

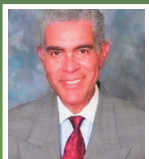


10555

10555 MAGNOLIA AVE
RIVERSIDE, CA 92505

SINGLE TENANT
RETAIL

Offering Memorandum



Luis Vazquez
SENIOR VICE PRESIDENT
310.704.9109
luis.vazquez@sperrycga.com
CalDRE #00841513



Table of Contents



CONFIDENTIALITY & DISCLAIMER

All materials and information received or derived from Sperry Commercial its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither Sperry Commercial its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. Sperry Commercial will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Sperry Commercial makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Sperry Commercial does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Sperry Commercial in compliance with all applicable fair housing and equal opportunity laws.

PROPERTY INFORMATION	3
LOCATION INFORMATION	6
PRICING ANALYSIS	10
SALE COMPARABLES	13
DEMOGRAPHICS	18

FOR SALE |



SECTION 1

PROPERTY INFORMATION

Property Summary



FOR SALE |



PROPERTY DESCRIPTION

Built in 1955, the Property is a well-maintained Single-Story building comprising approximately 7,810 Square Feet and situated on an approximate 20,878-square-foot lot. The location is on highly trafficked Magnolia Avenue and is contiguous to the Riverside Days Inn Hotel. Currently operated as a car stereo/auto parts and repair business, the long-term owner is offering both the Real Estate and the Business Equipment and Inventory for sale. They are included in the sales price. The owner may also consider a lease-back.

Please note that the Property is a current operating Business. All property interior showings are to be by appointment only through the Listing Agent, and the current working staff is not to be bothered or asked questions.

PROPERTY HIGHLIGHTS

- Single-Tenant Retail - One Story Construction
- High Exposure - Magnolia Avenue
- Across the Street from Kaiser Permanente Hospital

OFFERING SUMMARY

Sale Price:	\$6,500,000
Number of Units:	1
Lot Size:	20,878 SF
Building Size:	7,810 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	885	2,084	6,661
Total Population	2,452	6,308	21,582
Average HH Income	\$75,809	\$78,958	\$86,398

Complete Highlights



FOR SALE |



LOCATION INFORMATION

Building Name	Single Tenant Retail
Street Address	10555 Magnolia Ave
City, State, Zip	Riverside, CA 92505
County	Riverside

BUILDING INFORMATION

Number of Floors	1
Year Built	1955
Number of Buildings	1

PROPERTY HIGHLIGHTS

- Single-Tenant Retail - One Story Construction
- High Exposure - Magnolia Avenue
- Across the Street from Kaiser Permanente Hospital
- Includes Inventory and Equipment

