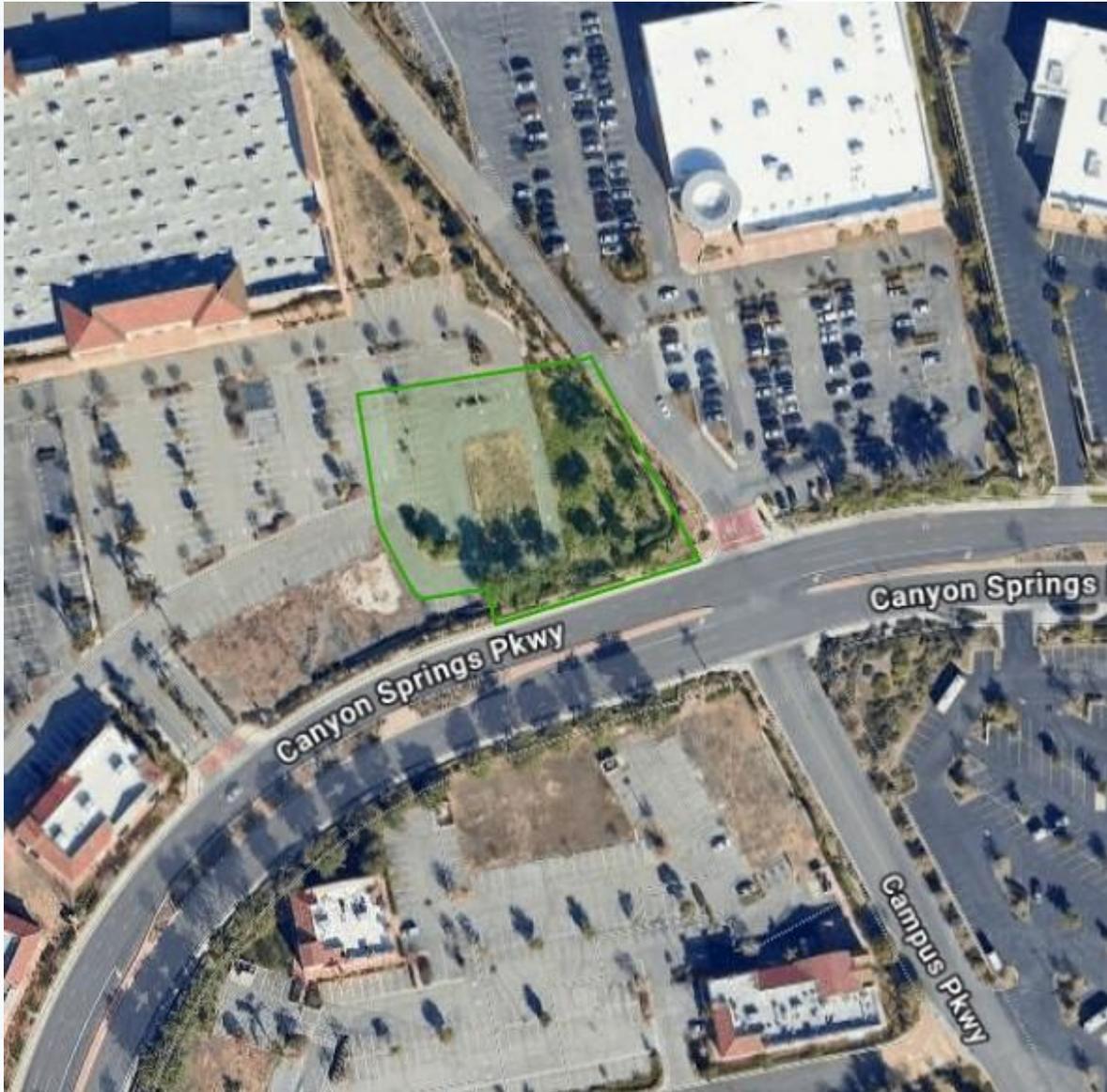


BLUE SANDS
MANAGEMENT

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



IZAELA SANCHEZ

Phone #: (714) 340-7849 EXT 1

Email: IzaelaSanchez@BlueSandsManagement.com

Address: Po Box 17459, Anaheim, Ca. 92817



BLUE SANDS
MANAGEMENT

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



IZAELA SANCHEZ

Phone #: (714) 340-7849 EXT 1

Email: IzaelaSanchez@BlueSandsManagement.com

Address: Po Box 17459, Anaheim, Ca. 92817



BLUE SANDS
MANAGEMENT

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.

