
FOR LEASE

Galleria At Tyler

10198 – 10212 Magnolia Ave
Riverside

Highlights

Description

- 153,500 SF Retail Space available
- Anchor location available as part of 1.2 million square-foot Galleria at Tyler, anchored by Macy's, JCPenney, Furniture City and AMC Theatre
- Shadow anchored by Northgate Market and Ross Dress for Less
- High density retail trade area with notable tenants including Best Buy, Burlington, Dollar Tree, Lowe's, Pier 1 Imports, Staples and Target
- Situated at one of the busiest signalized intersections in Riverside County, with convenient access to the 91 Freeway



Traffic Counts:

- Tyler Street – 40,874 CPD
- Magnolia Ave – 27,536 CPD

Tenancy



Retailers in the Area



EXPANDED DEMOGRAPHIC PROFILE

Estimated 2029

POPULATION	1 MILE	3 MILES	5 MILES
Estimated Population	18,277	136,243	252,487
Estimated Population (2029)	19,177	138,754	257,666
HOUSEHOLDS	1 MILE	3 MILES	5 MILES
Households	6,022	39,835	74,816
AVERAGE HH INCOME	1 MILE	3 MILES	5 MILES
Estimated Average HH Income	\$85,432	\$111,077	\$115,098
Estimated Average HH Income (2029)	\$98,427	\$127,966	\$132,228
MEDIAN HH INCOME	1 MILE	3 MILES	5 MILES
Estimated Median HH Income	\$68,719	\$85,747	\$90,707
Estimated Median HH Income (2029)	\$78,883	\$100,149	\$103,445
PER CAPITA INCOME	1 MILE	3 MILES	5 MILES
Estimated Per Capita Income	\$27,442	\$32,533	\$34,211
Estimated Per Capita Income (2029)	\$31,781	\$37,714	\$39,546
MEDIAN AGE	1 MILE	3 MILES	5 MILES
Median Age	34.7	35.2	36.2

NOT TO SCALE



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 Public Association

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NOTED SCALE COMPACT (NEW)
NEW DETAILS 2.8 x 16



BROAD

LEASING:



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