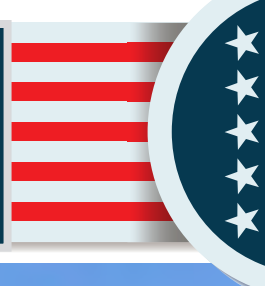


# NOW PRE-LEASING PHASE 2



## HIGHLIGHTS:

- ▶ ±1,600 SF End Cap Available For Lease + Outdoor Seating Area – Ideal For Restaurant, Service & Retail Uses
- ▶ Phase 2 – Drive Thru & Sit Down Restaurant Pads Available For Ground Lease or Build to Suit
- ▶ Prominent Freeway Pylon & Van Buren Blvd Monument Signage Available
- ▶ Underserved Trade Area with a Strong Employment Base and Growing Residential Population
- ▶ Strong Traffic Counts at Major Freeway On/Off Ramps Bordering the Project Over 3.5 m SF Built and Occupied
- ▶ Van Buren Blvd is Projected to Carry Approximately 72,000 Cars Per Day. For Further Information on the Riverside County Transportation Department and the I-215/Van Buren Interchange Visit the Following Link: <http://rcprojects.org/215vanburen/>
- ▶ Meridian Business Park is a 1,290-acre Master-Planned Commerce and Distribution Center in the Heart of Inland Empire and Features a Multitude of Property Types including Warehouse Distribution, Business Park, Retail and Office Space. To Date, Over 1,000 Acres Have Been Developed Representing Over 11 Million Square Feet of Buildings and More Than 12,000 Jobs Created. Companies Such as Sysco, Kia Automotive, Nissan, McLane Foods, United Parcel Service, Amazon and Kaiser Permanente Have Chosen Meridian for their Operations. At Completion, Meridian Will Be Home to 16 Million Square Feet of Building Space and Create Approximately 18,000 Jobs Boasting Some of the Top Tier Companies and Businesses in the World.

NWC VAN BUREN BLVD.  
& I-215 | RIVERSIDE, CA



**BRIAN BIELATOWICZ**  
951.445.4515

bbielatowicz@leetemecula.com  
DRE #01269887

**FAEEZ KANJI**  
951.445.4528

fkanji@leetemecula.com  
DRE #02162227

DEMOGRAPHICS	3 mile	5 mile	7 mile
Average HH Income	\$113,959	\$115,468	\$122,587
2024 Population	70,731	222,352	363,096
Daytime Population	35,501	107,839	170,485

## TRAFFIC COUNTS

52,434 ADT	154,687 ADT
Van Buren Blvd.	Van Buren Blvd. & I-215 Freeway

\*Source: Costar

# NOW PRE-LEASING PHASE 2



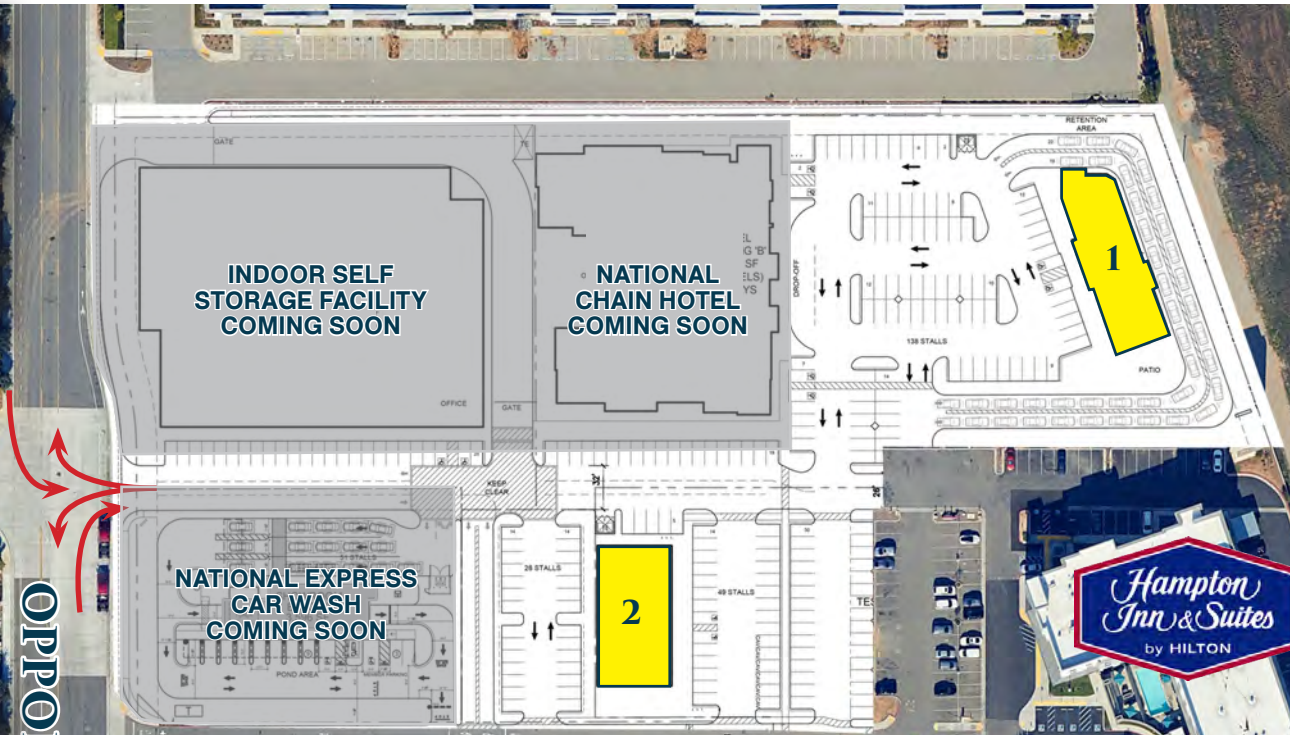
No warranty or representation has been made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice.  
Lee & Associates Commercial Real Estate Services, Inc. - Riverside, 25240 Hancock Avenue, Suite 100 - Murrieta, CA 92562 | Corporate ID# 01048055

