



**JOIN THESE TENANTS:**



**FEATURES:**

- ±10,000 SF spaces available.
- Anchored by one of California's highest volume Target stores.
- Easily accessible location with direct access to the 60 and 215 freeways.
- Rare vacancy in the already established city of Riverside!
- Major retail synergy!



**SITE DEMOGRAPHICS**

POPULATION	AVERAGE HOUSEHOLD INCOME	DAYTIME POPULATION
3 mile radius	3 mile radius	3 mile radius
<b>101,720</b>	<b>\$74,299</b>	<b>58,776</b>

**Jay Nichols**  
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**Brian Tressen**  
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1	Valley Gateway Plaza
2	Canyon Springs Marketplace
3	Towngate Crossings
4	Towngate Promenade
5	State Compensation Insurance Fund
6	Riverside County Assessor-County Clerk-Recorder

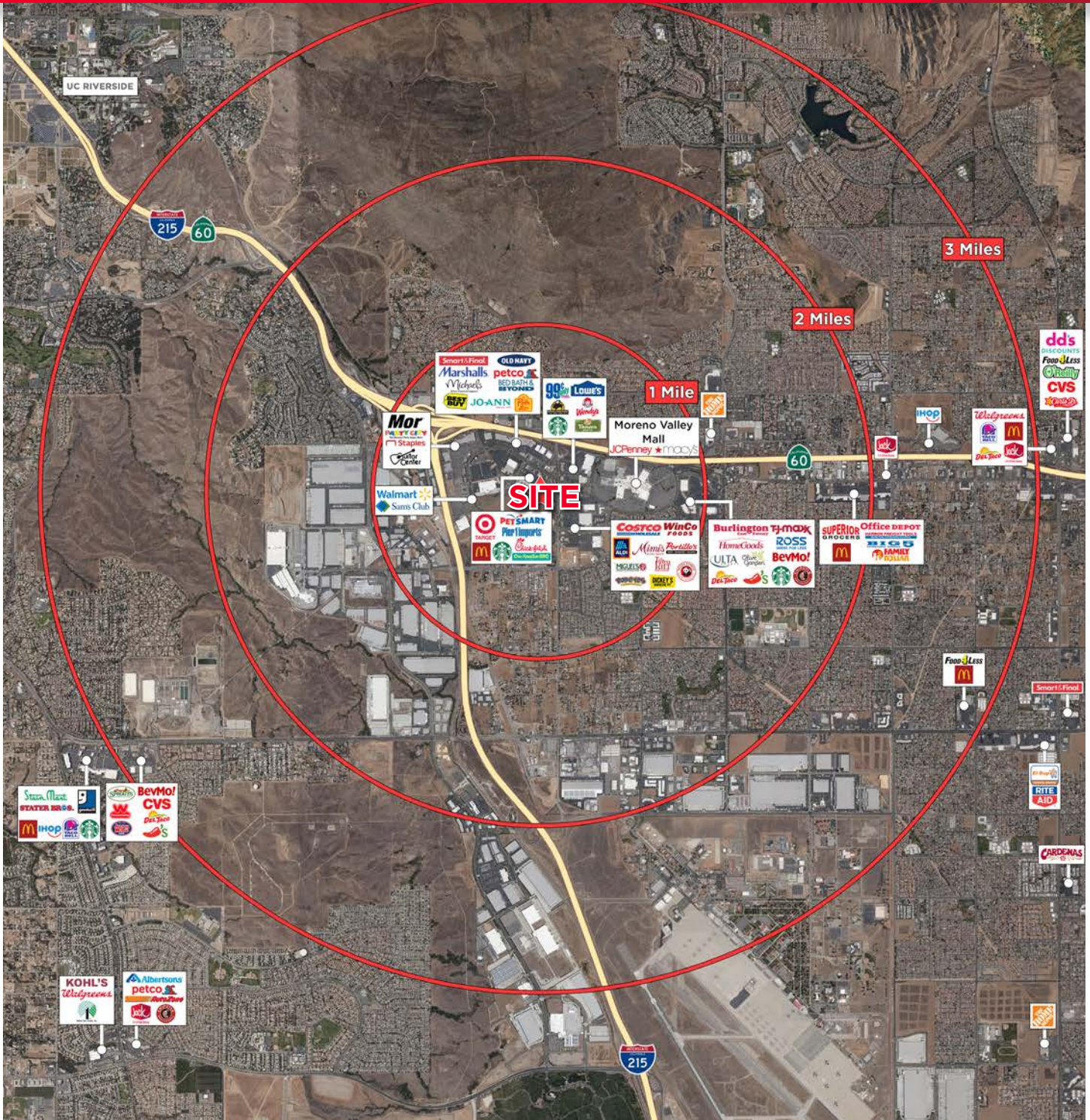
Traffic Counts Powered By INRIX: Leading Source for Real-Time Parking and Traffic Information.

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