DEMOGRAPHICS

COMMERCIAL PLANNING & TRADE-AREA ANALYSIS

POPULATION GROWTH TRENDS

Population within these radii is projected to grow roughly 5% by 2029.

VEHICLE OWNERSHIP

Average households have ~2 vehicles

TRAFFIC COUNTS & VISIBILITY

Major traffic counts near the site reach ~270,000+ vehicles per day on adjacent freeways

Metric	1-Mile	3-Mile	5-Mile
Population	~7-9k	~91-98k	~248-251k
Households	~3-4k	~28-29k	~70k
Median HH Income	~\$72k - \$92k	~\$72k - \$89k	~\$78k - \$93k
Avg HH Size	~3.0	~3.2	~3.3
Median Age	~34	~34	~35
Home Value	~\$390k - \$447k	~\$403k - \$415k	~\$447k

*The demographic information for Canyon Crossings 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.

SITE MAP



Canyon Crossings

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

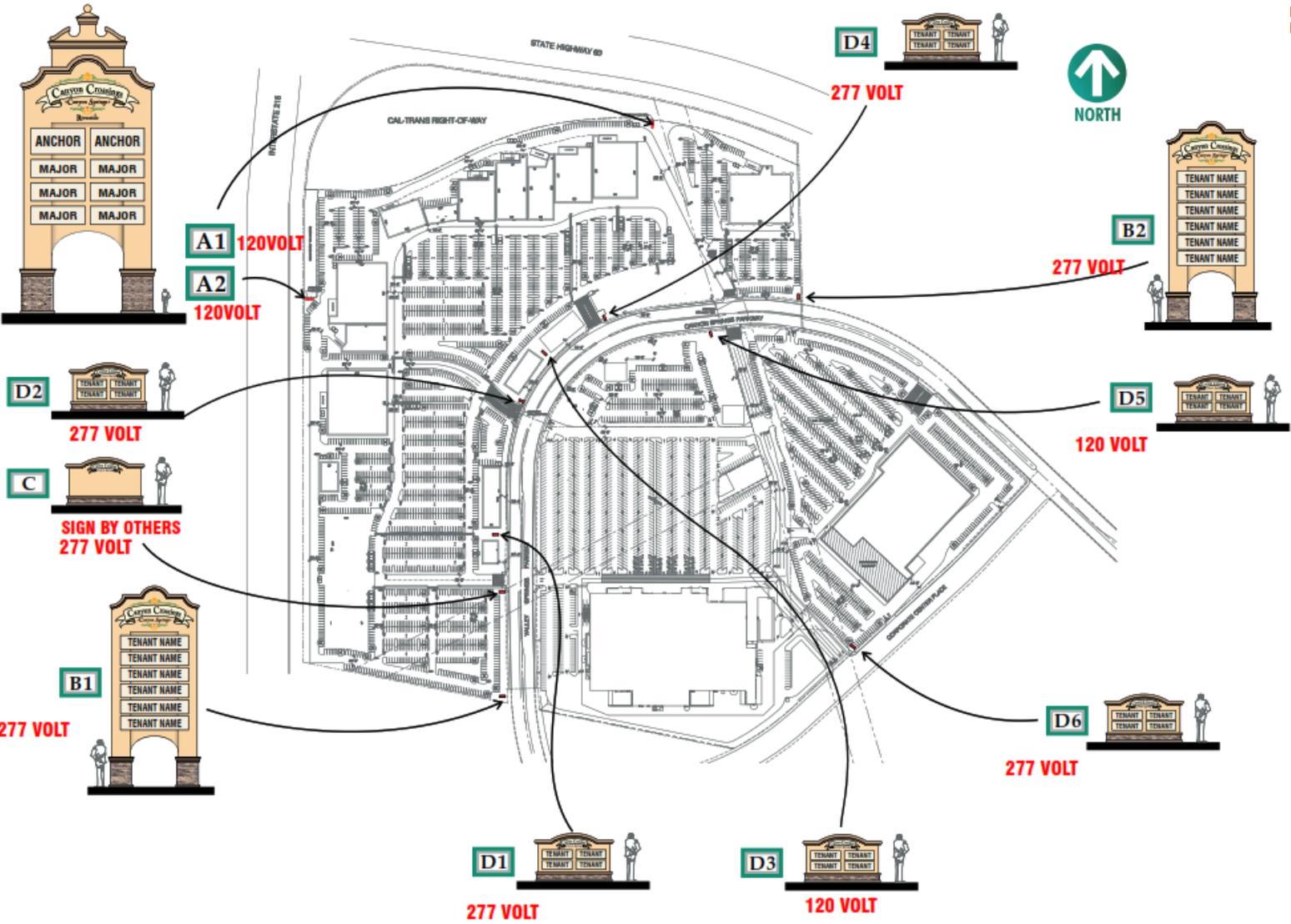
PARCEL	SQ. FT	ACRES
PARCEL 1	26,572	0.610
PARCEL 3	43,560	1.000
PARCEL 4	26,572	0.610
PARCEL 6	43,996	1.010
PARCEL 7	33,541	0.770

