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Cactus Square

Flexible Commercial Opportunity in Riverside, CA



Cactus Avenue & Meridian Parkway, Riverside, California

Project Overview

Cactus Square is a 15,300 SF commercial development located at the southwest corner of Cactus Avenue and Meridian Parkway in Riverside, California. Positioned near Interstate 215 and surrounded by established business parks and industrial development, the property offers flexible opportunities for retail, office, and industrial users.

An existing 7-Eleven convenience store and gas station provides an established presence at the property, with additional development opportunities available to accommodate a variety of business needs.

Flexible Space. Strategic Location.





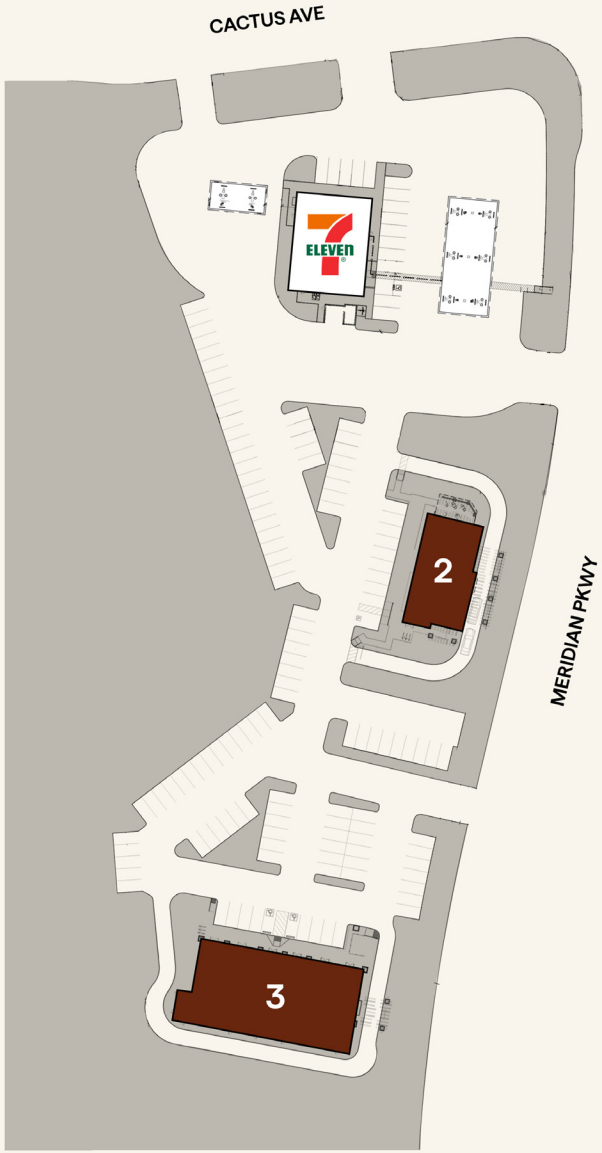
47,862
Daytime Population

I-215
Convenient Freeway Access

2,722
Businesses within a 3-Mile Radius

Demographics	1 Mile	3 Miles	5 Miles
2026 Population	2,567	78,762	236,021
2026 Daytime Population	4,022	47,862	114,932
2026 Avg. HH Income	$180,441	$127,827	$128,440

Site Plan



1 **7-Eleven**

2	AVAILABLE	3,300 sf
3	AVAILABLE	3,300 sf

Conceptual Site Plan

Building Sizes & Configurations are Flexible

Development Opportunity

Positioned to Serve a Strong Daytime Market.

Cactus Square is located within an established Riverside employment corridor, with more than **25,000 employees and 2,700 businesses within three miles.** Convenient access to I-215, nearby residential communities, and an existing 7-Eleven create an opportunity to serve both daytime and neighborhood demand.

Potential Uses.

+ **Food & retail**
  Quick-service restaurants, coffee, convenience retail, and other concepts serving nearby employees and residents.
+ **Services**
  Fitness, medical, personal care, and other convenience-oriented businesses serving the surrounding workforce and community.
+ **Office & Flex**
  Professional office, showroom, service, and compatible flex users seeking convenient access to I-215 and the surrounding business corridor.

All uses subject to applicable zoning, approvals, and site requirements.







Market Aerial



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