



## Magnolia Tyler Center

3700 Tyler Street  
Riverside, CA 92503

Center Type:  
GLA: 185,711

Leasing Contact  
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### PROPERTY HIGHLIGHTS

- Strong Anchor Lineup – Burlington Coat Factory, Aldi Food Market, HomeGoods, Bob's Discount Furniture, and Petco provide a powerful retail draw and steady traffic.
- Compelling Co-Tenancy – A balanced mix of category-leading anchors and complementary retailers creates cross-shopping opportunities for both daily needs and discretionary purchases.
- Prime Trade Area Visibility – Positioned in a high-traffic corridor with excellent exposure, ensuring consistent shopper engagement.
- Unmatched Connectivity – Located within one block of the 91 Freeway, the premier route linking Orange County to the Inland Empire.

### DEMOGRAPHICS

	1M	3M	5M
POPULATION	21,071	141,025	252,338
HOUSEHOLDS	6,183	41,333	74,912
AVG HH INCOME	\$84,961	\$114,723	\$120,344

### MAJOR TENANTS

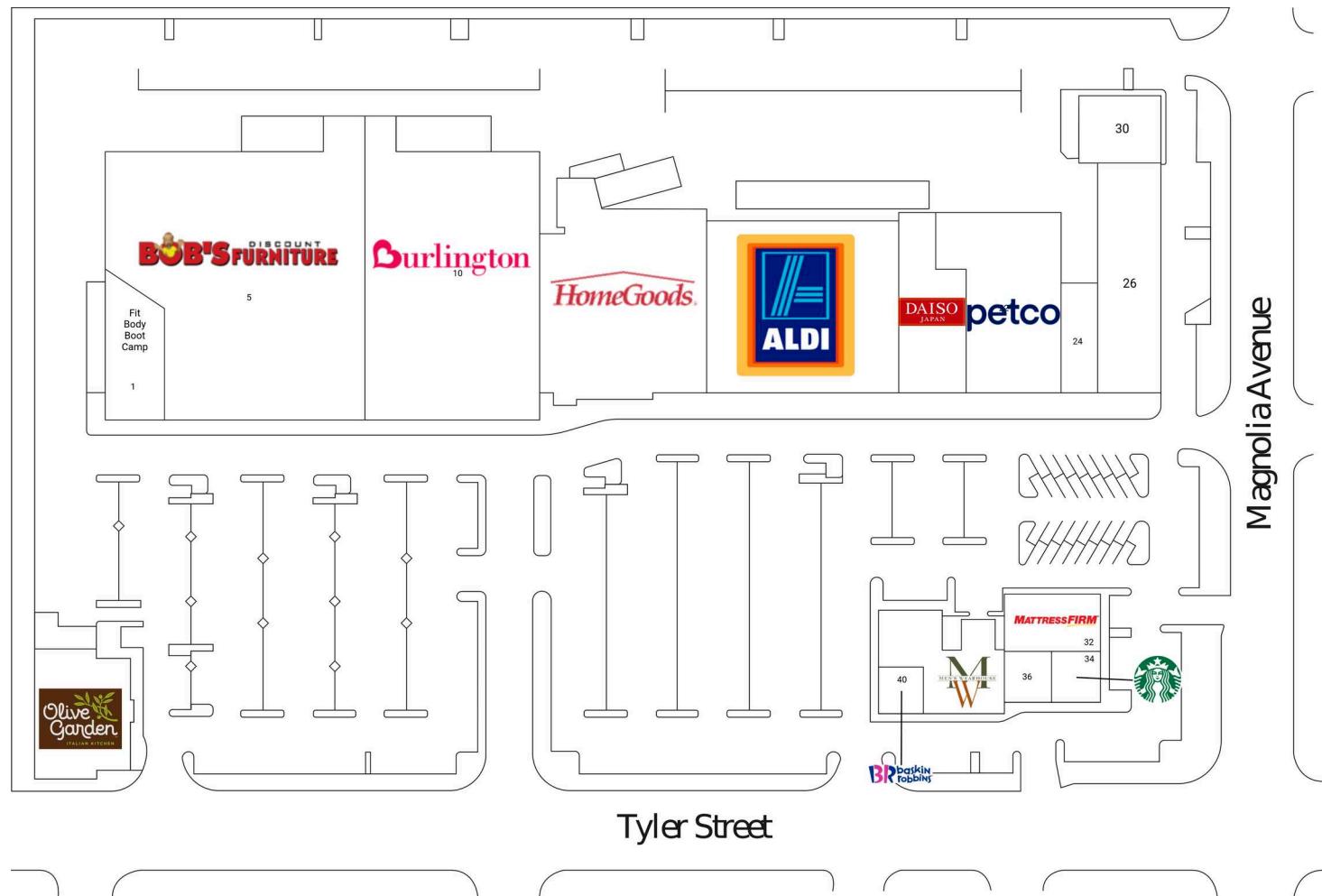




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### CURRENT TENANTS

1	Fit Body Boot Camp	4,874 SF	20	Daiso	6,657 SF	32	Mattress Firm	3,518 SF
5	Bob's Discount Furniture	46,400 SF	22	Petco	13,393 SF	34	Starbucks	1,575 SF
10	Burlington	30,248 SF	24	Wescom Credit Union	3,003 SF	36	Boost Mobile	2,057 SF
14	HomeGoods	23,197 SF	26	America's Tire	9,600 SF	38	Men's Wearhouse	5,409 SF
18	ALDI Food Market	23,965 SF	30	Sushi Okoku	4,080 SF	40	Baskin Robbins	900 SF
						45	Olive Garden	7,600 SF