



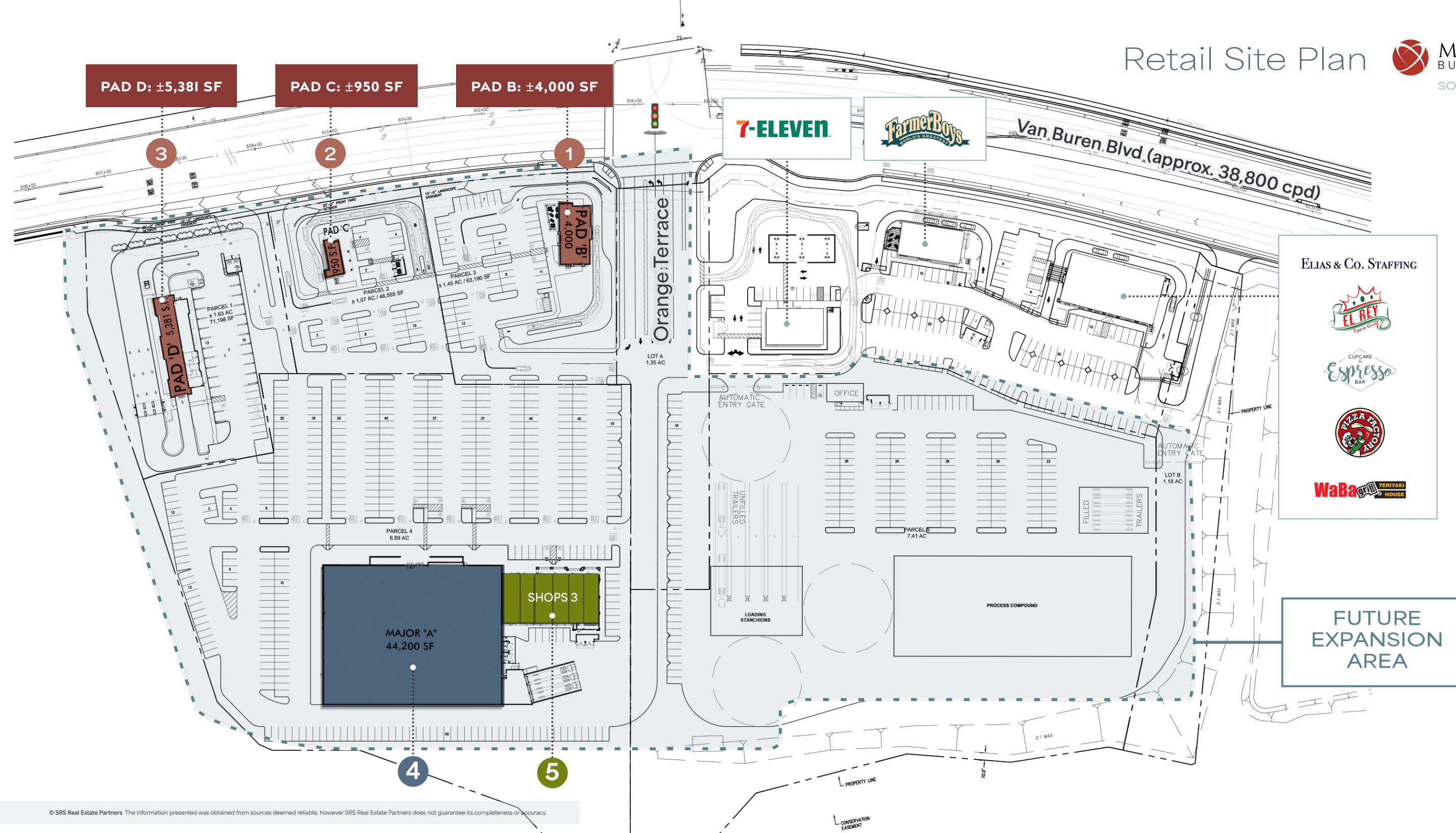
NOW LEASING!

THE COMMONS at MERIDIAN

SEC of Van Buren Blvd. & Orange Terrace Pkwy, Riverside, CA 92508

PAD / DRIVE-TRHU /
ANCHOR DEVELOPMENT
OPPORTUNITIES

Retail Site Plan



Leasing Opportunities

Retail / Food Use / Drive-Thru

- 1 PAD B: ±1.63 AC (71,198 SF)
- 2 PAD C: ±1.07 AC (46,555 SF)
- 3 PAD D: ±1.45 AC (63,190 SF)

PLANNED FUTURE DEVELOPMENT
(Retail / Grocer / Soft Goods / Daily Needs)

- 4 MAJOR A: ±44,200 SF

Shop / Retail

- 5 SHOPS 3: ±7,938 SF

Site Overview

- Savvy, well-funded developer with track record of performing for customers
- Immediate proximity to Meridian Business Park, providing a built-in daytime customer base (over 11,500 employees)
- Close proximity to I-15, 215, state routes 60 and 91 provides regional pull in area with abundant rooftop growth
- 7.8% (since 2020) job growth
- County’s fastest growing industries; healthcare, logistics and technology



Estimated Demos

	2 Miles	3 Miles
Population	25,202	47,922
Median Age	34	33
Total Households	6,996	13,359
Average Household Income	\$153,204	\$140,852
Daytime Population	20,983	43,662
Average Household Size	3.59	3.58
Owner Occupied Housing Units	5,626	9,952
Renter Occupied Housing Units	1,370	3,407
White Alone	45.2%	41.1%
Black Alone	7.9%	7.6%
American Indian/Alaska Native Alone	1.2%	1.5%
Asian Alone	12.2%	10.4%
Pacific Islander Alone	0.3%	0.4%
Hispanic Origin (Any Race)	37.6%	45.3%

*Source: Esri 2025

Site

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Riverside, CA 92508



DEMOGRAPHICS

Riverside demographics reflect higher than average incomes, with households that are college educated and ethnically diverse, sharing an upscale urban perspective.

2.4M

POPULATION

1.2M

DAYTIME POPULATION

4th

MOST POPULATED COUNTY IN CA.

1.6%

RETAIL MARKET GROWTH, DESPITE THE PANDEMIC

33,100

PER CAPITA INCOME

12,460

ASSOCIATE DEGREES
91% INCREASED (2016-2020)

\$119,295

MEAN FAMILY INCOME
15% INCREASED (2020)

\$618K

MEDIAN HOME PRICE

7.8%

JOB GROWTH SINCE 2020

1.1M

WORKFORCE POPULATION

\$109,719

MEAN HOUSEHOLD INCOME

36.6

MEDIAN AGE

91% INCREASED (2016-2020)

15% INCREASED (2020)

15% INCREASED (2020)

TOP 10 GROWING INDUSTRIES (2013-2022)

Riverside County represents a robust workforce to over 74K businesses creating \$104B in Gross Regional Products and \$78B in exports.

1	\$18.7B	Real Estate, Rental & Leasing
2	\$9M	Retail Trade
3	\$8.4B	Healthcare & Social Assistance
4	\$8.3B	Wholesale Trade
5	\$8.1B	Construction
6	\$7.2B	Manufacturing
7	\$5.5B	Transportation & Warehousing
8	\$4B	Administrative, Support, Waste Management Services
9	\$3.4B	Professional, Scientific & Technical Services
10	\$4.3B	Accommodation & Food Services

*GROSS REGIONAL PRODUCT, 2021

76,170

Business Establishments

4th largest county and fastest growing county by number of housing units for any large county in California.

5th State of California employment development department ranks Riverside County as the 5th largest California county by number of business.



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