

LEWIS RETAIL CENTERS

NOW LEASING

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

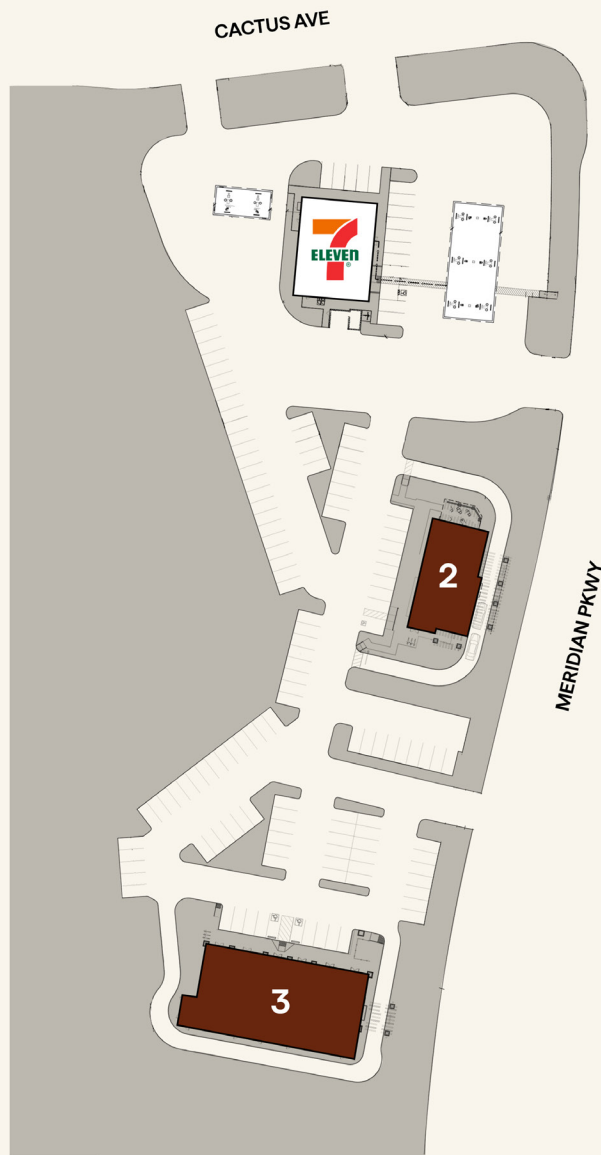
2,722

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.



This aerial map of Moreno Valley, CA, illustrates the proposed site location. The map features a grid of streets including Alessandro Blvd, Eastridge Ave, and Cactus Ave. Major transportation routes like Interstate 215 and the Moridian Parkway are clearly visible. The map is annotated with various local landmarks and businesses. Educational institutions such as Moreno Valley High School and Martin Luther King High School are marked. Commercial and retail locations, including WinCo Foods, Sprouts Farmers Market, Costco, and Amazon, are also indicated. A red pin labeled 'Site' is positioned near the intersection of Alessandro Blvd and Interstate 215, highlighting the specific location of the proposed development.

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