

NOW LEASING !

THE COMMONS at MERIDIAN | PHASE 2

SEC of Van Buren Blvd. & Orange Terrace Pkwy, Riverside, CA 92508

PAD / DRIVE-TRHU / ANCHOR DEVELOPMENT **OPPORTUNITIES**

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Another Project by: LEWIS RETAIL CENTERS



Retail Site Plan

MERIDIAN BUSINESS PARK
SOUTH CAMPUS

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Leasing Opportunities

PHASE 2

Retail / Food Use / Drive-Thru

1. Pad B: ±1.63 AC (71,198 SF)
2. Pad C: ±1.07 AC (46,555 SF)
3. Pad D: ±1.45 AC (63,190 SF)

PLANNED FUTURE DEVELOPMENT
(Retail / Grocer / Soft Goods / Daily Needs)

4. Major A: ±44,200 SF

Shop / Retail

5. Shops: ±7,938 SF

FUTURE EXPANSION AREA

6. Parcel 5: ±7.41 AC (≈322,780 SF)

Site Overview

- Lewis Retail Centers brings an established development platform with more than 9 million square feet of retail space developed.
- Proximity to Meridian Business Park provides access to an established employment base, with the park reporting more than 12,000 jobs created.
- Access to I-215 connects the site to Southern California's regional freeway network.
- Riverside County's covered employment grew 17.2% from 2020 to 2025, expanding the county's employment base.
- Healthcare and logistics are key components of the county's economy, complemented by emerging biotechnology and renewable-energy sectors.









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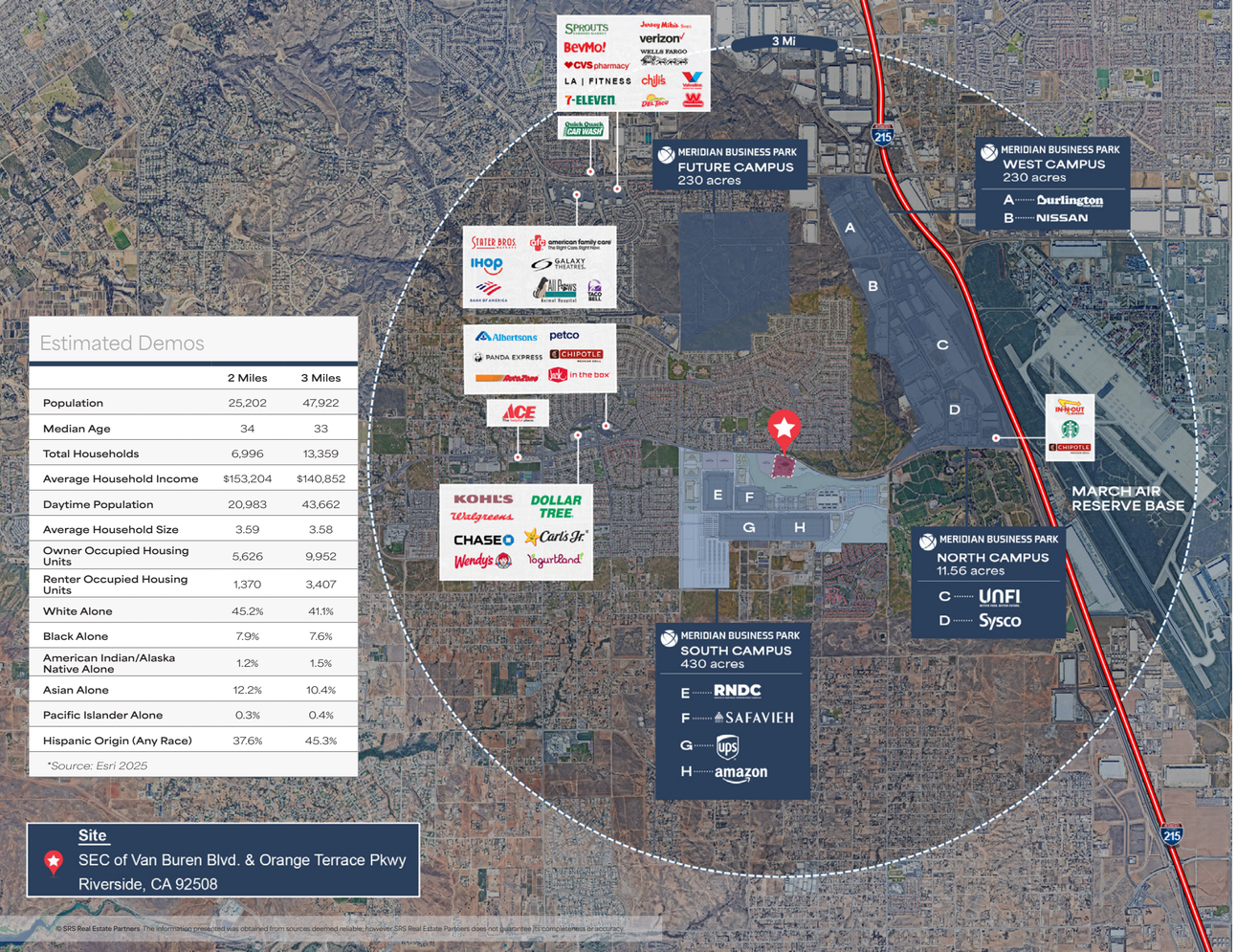

Estimated Demos

	2 Miles	3 Miles
Population	25,202	47,922
Median Age	34	33
Total Households	6,996	13,359
Average Household Income	$153,204	$140,852
Daytime Population	20,983	43,662
Average Household Size	3.59	3.58
Owner Occupied Housing Units	5,626	9,952
Renter Occupied Housing Units	1,370	3,407
White Alone	45.2%	41.1%
Black Alone	7.9%	7.6%
American Indian/Alaska Native Alone	1.2%	1.5%
Asian Alone	12.2%	10.4%
Pacific Islander Alone	0.3%	0.4%
Hispanic Origin (Any Race)	37.6%	45.3%

Source: Esri 2025

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DEMOGRAPHICS

Riverside demographics reflect higher than average incomes, with households that are college educated and ethnically diverse, sharing an upscale urban perspective.

2.54M Population

1.2M Daytime Population

4th Most populated County in CA.

1.6% Retail market growth

$40,091 Per Capita income

12,460 Associate degrees

37.9 Median Age

$123,291 Mean Household Income

$134,442 Mean family income

$620K Median Home Price

17.2% Job Growth since 2020-25

1.19M Workforce Population

*Source: 2025 Census estimates, January 2026 population estimates, September 2026 labor/home-sale data, and 2020-2025 job growth.

TOP 10 GROWING INDUSTRIES (2025-26)

Riverside County is home to more than 84,000 business establishments, generating approximately $135 billion in gross regional product and $4.9 billion in international goods exports.

1	$30.5B	Real Estate, Rental & Leasing
2	$12.4M	Retail Trade
3	$12B	Education, Healthcare & Social Assistance
4	$10.1B	Construction
5	$9.3B	Professional & Business Services
6	$9.2B	Wholesale Trade
7	$7.4B	Transportation & Warehousing
8	$7.2B	Accommodation & Food Services
9	$7.1B	Manufacturing
10	$3.7B	Other Services (except Governmnet & Government Enterpirses)

*GROSS REGIONAL PRODUCT, 2023

94,456 Private Business Establishments

4th largest county in California by population as of January 1, 2026.

904,277 housing units, with 1.2% annual growth–ranking 8th statewide for housing growth from January 2025 to January 2026.



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RETAIL CENTERS

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