

LOWE'S CENTER

9887-9889 Magnolia Avenue
Riverside, CA 92503

Retail for Lease

±2,348 SF

Colliers

LOWE'S

Harrison Street

POPEYES

ups
The UPS Store

jamba

usbank

/AutoNation

DOLLAR TREE

PANDA
EXPRESS

Capriotti's
SANDWICHES

COLD STONE
CREAMERY

Apple URGENT CARE

O'Reilly
AUTO PARTS

Magnolia Avenue

THE OPPORTUNITY

- Rare ±2,348 SF leasing opportunity within Lowe's Center, a high-visibility neighborhood shopping destination serving the Riverside trade area.
- Join a complementary mix of national and regional retailers including Lowe's, Panda Express, Cold Stone Creamery, Popeyes, U.S. Bank, and other established service-oriented tenants.
- Flexible storefront space suitable for restaurant, retail, medical, and professional office users seeking a highly visible location within an established retail corridor.
- Strategically located near the Galleria at Tyler with convenient access to the 91 Freeway and surrounded by major national retailers, restaurants, and dense residential communities.



±2,348

Available
space

±260,424

Population
(5 miles)

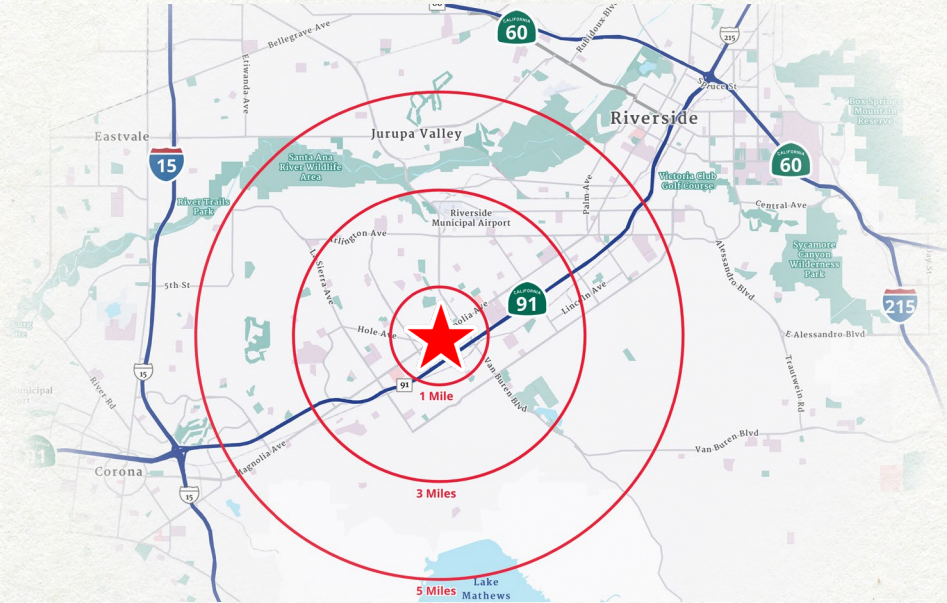
±\$121,555

Average Household
Income

±30,617^{CPD}

Traffic
Count

TRADE AREA & DEMOGRAPHICS



2026 DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Population	19,124	141,850	262,219
Households	6,184	42,075	79,485
Average Household Income	\$89,130	\$111,502	\$122,791
Daytime Population	22,984	127,610	236,331
Median Home Value	\$585,641	\$587,609	\$620,003
Median Age	33.9	34.6	36.3

KEY DEMOGRAPHIC HIGHLIGHTS

- **\$111,502** average household income within the 3-mile primary trade area
- **127,610** daytime population within 3 miles, providing a substantial customer base beyond nearby residents
- **79,485** households within 5 miles, supporting sustained retail, restaurant, and service-oriented demand



SITE PLAN



TRADE AERIAL



PHOTO GALLERY



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