LEWIS
RETAIL CENTERS

NOW LEASING

The Commons at Meridian

Neighborhood Retail & Dining at Meridian Business Park



Van Buren Boulevard & Orange Terrace Parkway, Riverside, California

Project Overview

The Commons at Meridian is an established neighborhood retail center at the southeast corner of Van Buren Boulevard and Orange Terrace Parkway in Riverside, California. Anchored by 7-Eleven and Farmer Boys, the center sits at a signalized intersection at the entrance to Meridian Business Park and serves both its daytime workforce and the surrounding residential neighborhoods.

A multi-tenant shops building is home to El Rey Taco Grill, WaBa Grill and Cupcake & Espresso Bar, offering a convenient mix of dining and everyday services. Future phases will add anchor, shop and drive-thru pad space, continuing the center's growth.

Established Retail. Strong Employment Base.

28,559	1,882	$161,112
Daytime Population within a 3-Mile Radius	Businesses within a 3-Mile Radius	Avg. Household Income within 3 Miles

Demographics	1 Mile	3 Miles	5 Miles
2026 Population	8,809	47,188	175,785
2026 Daytime Population	3,412	28,559	90,917
2026 Avg. HH Income	$185,472	$161,112	$134,867





Leasing Opportunity

Positioned for Growth.

One of California's fastest-growing regions, with healthcare, logistics and technology leading new job growth.

Why This Location.

+ Minutes to I-15, I-215, SR-60 and SR-91
+ 4th most populated county in California (2.4M)
+ Major employers nearby: Amazon and March Air Reserve Base
+ $618K median home price in Riverside County

