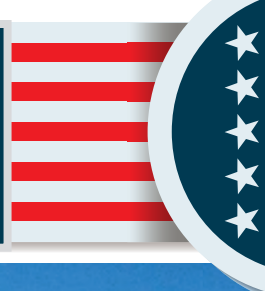


PHASE 1 NOW PRE-LEASING

COMMUNITY SHOPPING CENTER & HOTEL DEVELOPMENT



UNDER CONSTRUCTION/JOIN:



HIGHLIGHTS:

- Now Pre-Leasing Phase 1 – Fast Food Drive Through and Restaurant Pads Available For Ground Lease or BTS and Shop Space For Lease 999sf – 3,549sf.
- Prominent Freeway Pylon & Van Buren Blvd Monument Signage Available
- 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 mid 2020. Pad and Shop delivery is estimated to be to late-1st Qtr to early 2nd Qtr 2020.
- 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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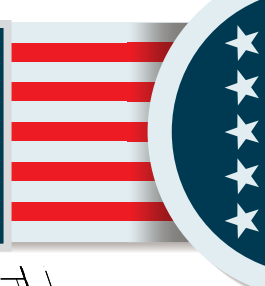


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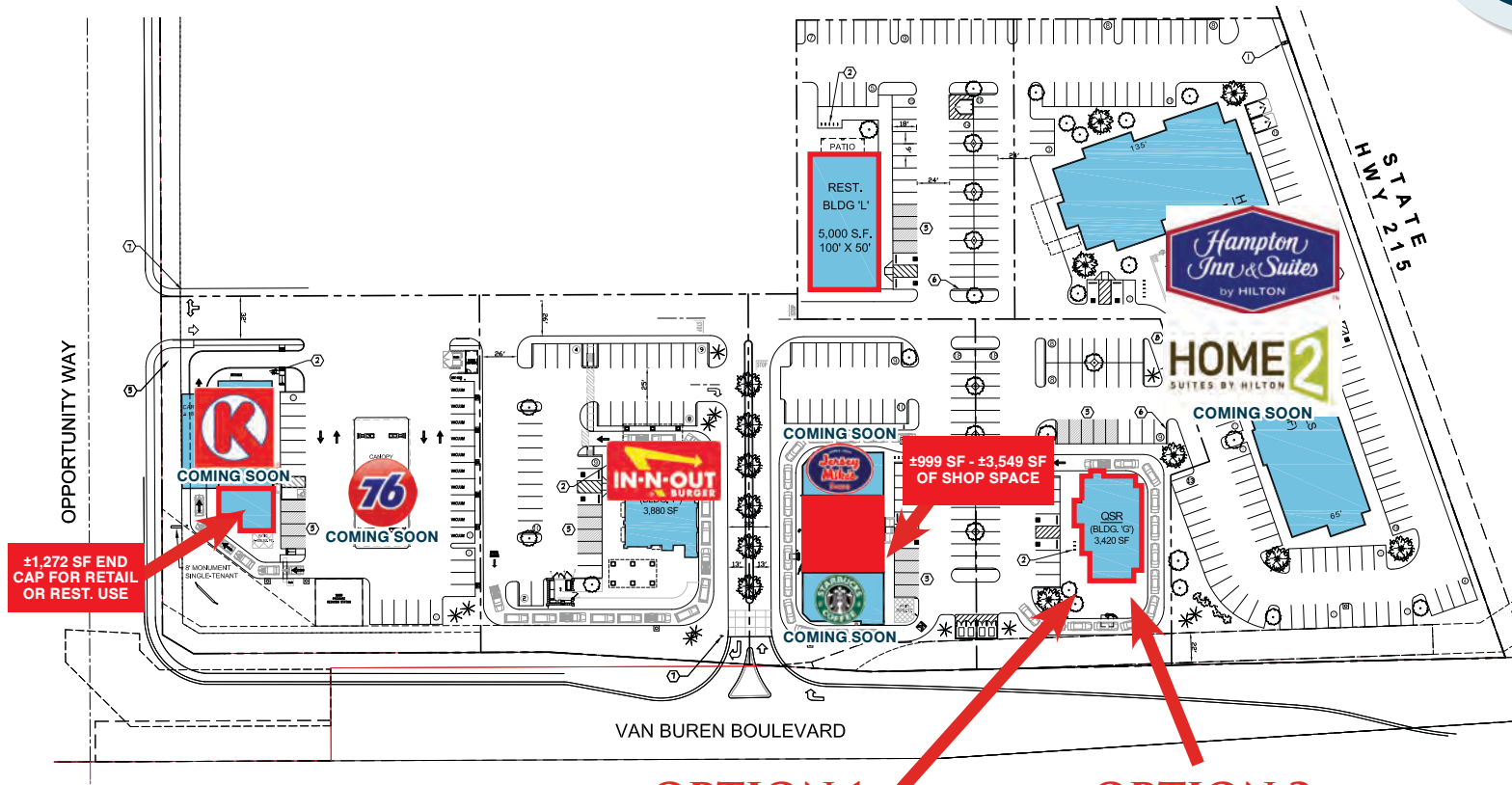
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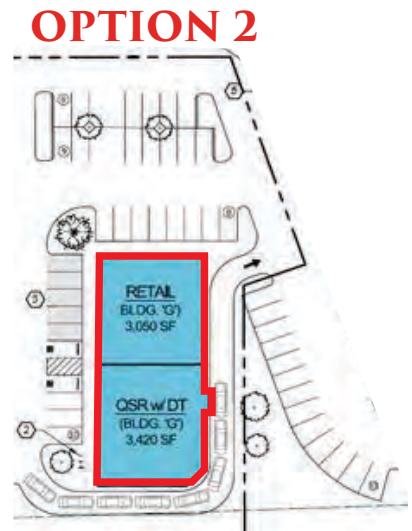
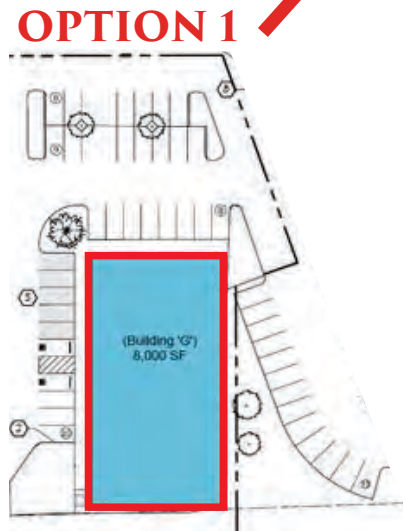


