

# CANYON CROSSING

Prime Leasing Opportunities Available Now



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



**IZAELA SANCHEZ**

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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.



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**BLUE SANDS  
MANAGEMENT**

# CANYON CROSSING SHOPPING CENTER

## LIST OF AVAILABLE SUITES

Address	Suite #	(Approx) Sq Ft	
2550 Canyon Springs Pkwy	B-F	6,927	Big Box - Retail
2550 Canyon Springs Pkwy	G	18,293	Big Box - Retail
2550 Canyon Springs Pkwy	J-K	73,370	Big Box - Retail

Address	Suite #	(Approx) Sq Ft	
2585 Canyon Springs Pkwy	F	1,086	2 <sup>nd</sup> Generation Restaurant

Address	Suite #	(Approx) Sq Ft	
6141 Valley Springs Pkwy	A	2,451	Medical Office (Urgent Care)

Address	Suite #	(Approx) Sq Ft	
6165 Valley Springs Pkwy	F	1,627	Retail Suite

Address	Suite #	(Approx) Sq Ft	
6211 Valley Springs Pkwy	A	1,463	Retail Suite
6211 Valley Springs Pkwy	B	1,984	Retail Suite
6211 Valley Springs Pkwy	E	2,316	Retail Suite
6211 Valley Springs Pkwy	F	1,853	Retail Suite

Address	(Approx) Sq Ft	
6225 Valley Springs Pkwy	7,000	2 <sup>nd</sup> Generation Restaurant (Free Standing Building)



## PRIME LEASING OPPORTUNITIES

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



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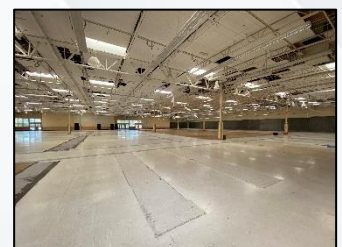
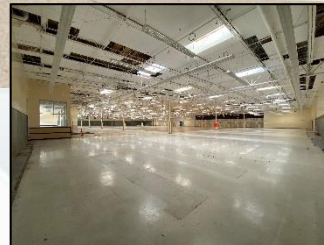


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# SUITE INFORMATION

## 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)



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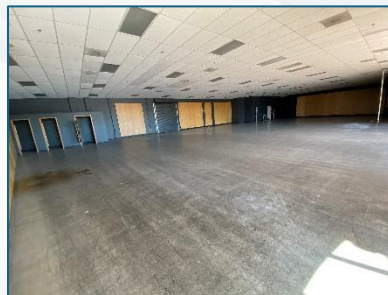
Address: Po Box 17459, Anaheim, Ca. 92817



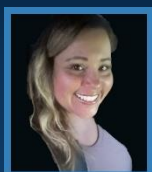
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# SUITE INFORMATION

## 2550 CANYON SPRINGS PKWY SUITE B-F



<b>Sq Ft:</b>	6,927 (Approx)
<b>Rental Rate Year:</b>	Negotiable
<b>Space Use:</b>	Retail
<b>Lease Term:</b>	Negotiable
<b>Frontage:</b>	107 (Approx)



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# 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)



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# SITE MAP

## 2550 CANYON SPRINGS PKWY

UNIT	SQ. FT	TENANT
2550-A	14,950	Guitar Center
2550-B-F	6,927	No Tenant
2550-G	18,293	No Tenant
2550-H	15,625	Party City
2550-I	20,388	Staples
2550-J-K	73,370	No Tenant



STATE HIGHWAY 60

6155

PARCEL 9

PAD (VACANT)



# Property Photos







# CANYON CROSSING

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

