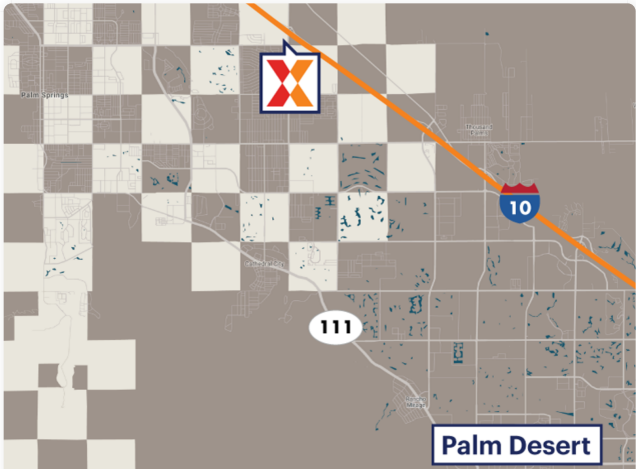


# Plaza Rio Vista

Riverside County    Riverside-San Bernardino-Ontario, CA    75,415 Sq Ft

67800 Vista Chino | Cathedral City, CA 92234

33.8459, -116.4772



| Demographics | 1 Mile    | 3 Miles   | 5 Miles   |
|--------------|-----------|-----------|-----------|
| Population   | 10,799    | 51,193    | 101,653   |
| Daytime Pop. | 6,419     | 43,180    | 113,032   |
| Households   | 3,842     | 17,820    | 44,360    |
| Income       | \$136,592 | \$115,903 | \$123,883 |

Source: Synergos Technologies, Inc. 2024

Stater Bros. anchored center along with a diverse set of national and regional retailers including Starbucks, and La Michoacana Ice Cream Parlor

Close proximity and accessibility to I-10

Located across from the Desert Princess Palm Springs Golf Resort, a vacation/resort ownership destination featuring 27 holes and over 1,000 homes

High visibility from 27K+ VPD on Vista Chino and 12K+ VPD on Landau Blvd with nearby accessibility to I-10 with 110K+ VPD (Kalibrate, 2025)



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### Available Spaces

0207 1,250 Sq Ft 360°

### Current Tenants

Space size listed in square feet

|       |                                |        |
|-------|--------------------------------|--------|
| 0101  | Starbucks                      | 1,700  |
| 0102  | The Purrfect Cat Clinic        | 1,800  |
| 0201  | 1Lovevibez & Giftz             | 1,212  |
| 0202  | One Love Cutz Barbershop       | 1,198  |
| 0203  | Angels Black Tiger Martial Art | 1,410  |
| 0204  | Midnight Esthetics             | 1,410  |
| 0205  | Olga's Tacos                   | 1,300  |
| 0206  | State Farm                     | 1,439  |
| 0300  | Stater Bros. Markets           | 44,700 |
| 0500  | Aiden Cleaners                 | 2,000  |
| 0501  | Norma's Hair Salon             | 1,000  |
| 0502  | United Nails                   | 1,500  |
| 0503  | Siva House of Beauty           | 1,250  |
| 0504  | AIM Mail Centers               | 1,250  |
| 0506  | La Michoacana Ice Cream Parlor | 3,200  |
| 0600  | Quick Quack Car Wash           | 3,596  |
| 0700  | Denny's                        | 4,200  |
| NAP01 | NAP                            | 0      |

This site plan is for illustrative and information purposes only, showing the general layout of the shopping center; and is not a legal survey. Brixmor makes no representation or warranty that the shopping center is exactly as depicted as site conditions and tenant mix are subject to change over time.

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