

# Valley Gateway Plaza

2663 Canyon Springs Parkway, Riverside, CA 92507



## Demographics

	1-Mile	3-Mile	5-Mile
Population	10,502	95,688	251,912
Households	3,116	28,390	71,874
Avg HH Income	\$77,326	\$79,780	\$88,622

Source: Esri, 2020

## Property Highlights

143,350 Gross Leasable Area

12.41 Total Acres

251,912 5 Mile Population

- Located at the SEC of Interstate 215 & Highway 60, the primary retail destination within Riverside, CA.
- Ideally situated adjacent to the new Walmart Supercenter and across from Target, LA Fitness, Staples, Party City, Petco, Old Navy, and Bed Bath and Beyond amongst others.
- Up to 126,000 square foot contiguous space available and demisable to 15,000 square feet.
- Approximately 8,000 square foot pad available along Canyon Springs Parkway.

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## Current Tenants

1 Hobby Lobby 55,615 SF 2 At Home 87,735 SF

## Available/Coming Soon

7 Available