FOR SALE |

SECTION 2

LOCATION INFORMATION

Regional Map



FOR SALE |



Aerial Map



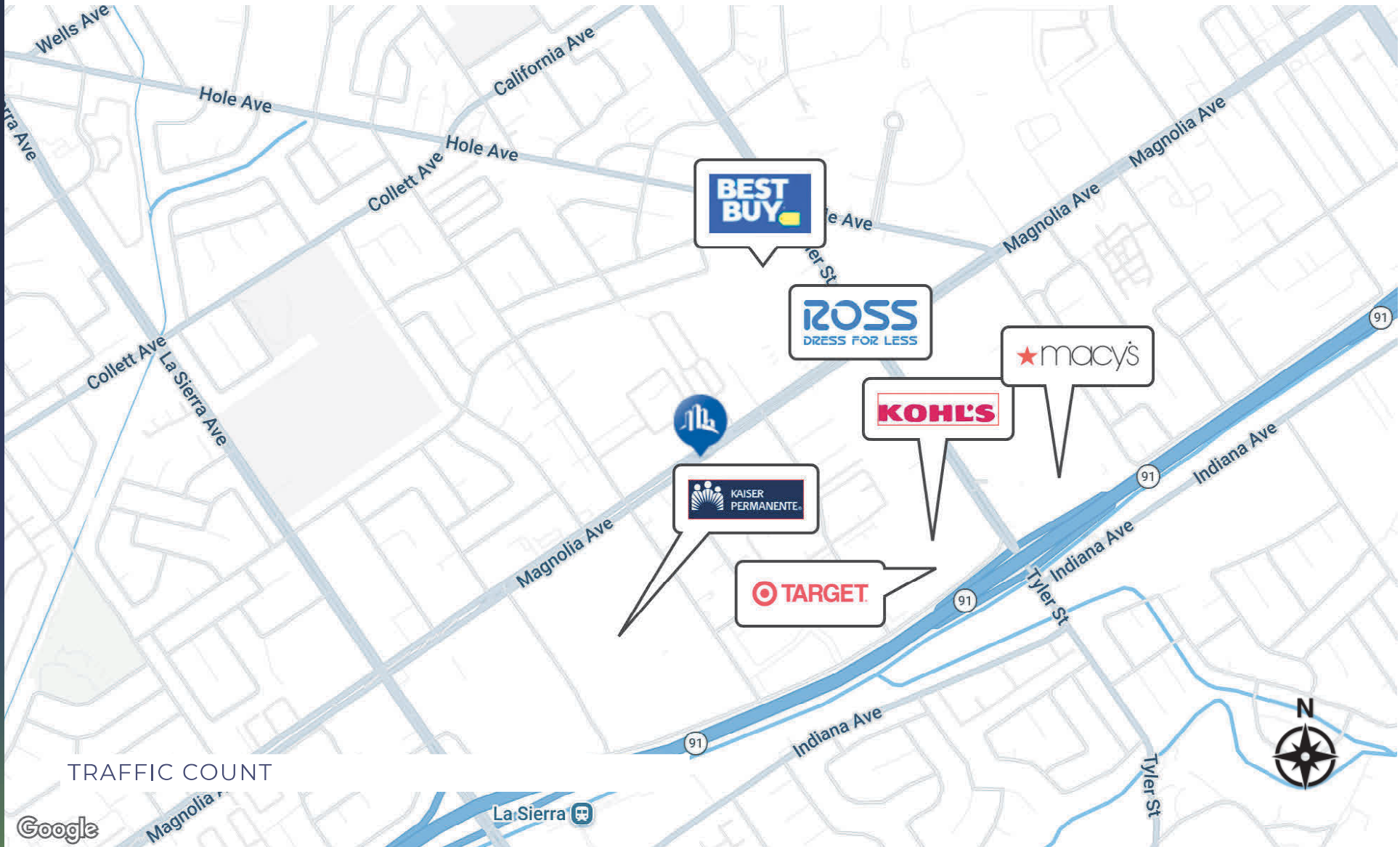
FOR SALE |



Retailer Map



FOR SALE |



FOR SALE |

SECTION 3

PRICING ANALYSIS

Financial Summary



INVESTMENT OVERVIEW

Total Price:	Total Price includes Inventory/Equipment and Building \$6,500,000
Price of Building	\$6,000,000
Price of Inventory/Equipment	\$500,000 - Estimated
Price Per Foot - Building	768.25

AS-IS SALE, INVENTORY, TRADE NAME:

The Property is sold in its 'as is' condition.

Seller is not obligated to perform or pay for any repairs, improvements, or upgrades requested by Buyer, particularly where such upgrades would involve significant cost.

The sale of the Property may include existing inventory (including the advanced car stereo inventory located on the Property), but does not include the transfer of Sellers' business name, brand or goodwill unless the Buyer separately purchases the trade name for an additional One Million Dollars (\$1,000,000). Buyer shall not represent, hold out, or claim to be operating as the same company or business previously conducted at the Property unless such trade name has been separately purchased as provided herein.

Any offer is acceptable provided it meets the terms of this Agreement.

FOR SALE |



SECTION 4

SALE COMPARABLES

Sale Comps

FOR SALE |



SINGLE TENANT RETAIL

10555 Magnolia Ave, Riverside, CA 92505

Subject Property

Price:	\$6,500,000	Bldg Size:	7,810 SF
Lot Size:	20,878 SF	No. Units:	1
Year Built:	1955	Price/SF:	\$832.27

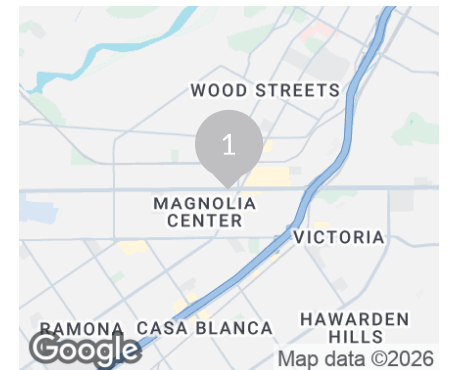


RETAIL/OFFICE

4260 Central Ave, Riverside, CA 92506

Sold 12/16/2025

Price:	\$1,250,000	Bldg Size:	1,751 SF
Lot Size:	12,197 SF	No. Units:	1
Year Built:	1972	Price/SF:	\$713.88



SMOG CHECK

1270 Center Street, Riverside, CA 92507

Sold 11/5/2025

Price:	\$2,600,000	Bldg Size:	4,000 SF
Lot Size:	16,988 SF	No. Units:	1
Year Built:	1950	Price/SF:	\$650.00



Sale Comps



SHEAR MADNESS

4550 Arlington Avenue, Riverside, CA 92506

Sold 11/25/2025

Price:	\$1,705,000	Bldg Size:	1,000 SF
Lot Size:	20,473 SF	Year Built:	1954
Price/SF:	\$1,705.00		