# NOW PRE-LEASING PHASE 2



## PHASE 2 (CONCEPTUAL SITE PLAN):

- 1 SIT DOWN RESTAURANT OR FAST FOOD PAD FOR GROUND LEASE OR BUILD TO SUIT
- 2 PAD L ±5,500 SF PROPOSED RESTAURANT PAD FOR GROUND LEASE OR BUILD TO SUIT (DRIVE THRU POTENTIAL)



## PHASE 1

- 1 ±1,600 SF AVAILABLE NOW

OPPORTUNITY WAY

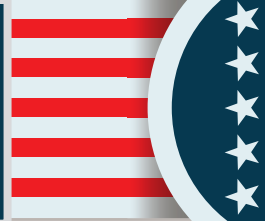


**HOME 2**  
SUITES BY HILTON  
NOW OPEN - 157 ROOMS

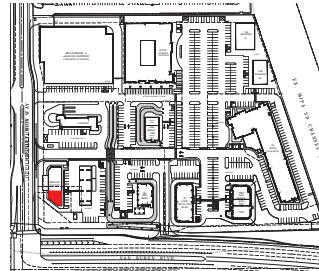
VAN BUREN BLVD.



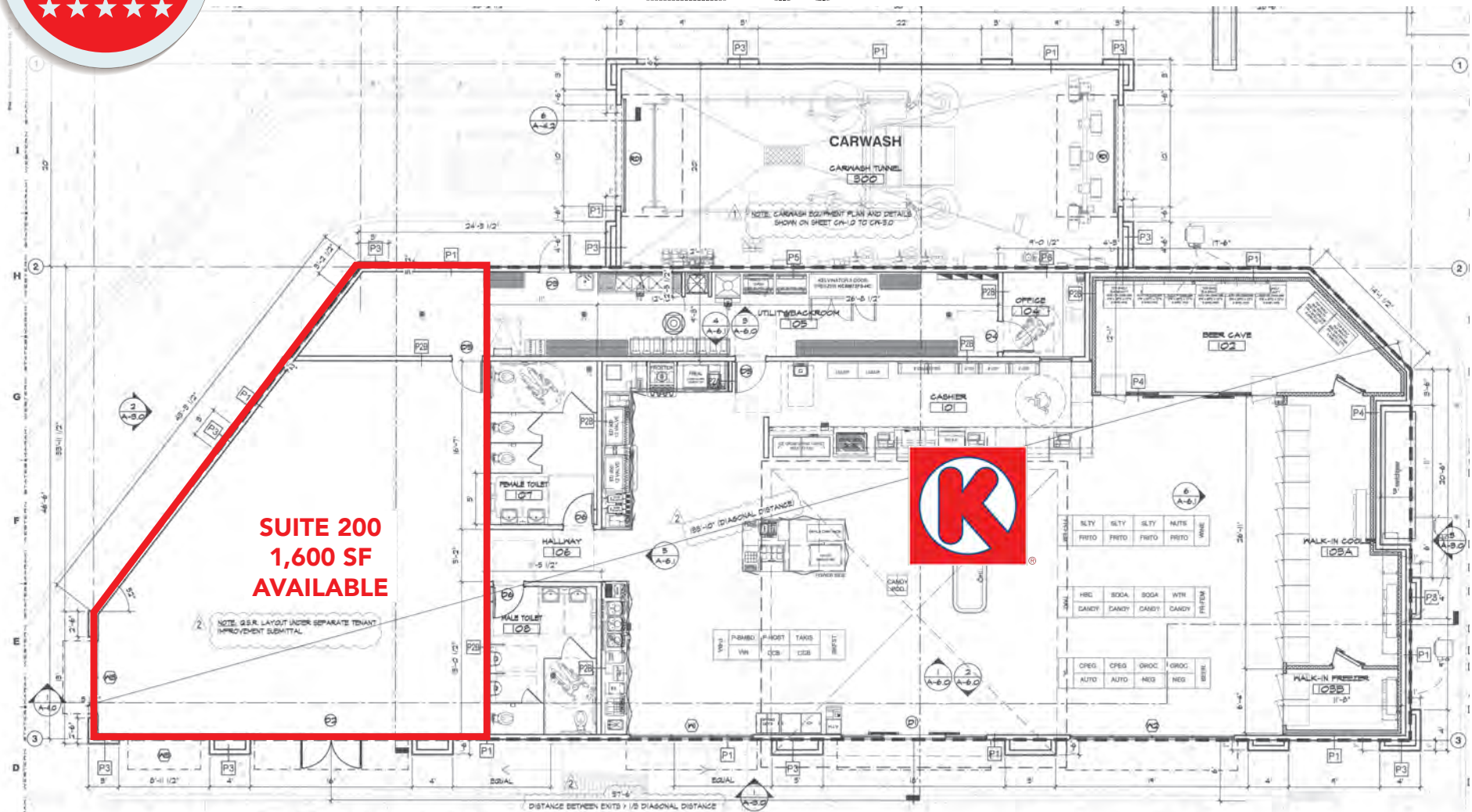
# NOW PRE-LEASING PHASE 2



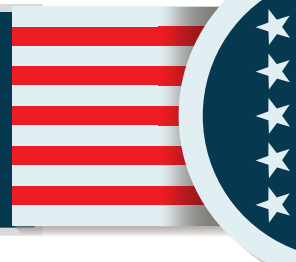
