CBRE

CANYON CROSSINGS

2550 Canyon Springs Parkway

riverside,ca

±18,293 & ±73,370 SF CO-ANCHOR SPACES AVAILABLE FOR LEASE

SPACE ACCESSIBILITY DEMOGRAPHICS

Property Features

- ±690,000 SF power center
- ±18,293 & ±73,370 SF co-anchor spaces available for lease
- ±1,197 SF- 2,316 SF shop space available for lease
- Located at the junction of Interstate 215 and Highway CA-60
- Close proximity to University of Riverside
- Co-tenants include: Staples, Party City, Mor Furniture for Less, Guitar Center, John's Incredible Pizza, Burger Boss and more, Shadow Anchored by Walmart Supercenter and Target
- High traffic count ±250,000 CPD

2020 DEMOGRAPHICS

Population	
1 Mile:	6,605
3 Miles:	93,085
5 Miles:	250,418

Average HH Income	
1 Mile:	$84,115
3 Miles:	$82,412
5 Miles:	$89,063

Median Age	
1 Mile:	31
3 Miles:	31
5 Miles:	31

Daytime Population	
1 Mile:	10,199
3 Miles:	88,016
5 Miles:	213,784

SITE PLAN

No.	Tenant	SF
2550A	Guitar Center	14,950
2550B-F	Mor Furniture	6,927
2550G	Available	18,293
2550H	Party City	15,625
2550I	Staples	20,388
2550J-K	Available	73,370
2555	The Kickin' Crab	5,280
2585A	Round Table Pizza	3,000
2585C	Waba Grill	2,219
2585E-F	Burger Boss	2,436
2585G	Available	1,197
6141A	Alliance Urgent Care	2,451

No.	Tenant	SF
6141C	Mattress Firm	5,500
6155	Mor Furniture Outlet	45,875
6165AC	Phenix Salon	4,744
6165E	Brightness Dental	1,569
6165F	Weight Watchers	1,627
6165G	Bella Nails	1,800
6187	John's Incredible Pizza	50,000
6211A	Bali Fusion Kitchen	1,463
6211B	Available	1,984
6211D	Salon Centric	2,457
6211E	Available	2,316
6211F	Available	1,853

No.	Tenant	SF
6211G	Happy Teeth Dentistry	1,625
6225	Hooters	7,000
LAFIT	LA Fitness	45,000

PROPOSED PAD

1	Available	Buildable approx. 5,000 SF
2	Available	Buildable approx. 5,000 SF
3	Available	Buildable approx. 5,000 SF
4	Available	Buildable approx. 5,000 SF
5	Available	Buildable approx. 5,000 SF

TRADE AREA

petco
where the healthy pets go
BEST BUY
OLD NAVY
Michaels
Marshalls
MORENO VALLEY MALL
Harkins THEATRES
macy's
Sears
CRUNCH
jcpenney
THE HOME DEPOT
LOWE'S
Home Improvement Warehouse
LOWE'S
CALIFORNIA 60
174,809 CPD
INTERSTATE CALIFORNIA 215
187,200 CPD
CANYON SPRINGS PKWY
CAMPUS PKWY
CORP CENTRE PL
DAY ST - 147,045 CPD
Burlington
BUFFALO WILD WINGS GRILL & BAR
Walmart Supercenter
CVS/pharmacy
Chick-fil-A
McDonald's
TARGET
PETSMART
HOBBY LOBBY
24 HOURS FITNESS
ALDI
TOWNGATE BLVD
ALDI
ULTA BEAUTY
GATEWAY DR
Sam's CLUB
ROSS DRESS FOR LESS
REGENCY THEATRES
planet fitness
COSTCO WHOLESALE
COSTCO WHOLESALE
WinCo
EUCALYPTUS AVE

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FOR LEASE

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