HAWAII SWIMWEAR

3652 Van Buren Blvd, Riverside, CA 92503

Sold 11/20/2024

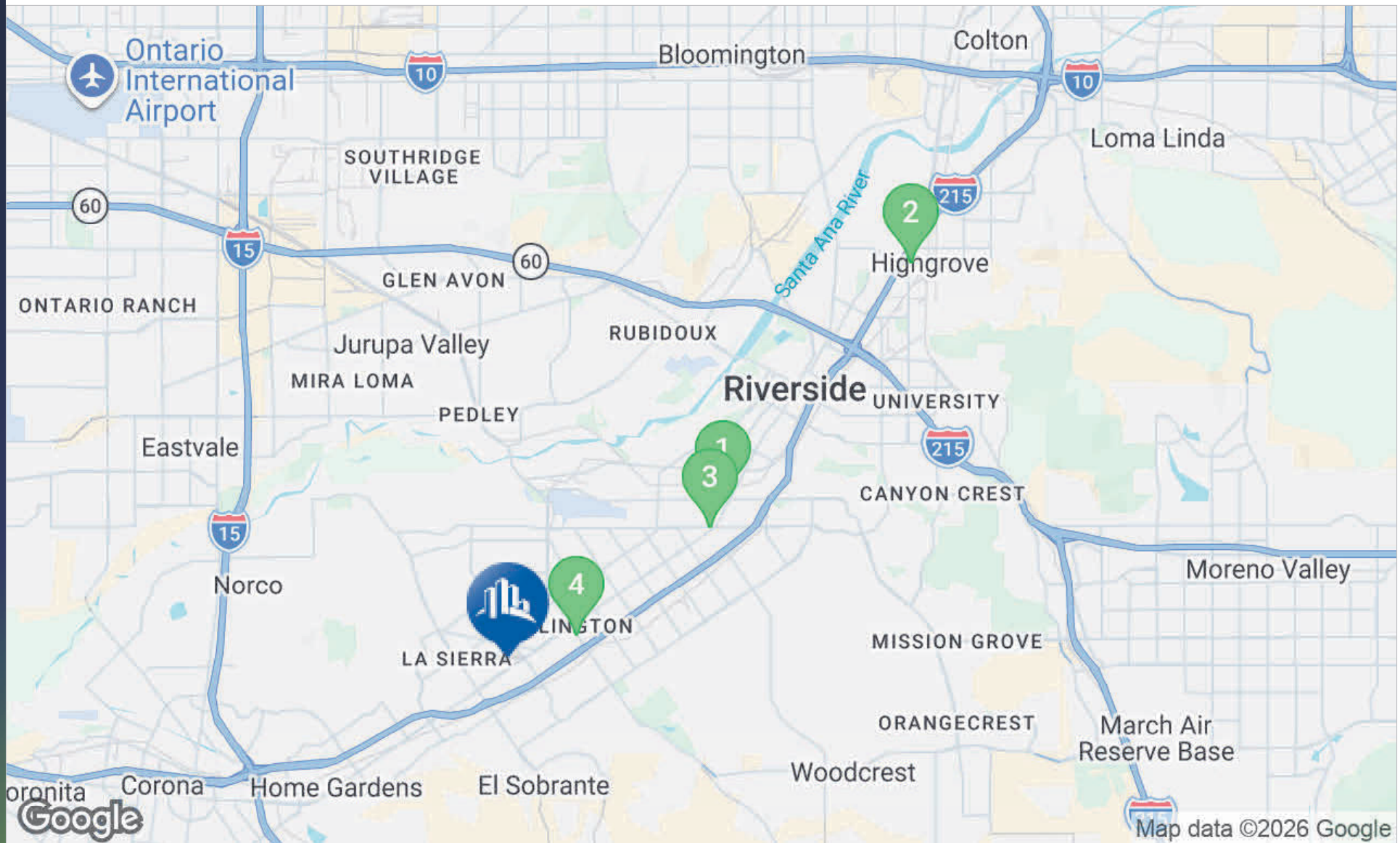
Price:	\$980,000	Bldg Size:	1,332 SF
Lot Size:	7,841 SF	Year Built:	19721
Price/SF:	\$735.74		



Sale Comps Map & Summary



FOR SALE |



Sale Comps Map & Summary



	NAME/ADDRESS	PRICE	BLDG SIZE	YEAR BUILT	PRICE/SF	DEAL STATUS
★	Single Tenant Retail 10555 Magnolia Ave Riverside, CA 92505	\$6,500,000	7,810 SF	1955	\$832.27	Subject Property
1	Retail/Office 4260 Central Ave Riverside, CA 92506	\$1,250,000	1,751 SF	1972	\$713.88	Sold 12/16/2025
2	Smog Check 1270 Center Street Riverside, CA 92507	\$2,600,000	4,000 SF	1950	\$650.00	Sold 11/5/2025
3	Shear Madness 4550 Arlington Avenue Riverside, CA 92506	\$1,705,000	1,000 SF	1954	\$1,705.00	Sold 11/25/2025
4	Hawaii Swimwear 3652 Van Buren Blvd Riverside, CA 92503	\$980,000	1,332 SF	19721	\$735.74	Sold 11/20/2024
AVERAGES		\$1,633,750	2,021 SF	6399	\$951.15	

FOR SALE |



SECTION 5

DEMOGRAPHICS

Demographics Map & Report



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	2,452	6,308	21,582
Average Age	37	36	37
Average Age (Male)	35	35	36
Average Age (Female)	38	37	38

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	885	2,084	6,661
# of Persons per HH	2.8	3	3.2
Average HH Income	\$75,809	\$78,958	\$86,398
Average House Value	\$430,692	\$457,853	\$523,078

2020 American Community Survey (ACS)