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PRELIMINARY SITE PLAN

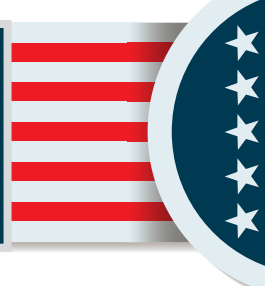


[CLICK HERE TO VIEW VIDEO](#)



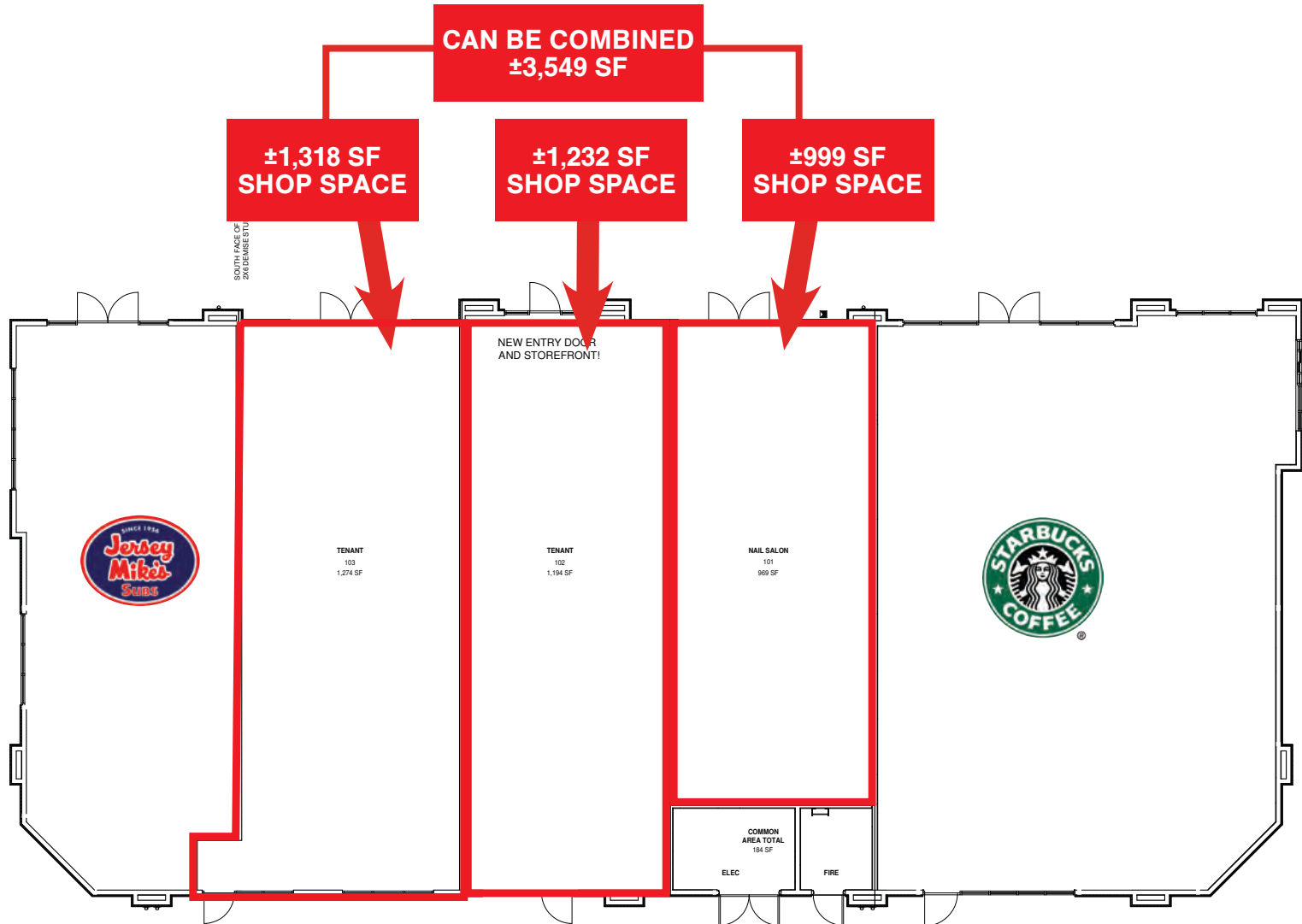
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DEMISING PLAN



