

THE COMMONS AT MERIDIAN

20631 Van Buren Boulevard, Riverside, CA 92508

± 215,100 SF Regional Center



Lewis Retail Centers

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OVERVIEW

- 215,100 SF regional center
- Robust daytime population with over 13,500 employees within 3 miles
- Average annual household income in excess of \$120,000
- Average Daily Traffic Count of 42,900 per day at Van Buren Blvd. & Orange Terrace Pkwy.
- Over 2,800 new housing units in process with over 150 acres to be developed for residential use.



TRADE AREA

Riverside is located approximately 75 miles east of Los Angeles and 50 miles west of Palm Springs in Riverside County. Ontario International Airport is located only 20 miles east of Riverside.

Key area points:

- The city of Riverside is the most populous city in the Inland Empire and in all of Riverside County.
- Riverside is the 58th most populous city in the United States and 12th most populous city in California.
- The I-215 is the primary commuter route to Temecula, Escondido and San Diego.

SITE PLAN

ORANGE
TERRACE

TENANTS

1. Shops 1
Cupcake & Espresso Bar
Pizza Factory
El Ray Taco Grill
Elias & Co. Staffing
WaBa Grill

TENANTS

2. Pad B
3. Pad C
4. Major B
5. Major A

TENANTS

6. Shops 2
7. Major B
8. Shops 3

VAN BUREN BLVD.

VAN BUREN BLVD.



DAYTIME POPULATION

COMPANY	# OF EMPLOYEES
MERIDIAN BUSINESS PARK	11,500
DSC LOGISTICS	500
BEN CLARK TRAINING CENTER	300
IHERB	400
HARDWOODS SPECIALTY PRODUCTS	500
DHL SUPPLY CHAIN	300
TOTAL	13,500



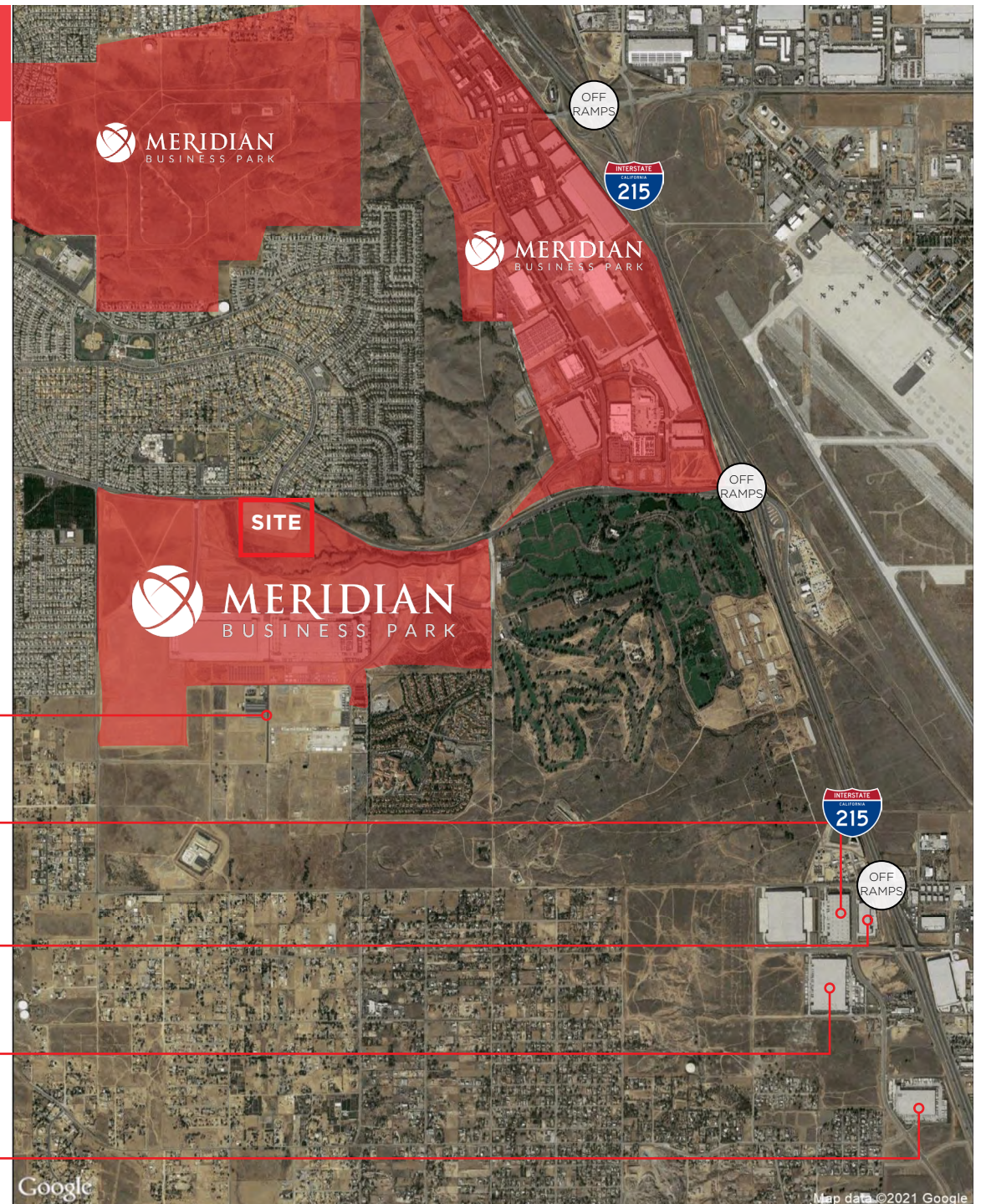
Ben Clark
Training
Center

iHerb®

HARDWOODS®
HARDWOODS SPECIALTY PRODUCTS

DSC
LOGISTICS AND
SUPPLY CHAIN MANAGEMENT

DHL



DEMOGRAPHICS

		1-Mile	2-Mile	3-Mile
INCOME	2023 Estimated Average Household Income	\$192,050	\$174,724	\$148,028
	2023 Estimated Median Household Income	\$158,396	\$146,400	\$130,493
	2023 Estimated Per Capita Income	\$56,551	\$50,019	\$42,227
POPULATION	2023 Estimated Population	9,848	26,177	49,655
	2023 Median Age	36.0	35.3	34.7
HOUSEHOLDS	2023 Estimated Households	2,899	7,489	14,151
BUSINESS	2023 Estimated Total Businesses	147	750	1,798
EDUCATION (AGE 25+)	2023 Estimated Elementary (Grade Level 0 to 8)	2.1%	4.7%	8.1%
	2023 Estimated Some High School (Grade Level 9 to 11)	1.8%	2.4%	4.8%
	2023 Estimated High School Graduate	17.5%	21.3%	23.0%
	2023 Estimated Some College	26.4%	25.5%	23.4%
	2023 Estimated Associates Degree Only	14.1%	11.4%	10.5%
	2023 Estimated Bachelors Degree Only	21.3%	18.1%	16.4%
	2023 Estimated Graduate Degree	16.8%	16.7%	13.8%
RACE AND ETHNICITY	2023 Estimated White	49.9%	46.8%	43.6%
	2023 Estimated Black or African American	9.0%	8.8%	8.4%
	2023 Estimated Asian or Pacific Islander	10.4%	12.0%	10.4%
	2023 Estimated American Indian or Native Alaskan	0.9%	1.1%	1.4%
	2023 Estimated Other Races	29.9%	31.3%	36.2%
	2023 Estimated Hispanic	37.5%	39.2%	45.7%