

Awake Medical Center

9496 Magnolia Ave, Riverside, CA 92503

RE/MAX Presented By:
GALAXY RE/MAX GALAXY



Awake Medical Center

9496 Magnolia Ave, Riverside, CA 92503

Property Details

Medical / Office / Retail space available for lease

Price: \$19.44 /SF/YR

- lots of road traffic

View the full listing here: <https://www.loopnet.com/Listing/9496-Magnolia-Ave-Riverside-CA/29219532/>

Rental Rate:	\$19.44 /SF/YR
Property Type:	Office
Property Subtype:	Medical
Building Class:	B
Rentable Building Area	22,389 SF
:	
Year Built:	1995
Walk Score ®:	88 (Very Walkable)
Transit Score ®:	38 (Some Transit)
Taxes:	\$0.06 USD/SF/MO
Operating Expenses:	\$0.00 USD/SF/MO
Rental Rate Mo:	\$1.62 /SF/MO

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Listing spaces

1st Floor Ste 102B

Space Available:	1,972 SF
Rental Rate:	\$19.44 /SF/YR
Date Available:	Now
Service Type:	Triple Net (NNN)
Built Out As:	Standard Medical
Space Type:	Relet
Space Use:	Office/Medical
Lease Term:	Negotiable

Welcome to 9496 Magnolia Avenue, Riverside. This prime first-floor, street-facing office space offers exceptional visibility and accessibility, making it ideal for a medical practice, professional office, or similar business. Currently operating as a laser eye surgery center, the existing business will soon be relocating, creating an excellent opportunity for you to establish or expand your own operations in a well-suited environment. Situated on major cross streets with convenient freeway access, this location provides both high traffic exposure and ease of access for clients and staff. Don't miss out on this versatile space — schedule a tour today and envision the future of your business here.

2nd Floor Ste 209

Space Available:	815 SF
Rental Rate:	\$19.44 /SF/YR
Date Available:	Now
Service Type:	Triple Net (NNN)
Built Out As:	Standard Office
Space Type:	Relet
Space Use:	Office/Medical
Lease Term:	Negotiable

Medical / Office Space inside building on second floor. No exterior windows

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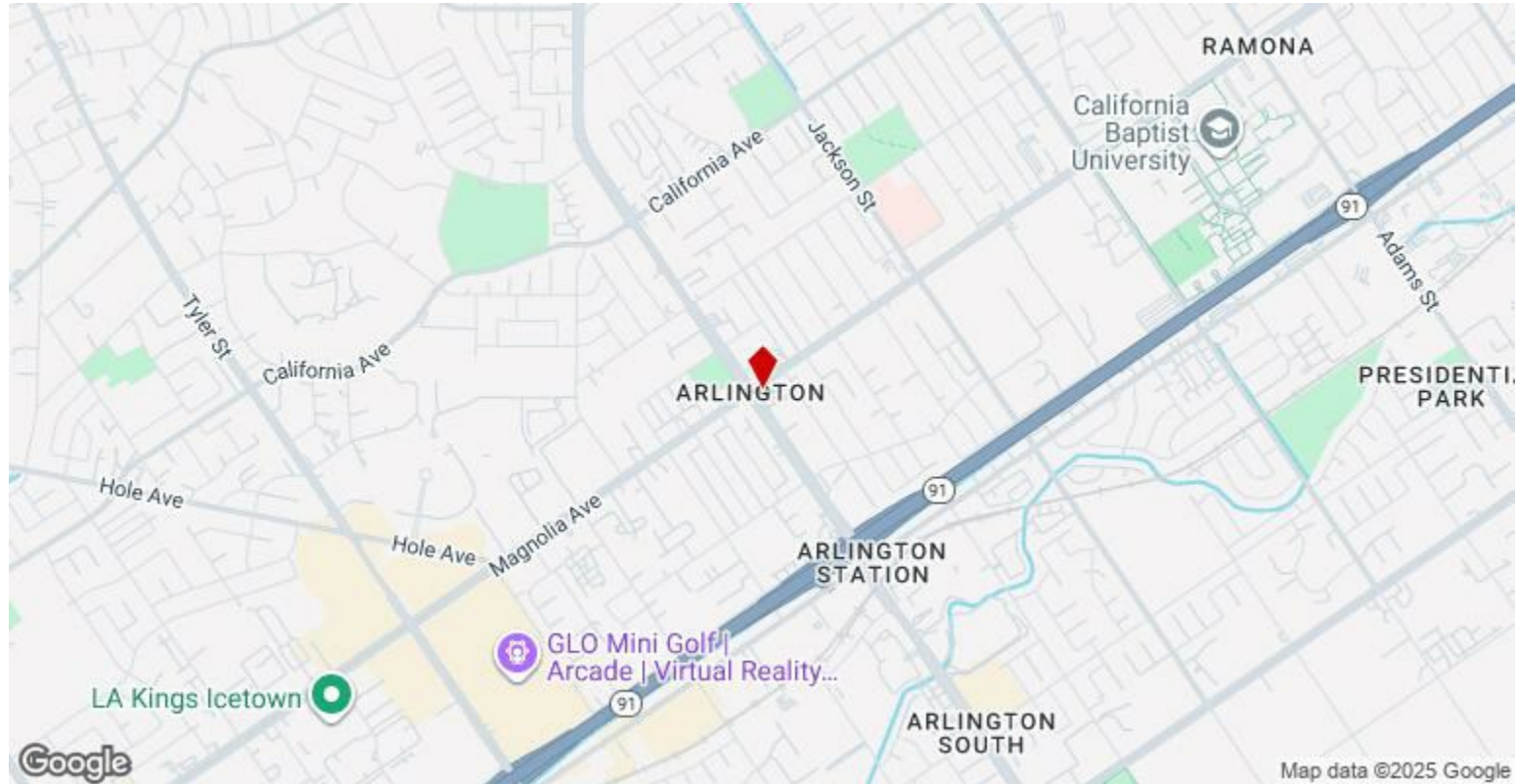
Major Tenant Information