UNIT	SQ. FT	TENANT
2550-A	14,950	Guitar Center
2550-B-F	6,927	Behavior Lab
2550-G	18,293	VACANT
2550-H	15,625	Knock Out Deals
2550-I	20,388	Staples
2550-J,K	73,370	VACANT
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	Coming Summer 2026
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	Stamp & Ship
6211-B	1,984	Stamp & Ship
6211-D	2,457	Salon Centric
6211-E	2,316	Inner Brightness Dental
6211-F	1,853	Inner Brightness Dental
6211-G	1,625	Happy Teeth Children's Dentistry
6225	7,000	Annie's Café

SIGNAGE MAP

Site Information:
 CANYON CROSSINGS
 HWY 60 & HWY 215
 RIVERSIDE CA

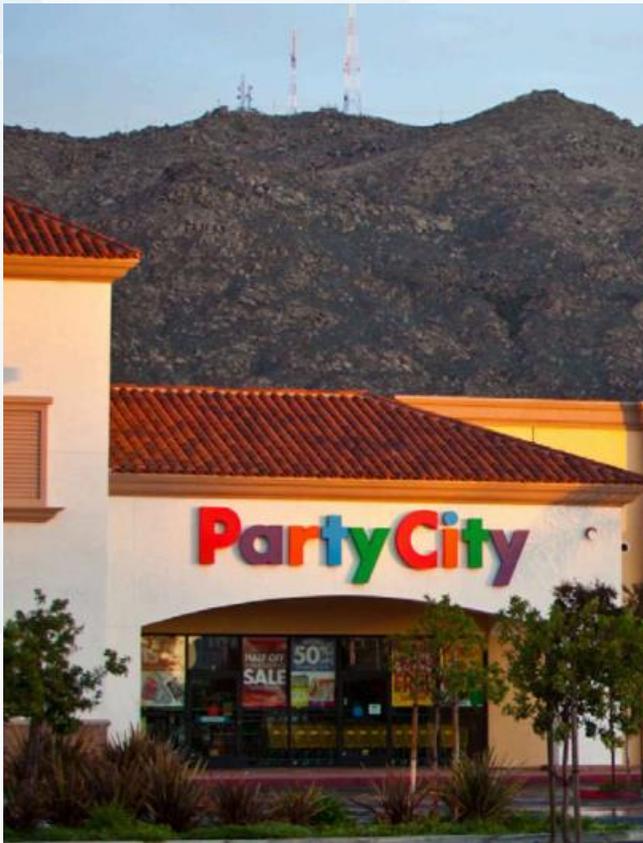


PROPERTY PHOTOS



BLUE SANDS
MANAGEMENT





CANYON CROSSING

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