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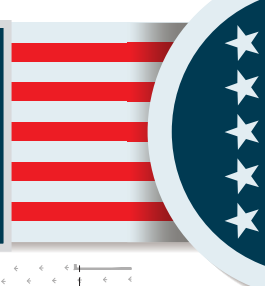
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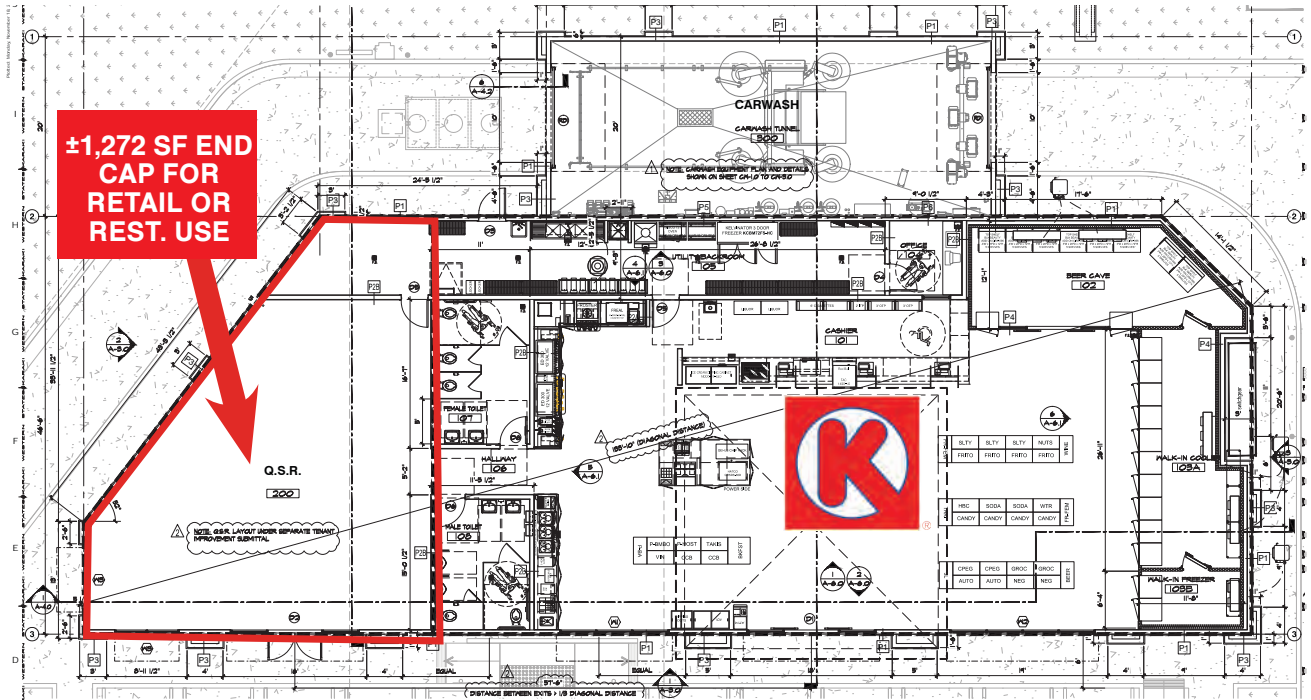
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DEMISING PLAN & ELEVATIONS



Bldg. "C-Store" East/Front

Maximum 75% of Fascia/Bldg. Element
Max. 75% of Fascia/Bldg. Element  **Tenant Sign**
This example is considered One (1) Sign



Bldg. "C-Store" South (faces Van Buren Blvd.)



Bldg. "C-Store" North



Bldg. "C-Store" West/Rear (faces Opportunity Way)

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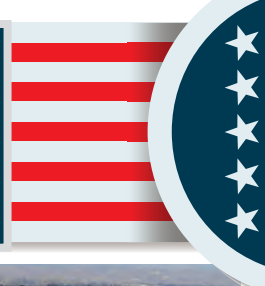
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**CONSTRUCTION
PHOTOS**



