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\$40M Samuels Center Nears Full Occupancy

By Bob Howard

RIVERSIDE, CA-Canyon Springs Marketplace, a 180,000-sf retail center developed by Los Angeles-based Samuels & Co., has reached 98% occupancy with a roster of national and regional tenants, according to developer Howard J. Samuels. The \$40 million center is located at the corner of Day Street and Canyon Springs Parkway, set on 15 acres at the intersection of the 60 Freeway and Interstate 15.

Samuels notes that OshKosh B’Gosh and Carter’s will open in November and that Union Bank has taken a 4,000-sf pad at the center, which is just north of March Air Force Base and south of UC Riverside. To the east of the property, retailers include Costco, Target, Lowe’s and WinCo Foods, as well as the Moreno Valley Mall.

According to senior vice president Rod Chisessi of Samuels & Co., OshKosh and Carter’s have taken side-by-side locations to showcase its full line of children’s clothing and accessory products as well as Cacique and Lane Bryant to showcase its full line of woman’s fashions and accessories. Samuels points out that concepts such as OskKosh/Carter's and Cacique/Lane Bryant are specialty retailers that are adapting to outdoor centers because there are not enough enclosed malls being built to accommodate expansion plans for these types of retailers.

The tenant roster at Canyon Springs Marketplace North includes major anchor stores Jo-Ann Fabrics, Bed Bath & Beyond, Marshall’s and Cost Plus World Market. Other retailers include Petco, Old Navy, Starbucks Coffee, Rubio’s and FedEx Kinko’s.

Samuels & Company Inc. serves as the developer partner for the leasing and development of Canyon Springs Marketplace for Turner Dale Associates, the representatives of the Construction Laborers Pension Trust of Southern California. The company is also pre-leasing Canyon Springs Marketplace South, a 220,000-sf project on 17 acres, a half mile south of Marketplace North and east of Interstate 215.

Canyon Springs Marketplace South is part of a master planned site with retail, highway services, restaurants, and hotel. It is located at the corner of Valley Springs Parkway and Eucalyptus

Avenue.

Samuels & Company Inc. was founded by veteran real estate developer Samuels in 1997 as a full-service real estate advisory, development and brokerage company. The Los Angeles-based firm's clients include Anschutz Entertainment Group (AEG) for the \$2.5 billion mixed-use project called L. A. LIVE in Downtown Los Angeles; The Tussauds Group/Merlin Entertainments Group for Madame Tussauds in Hollywood and in Washington, DC as well as many others.

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