TRAFFIC COUNTS

38,800 CPD
Van Buren Blvd

7,195 CPD
Orange Terrace Pkwy

JOB GROWTH

7.8%

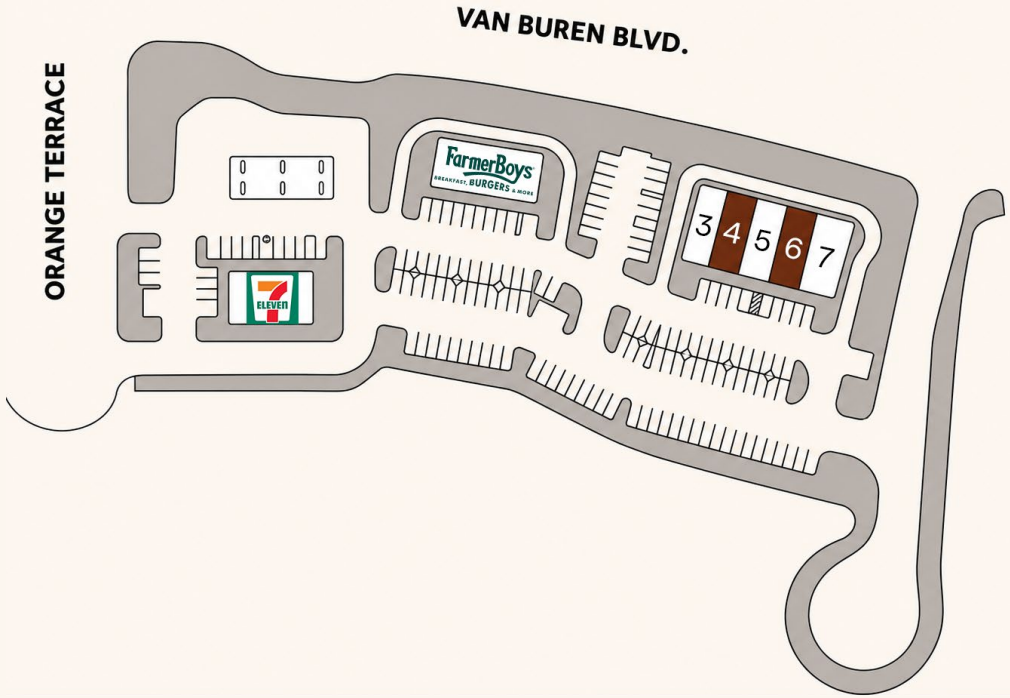
Since 2020 in Riverside County







Site Plan

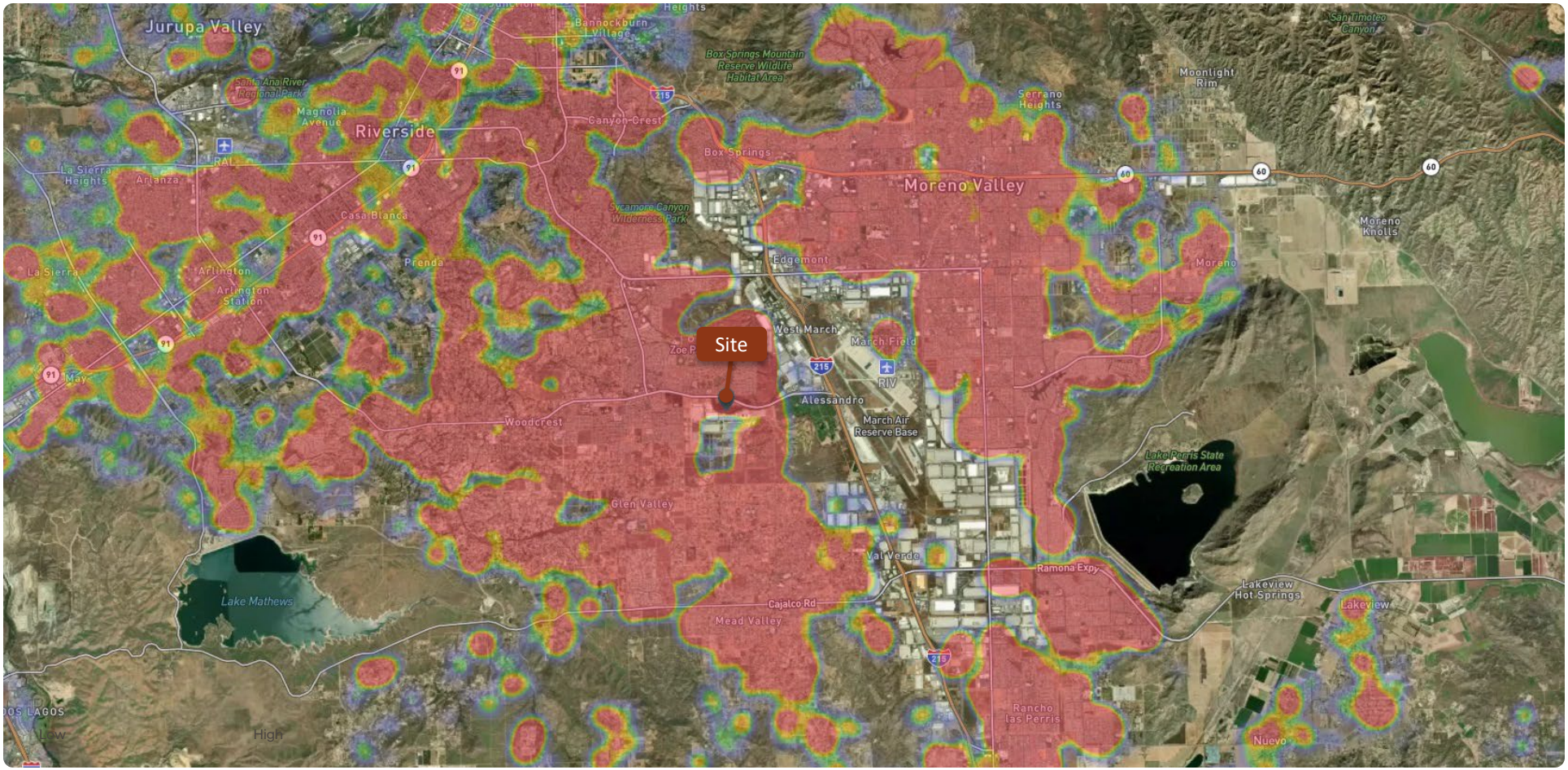


1	7-Eleven	
2	Farmer Boys	
3	Cupcake & Espresso Bar	
4	**AVAILABLE**	1,559 sf
5	El Rey Taco Grill	
6	**AVAILABLE**	1,257 sf
7	WaBa Grill	

Market Aerial



Trade Area & Customer Profile



Who Shops Here: Top Mosaic Household Groups

Share of visitors | index vs. US average (100). Top 6 groups = 82.5% of visitors.

Suburban Style
22.9% of visitors | index 302

Flourishing Families
16.7% of visitors | index 257

Booming with Confidence
14.8% of visitors | index 147

Family Union
14.5% of visitors | index 213

Bourgeois Melting Pot
9.2% of visitors | index 200

Cultural Connections
5.2% of visitors | index 163

ANNUAL VISITS

1.1M

Visits in the last 12 months (Nov 2025 – Oct 2026)

LEWIS
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