Tenant	SF Occupied	Lease Expired
Commercial Broker	-	
employment law office	-	
IQ Laser Vision	-	
Massage Studio	-	August 2029

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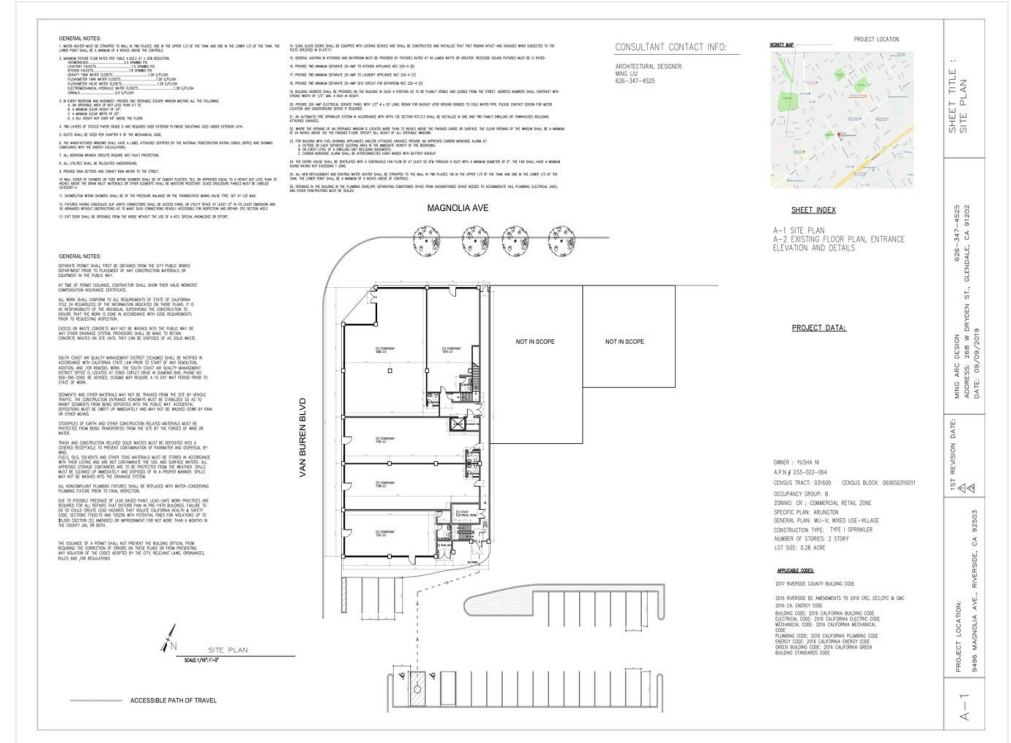
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Location



9496 Magnolia Ave, Riverside, CA 92503

9496 1007



9496 Magnolia Ave, Riverside, CA 92503

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Building Photo

Awake Medical Center

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Property Photos



Building Photo



Building Photo

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Property Photos



Aerial



Aerial

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