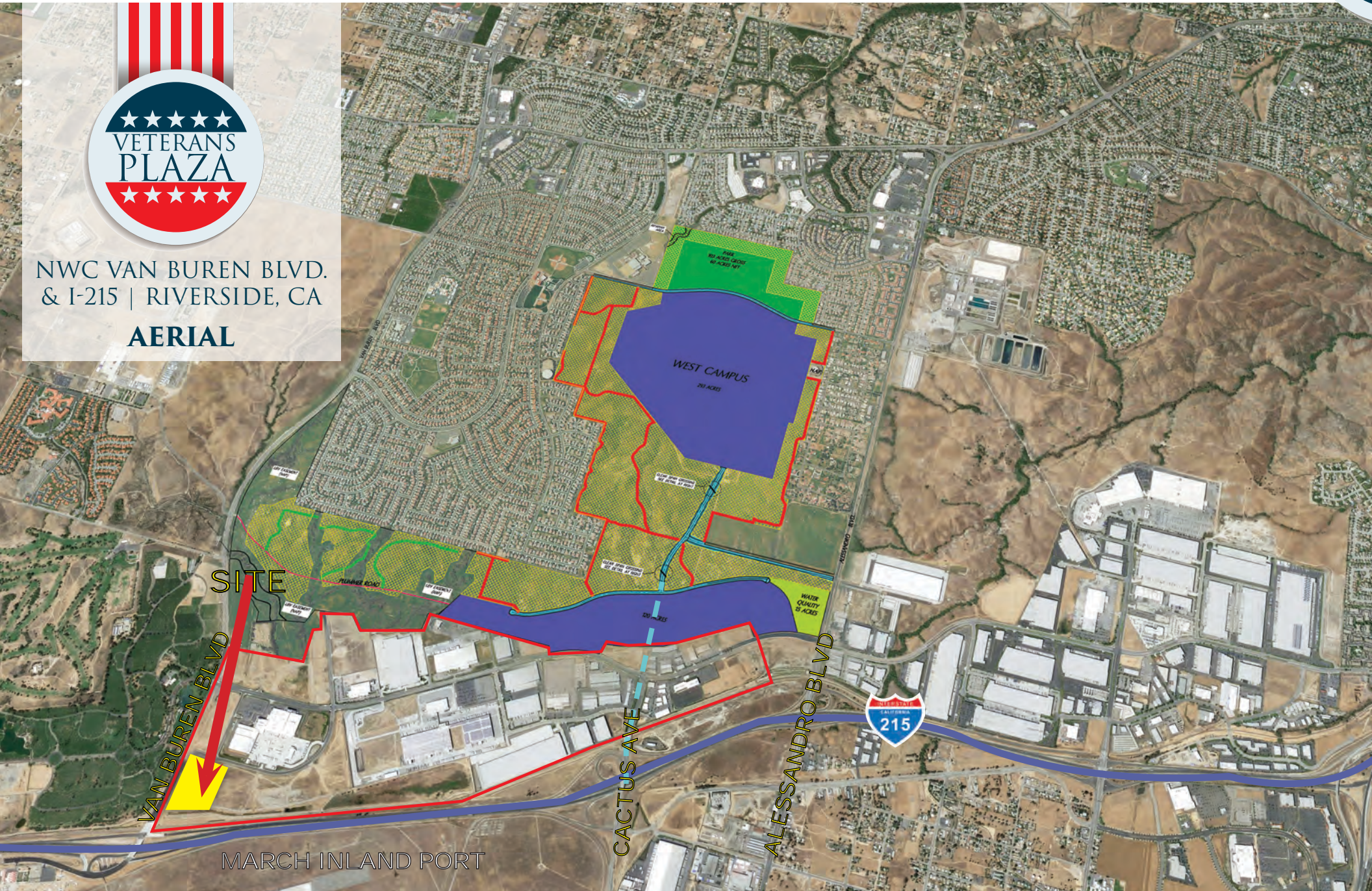
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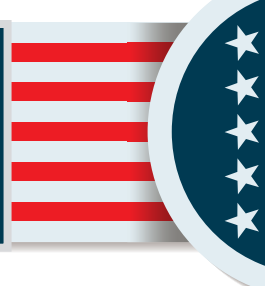
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AERIAL



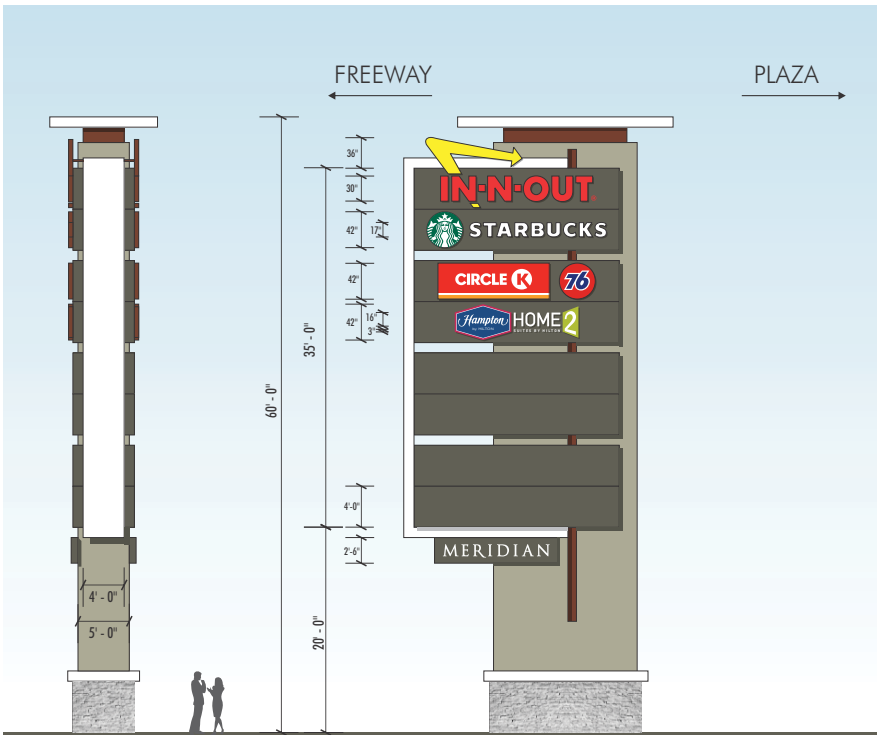
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FREEWAY PYLON SIGNAGE

