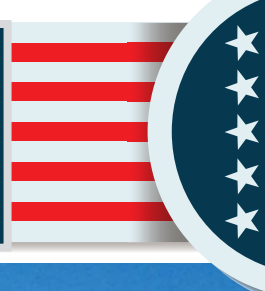


# PHASE 1 NOW PRE-LEASING

## COMMUNITY SHOPPING CENTER & HOTEL DEVELOPMENT



### COMING SOON:



### HIGHLIGHTS:

- Phase I: Hampton Inn & Home 2 Suites Hotel, TBD Gas Station.
- Pads and Shops For Lease
- Underserved trade area with a strong employment base and growing residential population
- Strong traffic counts at major freeway on/off ramps bordering the Project over 3.5 m SF built and occupied
- Construction is estimated to commence in late 2018 to early 2019. Pad and Shop delivery is estimated to be early to mid-2019
- Van Buren Blvd is projected to carry approximately 72,000 cars per day. For further information on the Riverside County Transportation Department and the I-215/Van Buren Interchange visit the following link: <http://rcprojects.org/215vanburen/>
- Part of the Meridian Business Park which is a 1,290-acre master-planned commerce center in the heart of Southern California's Inland Empire. At completion, Meridian will be home to 16 million square feet of building space and over 15,000 jobs.

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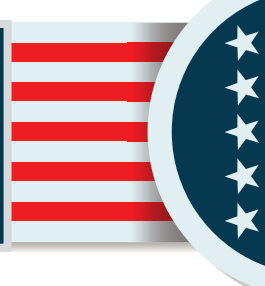


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# PHASE 1 NOW PRE-LEASING

## COMMUNITY SHOPPING CENTER & HOTEL DEVELOPMENT



NWC VAN BUREN BLVD.  
& I-215 | RIVERSIDE, CA

### SITE PLAN

Shops A & B are available for Ground Lease or BTS. The developer will also consider multi-tenant shop space from 1,200sf up to 7,435sf (Contact Broker for details)



V A N B U R E N B L V D .

# PHASE 1 NOW PRE-LEASING

## COMMUNITY SHOPPING CENTER & HOTEL DEVELOPMENT



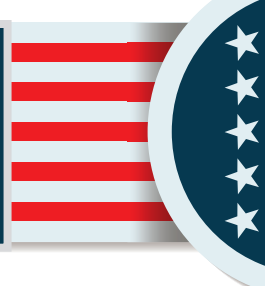
NWC VAN BUREN BLVD.  
& I-215 | RIVERSIDE, CA

**AERIAL**



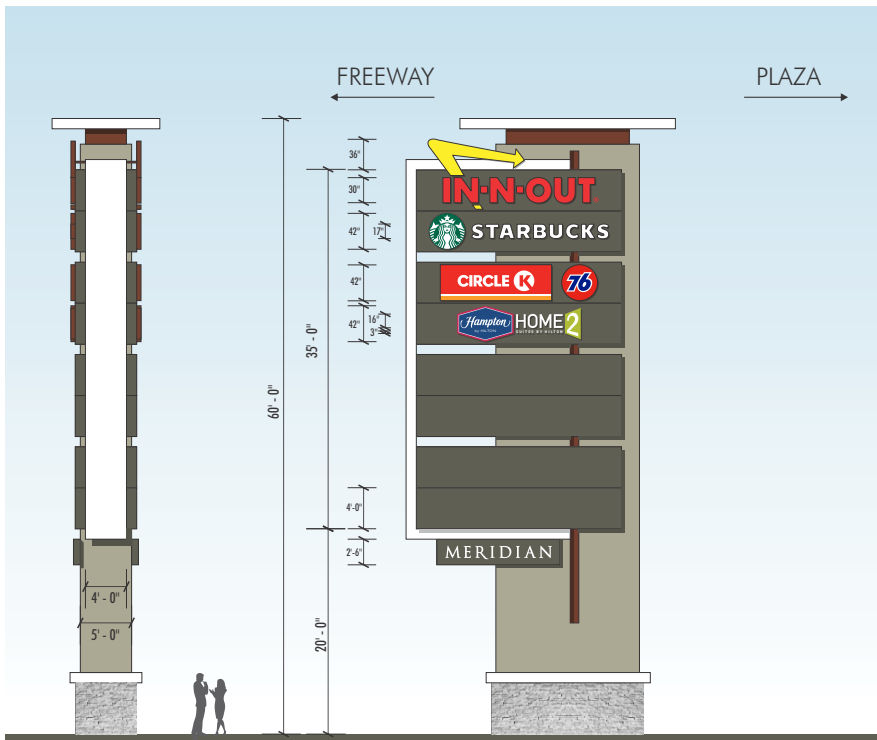
# PHASE 1 NOW PRE-LEASING

## COMMUNITY SHOPPING CENTER & HOTEL DEVELOPMENT



NWC VAN BUREN BLVD.  
& I-215 | RIVERSIDE, CA

### FREEWAY PYLON SIGNAGE

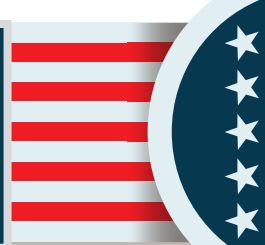


### BIRDS EYE AERIAL



# PHASE 1 NOW PRE-LEASING

## COMMUNITY SHOPPING CENTER & HOTEL DEVELOPMENT



### DEMOGRAPHICS

	3 mile	5 mile	7 mile
Average HH Income	\$81,112	\$80,756	\$85,377
2017 Population	72,701	226,676	368,667
Daytime Population	19,934	59,575	73,513

### TRAFFIC COUNTS

43,000 ADT	120,000 ADT
Van Buren Blvd.	Van Buren Blvd. & I-215 Freeway

\*Source: Regis Online



NWC  
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