



Photos courtesy of David J. Hidalgo

Magnolia Tyler Shopping Center

According to Eric Schneider, property manager for Auburndale Properties, Inc., the 182,000-square-foot Magnolia Tyler Shopping Center has undergone a major transformation since renovations began in February 2002. A once-vacant portion of the building now houses two national retail giants — Bed, Bath & Beyond and Sport Chalet.

“The idea,” said Schneider, “was to blend an antiquated section [of the complex] into an existing modern shopping center, to enhance the income potential for two quality national retailers. By doing this, we hoped to attract other national retailers.”

The challenge was in taking an existing single-user building and dividing it into smaller functional spaces. “The project required Auburndale to work together with architects, city planners and the building and safety [division] to collectively reach solutions under tight deadlines. This meant there had to be a great deal of give and take among everyone.”

For the timeline required by Bed, Bath & Beyond, the scope was great. The team had to replace the roof on the existing structure, divide the useable space, and coordinate the utilities, fire service and storefront, as well as loading and receiving areas. “Bed, Bath & Beyond wanted to occupy the space by Thanksgiving 2002, leaving us with literally only seven months to reach most of our objectives,” said Schneider.

David Jessee, president of David Development, Inc., the project’s general contractor, spent a tremendous amount of time and effort fleshing out the space. “As in most renovations of older buildings we encountered several unknowns, structurally and aesthetically. The [unknowns] were quickly overcome by immediate responses from the structural engineer, architectural input from the architect [David Hidalgo Architects, Inc.], and quick decision-making by the owner,” Jessee added.

Jessee was quick to give credit to the city for its supporting role in the project. The City’s cooperation with plan check and field inspections resulted in very few delays and the ability to remain within the determined timeline. “The speed with which responses and decisions were made by all reflected a tremendous team effort. Any project completed on time is money saved, and therefore, money earned,” he said. “We’re very grateful to the City of Riverside’s planning, plan check and building inspection departments for their cooperation when problems arose. Without the cooperation of everyone involved these types of projects can’t have happy endings.”

And this project definitely had a happy ending. “The project didn’t just create short-term employment opportunities for area contract professionals,” Schneider said. “It resulted in long-term employment opportunities for residents, and income-producing real estate for the county. Ultimately, residents benefit from much-needed and desirable services. The presence of national retailers in the community has been well received.” ♦

— L.K.



Photo courtesy of David J. Hidalgo



Photo courtesy of Simone McFarland