

CANYON SPRINGS MARKETPLACE

2620-2698 Canyon Springs Parkway | Riverside, CA 92507
Day Street & 60 Fwy

FOR LEASE



FEATURES

- 4,320 SF-18,300 SF Available
- Strategically located in the center of the main retail hub that serves the cities of Riverside and Moreno Valley
- Co-tenants include: Marshalls, Old Navy, Petco, Big Lots, Bed Bath & Beyond, Best Buy, LA Fitness, Michael's, Smart & Final and many more
- Freeway Visible Pylon Signage Available
- Serving a trade area of over 500,000 people including Moreno Valley, Eastern Riverside, Perris and Jurupa Valley
- Extreme Visibility with exposure to over 152,000 CPD on Day Street and the 60 FWY

DEMOGRAPHICS

	3 MILES	5 MILES	10 MILES
Population	79,663	218,214	646,723
Average Income	\$63,881	\$71,175	\$71,341
Daytime Population	27,762	56,175	259,335

TRAFFIC COUNTS

130,000 CPD on 60 Fwy & 22,000 CPD on Day Street

* Derived from Sites to Do Business



[VISIT INTERACTIVE MAP](#)

PROGRESSIVE
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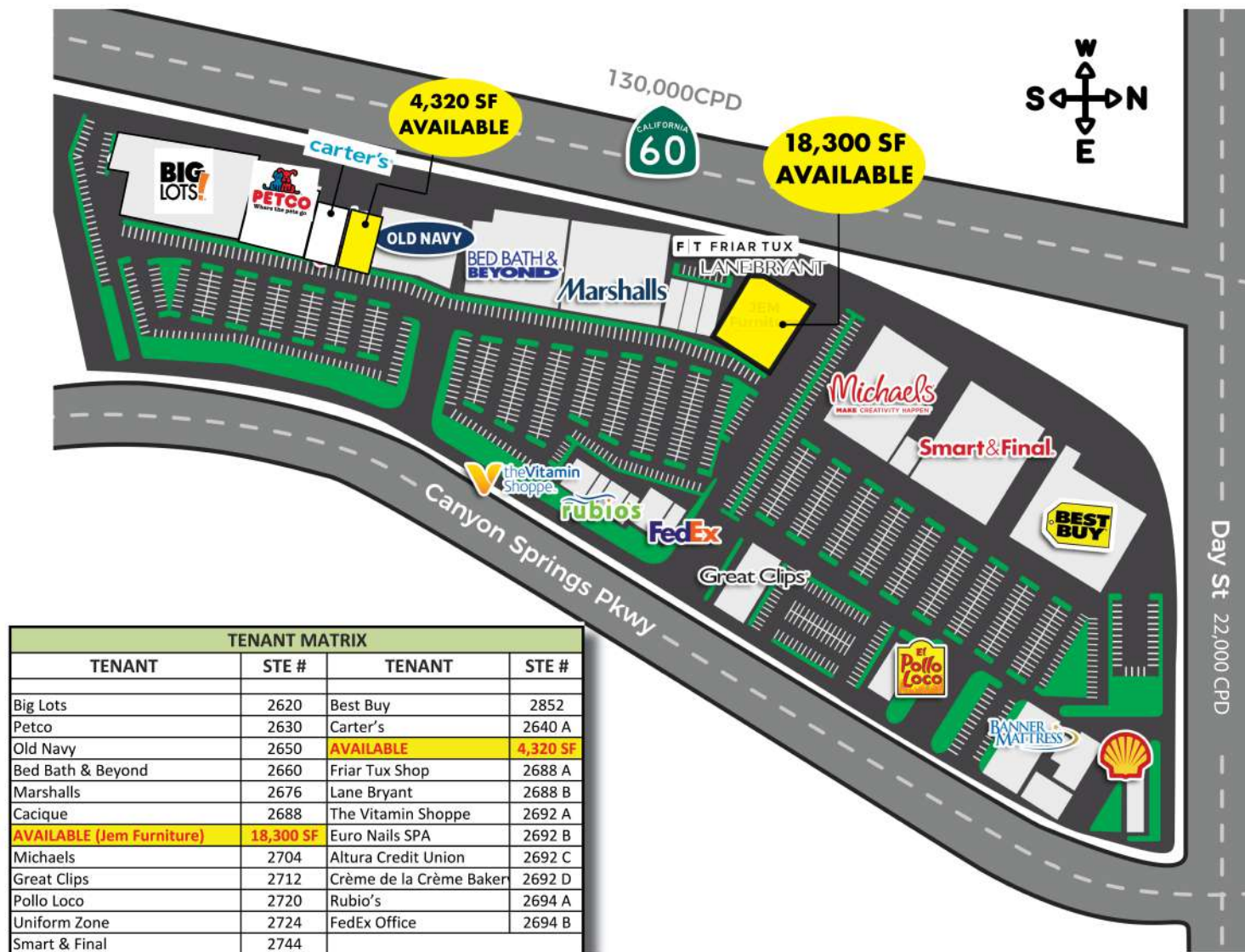
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AERIAL PHOTO | Canyon Springs Marketplace



