



MARCH JOINT POWERS AUTHORITY

"BRINGING GOOD JOBS TO RIVERSIDE COUNTY"

VETERANS PLAZA



- 1,300 - 3,800 SF Available For Immediate Occupancy - Up To 2,500 SF of Restaurant Use Permitted
- 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 Million 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, Meridian Business Park is home to more than 90 businesses that create more than 12,000 jobs in the region. At completion, Meridian will add 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.

DEMOGRAPHICS

3 MILE

5 MILE

7 MILE

TRAFFIC COUNTS

Average HH Income	\$85,800	\$89,149	\$95,065
2021 Population	70,835	225,633	367,294
Daytime Population	40,813	125,490	193,228

Van Buren Blvd.
43,000 ADT

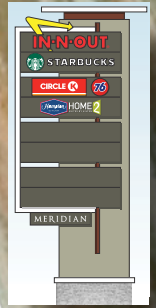
Van Buren Blvd. & I-215 Freeway
121,164 ADT



FUTURE PHASE

PHASE II

OPPORTUNITY WAY



VAN BUREN BLVD.

PHASE 1 - NOW AVAILABLE

- 1**
2,550 SF
AVAILABLE NOW
- 2**
G1 - 2,500 SF
AVAILABLE NOW
- 3**
G2 - 1,300 SF
AVAILABLE NOW
- 4**
PAD L 33,500 SF
Proposed drive thru restaurant pad for ground lease or build to suit



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951.656.7000
info@MarchJPA.com

14205 Meridian Parkway, Ste. 140
Riverside, CA 91518

facebook.com/MarchJPA @marchjpa in @marchjpa



LEE & ASSOCIATES

BRIAN BIELATOWICZ
951.445.4515

bbielatowicz@leetemecula.com
DRE #01269887