California Oaks Center

Riverside County Riverside-San Bernardino-Ontario, CA 124,481 Sq Ft

33.5747, -117.2029





Baron's Market anchored center with a national tenant lineup including UFC Gym, Dollar Tree, Menchie's Frozen Yogurt, and McDonald's

Surrounded by a dense population of 91K+ with an average household income of \$134K+ within a 3-mile radius

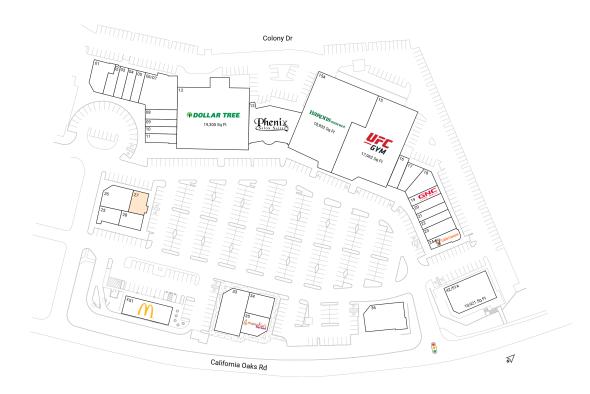
Across the street from California Oaks Sports Park and Shivela Middle School with an enrollment of 1,200+ students (NCES, 2023)

High visibility from 31K+ VPD on California Oaks Rd and 15K+ VPD on Jackson Ave with nearby accessibility to I-15 (Kalibrate, 2019)



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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. 4010

Available Spaces

27 1,536 Sq Ft

| Current Tenants Space size listed in square feet | | |
|--|--------------------------------|--------|
| 01 | Rolling Moon Sushi | 2,584 |
| 02 | Postal Place | 1,191 |
| 03 | Twisted Spoons Ice Cream | 960 |
| 04 | Sparkle Nails & Spa | 945 |
| 05 | MSR Mexican Restaurant | 1,071 |
| 06/07 | California Oaks Veterinary Cli | 5,166 |
| 80 | Running with Scissors | 1,071 |
| 09 | High Desert Medical College | 945 |
| 10 | A. Boba Tea & Coffee | 945 |
| 11 | Zen Wellness | 1,098 |
| 12 | Dollar Tree | 19,300 |
| 13 | Phenix Salon Suites | 6,600 |
| 15 | UFC Gym | 17,962 |
| 15A | Barons Market | 18,932 |
| 16 | California Tan | 1,802 |
| 17 | Tropical Twist Juice Bar Cafe | 1,000 |
| 18 | Dyna Wear | 2,630 |
| 19 | GNC | 1,008 |
| 20 | Murrieta Smoke Shop | 975 |
| 21 | Carver Insurance Services | 974 |
| 22 | Donut Star | 974 |
| 23 | Palace Chinese Cuisine | 1,601 |
| 24 | Little Caesars | 1,300 |
| 25 | Harprabh D. Singh DMD Dental | 1,790 |
| 26 | Guru Salon | 1,926 |
| 28 | Pampered Pooch SPA & Bowtique | 1,002 |
| 33 | Valley Pizza Kitchen | 4,451 |
| 34 | LuvLiez Salon | 2,030 |
| 35 | Menchie's Frozen Yogurt | 1,918 |
| 36 | Casa Jimenez | 4,073 |
| 42/51A | Lighthouse Education Center | 10,921 |
| FS1 | McDonald's | 3,800 |