SITE PLAN | Canyon Springs Marketplace



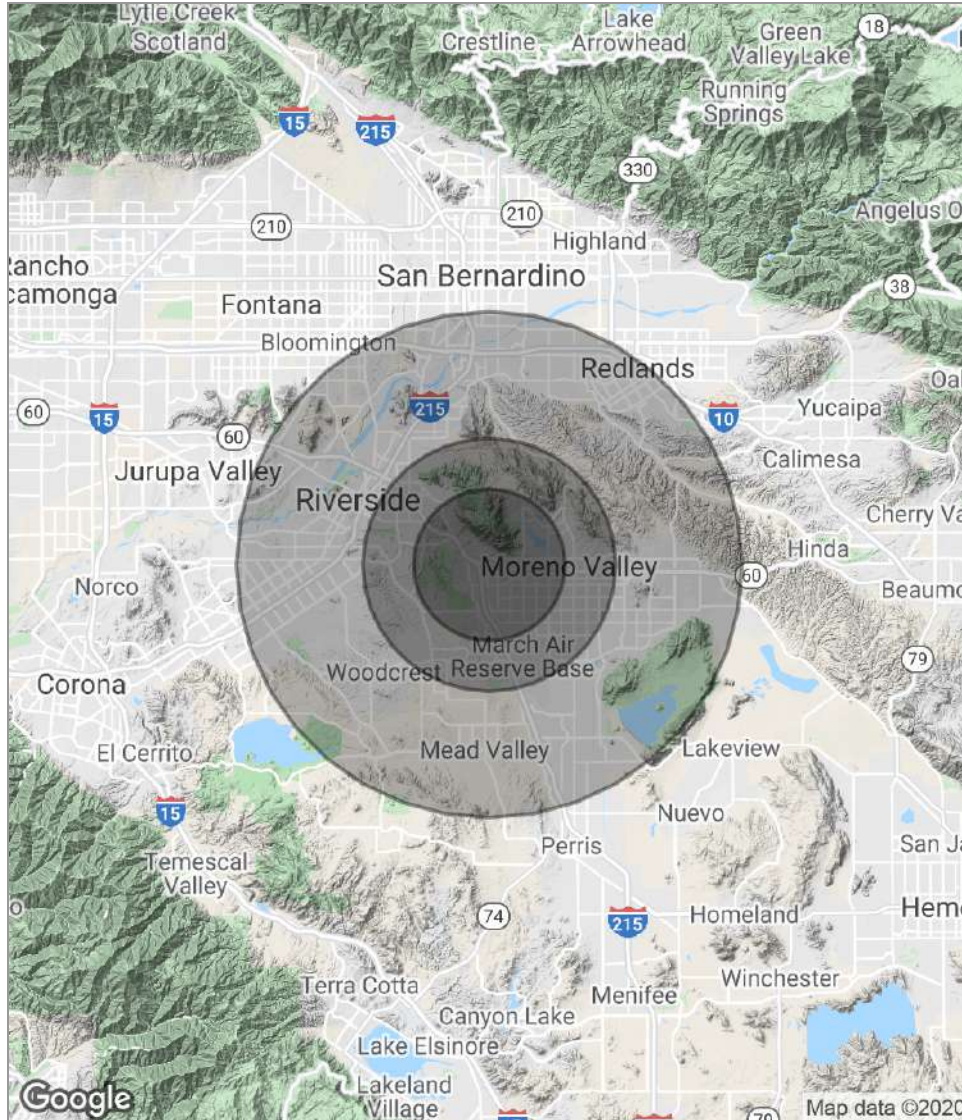
RETAILER MAP | Canyon Springs Marketplace



SIGNAGE OPPORTUNITY | Canyon Springs Marketplace



DEMO MAP & DATA | Canyon Springs Marketplace



POPULATION	3 MILES	5 MILES	10 MILES
Total population	79,663	218,214	646,723
Median age	27.4	29.2	30.8
Median age (Male)	26.3	28.2	29.7
Median age (Female)	28.4	30.2	31.8
HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total households	23,540	63,776	191,663
# of persons per HH	3.4	3.4	3.4
Average HH income	\$63,881	\$71,175	\$71,341
Average house value	\$298,530	\$351,711	\$362,608
ETHNICITY (%)	3 MILES	5 MILES	10 MILES
Hispanic	45.5%	44.3%	48.4%
RACE (%)	3 MILES	5 MILES	10 MILES
White	49.3%	53.1%	55.3%
Black	17.8%	14.3%	11.2%
Asian	7.5%	8.5%	7.8%
Hawaiian	0.2%	0.5%	0.3%
American Indian	0.4%	0.4%	0.7%
Other	20.6%	19.4%	21.0%

** Demographic data derived from 2010 US Census*