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## SERVICE STATION BUILDING FLOOR PLAN



# NOW PRE-LEASING PHASE 2



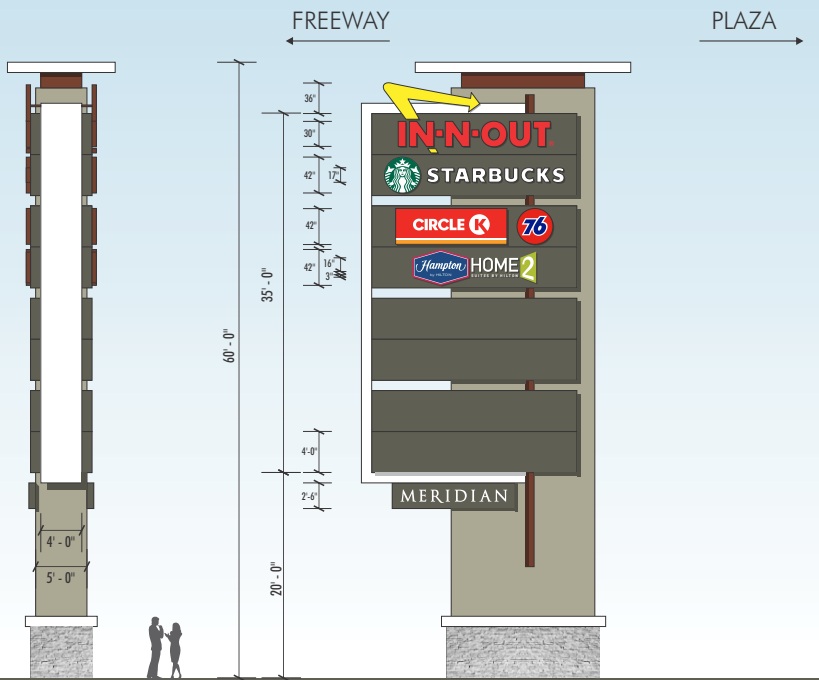
**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

**BRIAN BIELATOWICZ**  
951.445.4515  
bbielatowicz@leetemecula.com  
DRE #01269887

**FAEEZ KANJI**  
951.445.4528  
fkanji@leetemecula.com  
DRE #02162227

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## EXISTING FREEWAY PYLON SIGNAGE



  PHASE 2 CONCEPTUAL SITE PLAN

  VETERAN'S PLAZA PHASE 1 AS BUILT SITE PLAN