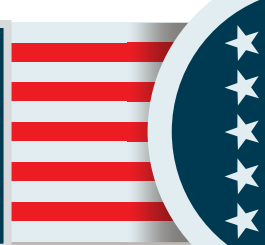


BIRDS EYE AERIAL



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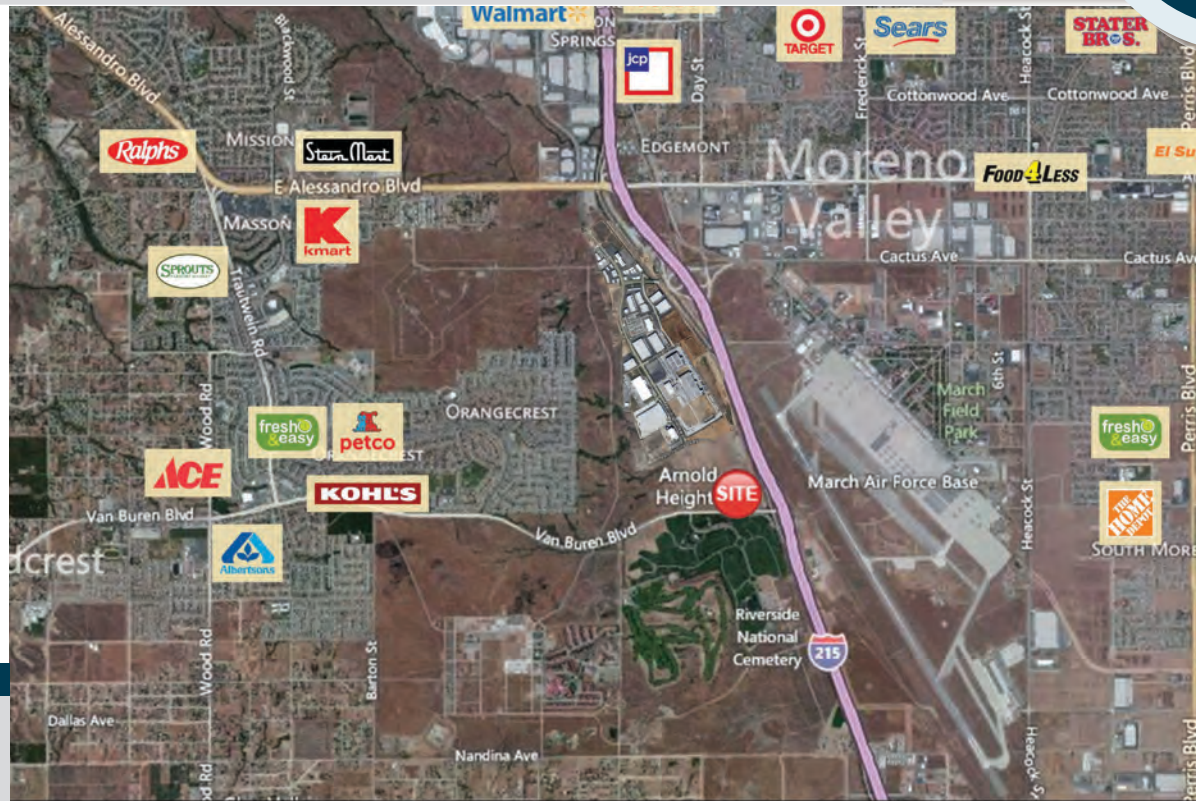
DEMOGRAPHICS

	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



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