DELPHI
COMMERICAL PROPERTIES, INC.



Magnolia Tyler Center

3700 Tyler Street
Riverside, CA 92503

Center Type:
GLA: 185,711

Leasing Contact

Adam Greenberg, CLS

888-341-5984

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PROPERTY HIGHLIGHTS

- Strong Anchor Lineup: Anchored by Burlington Coat Factory, Aldi Food Market, HomeGoods, Bob's Discount Furniture, and Petco, driving significant retail traffic.
- Complementary Tenancy: Balanced mix of category-leading anchors and retailers that encourage cross-shopping for both daily needs and discretionary spending.
- High-Visibility Corridor: Positioned along a high-traffic retail corridor with excellent exposure to surrounding communities.
- Excellent Freeway Access: Located within one block of the 91 Freeway, the primary route connecting Orange County to the Inland Empire.

DEMOGRAPHICS

	1M	3M	5M
POPULATION	20,072	140,977	255,956
HOUSEHOLDS	5,987	39,797	73,712
AVG HH INCOME	$86,082	$108,304	$115,111

MAJOR TENANTS

Burlington · ALDI · HomeGoods

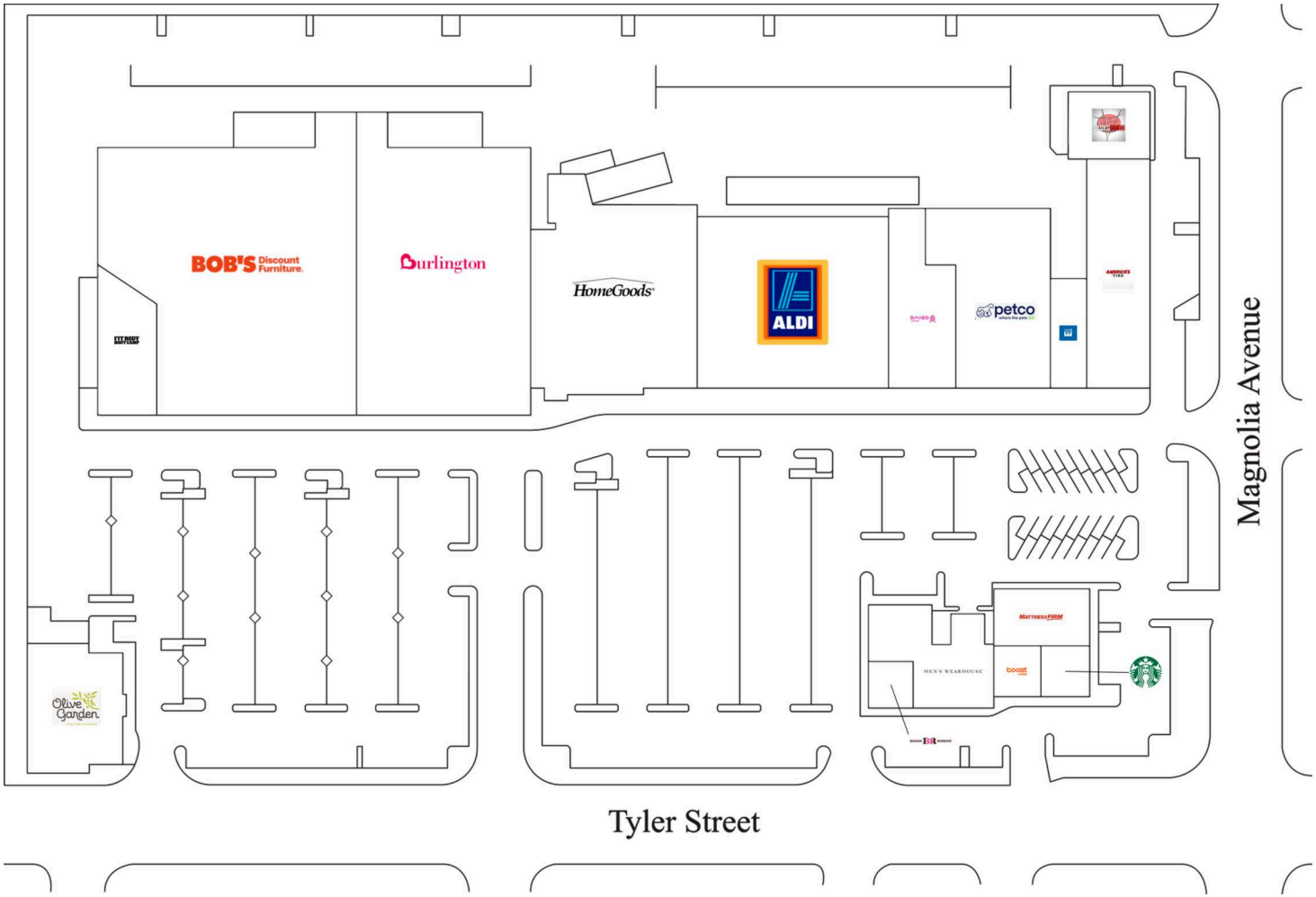
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Available Coming Available



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	Home Goods	23,197 SF	26	America's Tire	9,600 SF	38	Men's Wearhouse	5,409 SF
18	ALDI	23,965 SF	30	Sushi Okoku	4,080 SF	40	Baskin Robbins	900 SF
						45	Olive Garden	7,600 SF