

Awake Medical Center

9496 Magnolia Ave, Riverside, CA 92503

RE/MAX® Presented By:
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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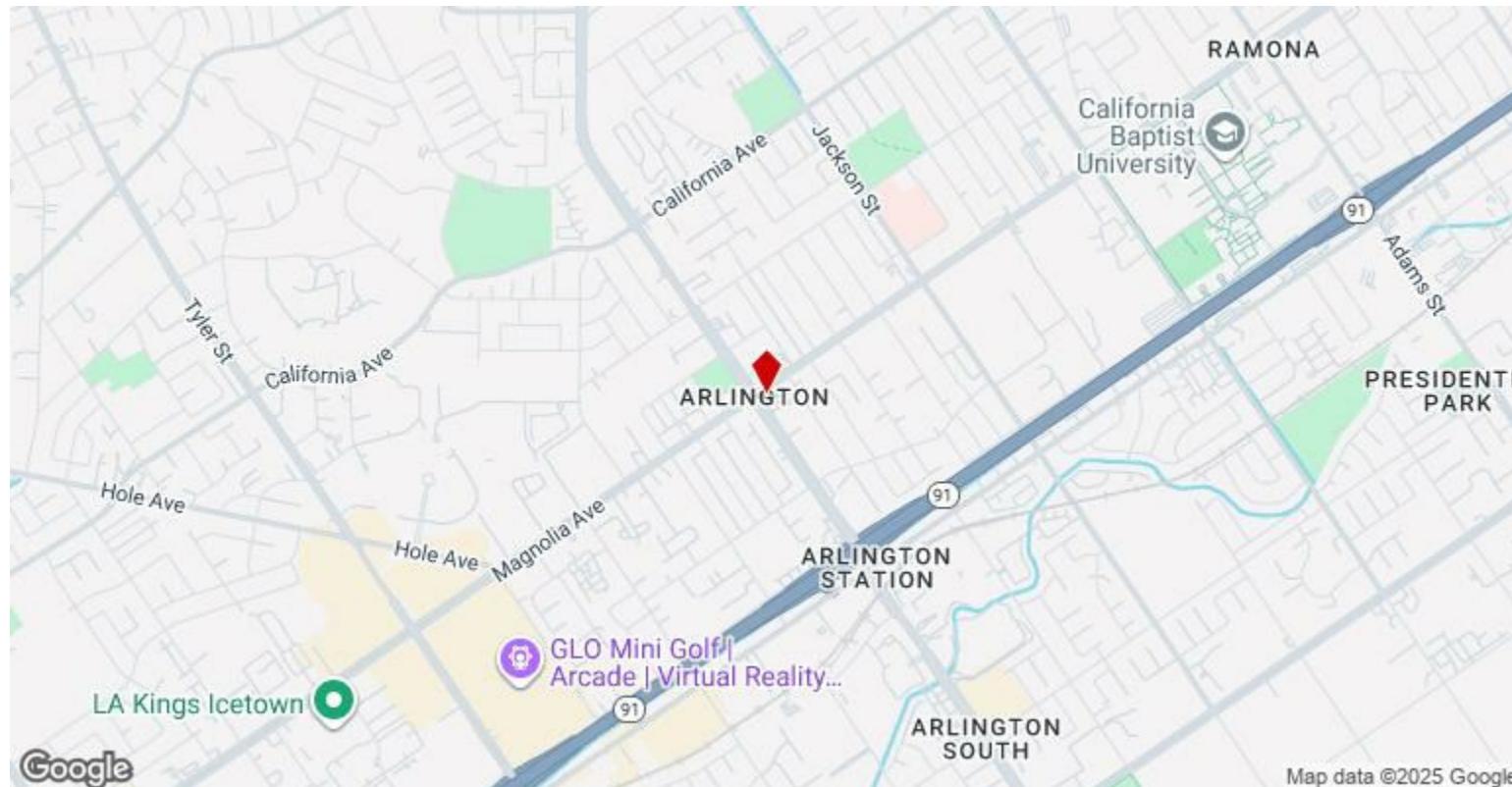
Major Tenant Information

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

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Location



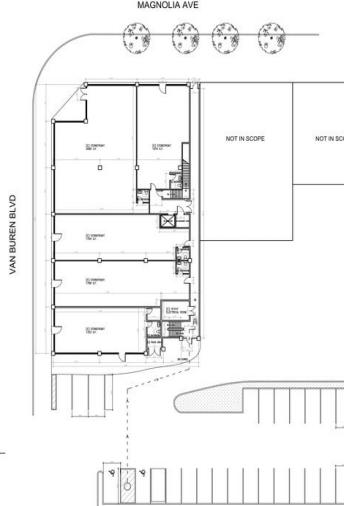
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Property Photos



Primary Photo



9496 1007

		PROJECT LOCATION SHEET TITLE : SITE PLAN	
SHEET INDEX A-1 SITE PLAN A-2 EXISTING FLOOR PLAN, ENTRANCE ELEVATION AND DETAILS			
PROJECT DATA: PROJECT NAME: 10400 MARKOLI AVE. APN #: 233-022-064 CENSUS BLOCK: 06300202001 CENSUS TRACT: 03700 CENSUS BLOCK: 06300202001 DESCRIPTION: ZONE OF C, COMMERCIAL, RETAIL ZONE SPECIFIC PLAN: ARMENTUM GENERAL PLAN: CITY OF RIVERSIDE USE-PLACEMENT CONSTRUCTION TYPE: I-1 SPRINKLERED NUMBER OF STORES: 2 STORY LOT SIZE: 0.38 ACRE		WING AND DIRECTION: 000-047-00235 ADDRESS: 10400 MARKOLI AVE., RIVERSIDE, CA 92503 DATE: 08/05/2019	
APPENDIX DATA: 2014 RIVERSIDE CO. AMENDMENTS TO 2014 CALIF. GEOL. & MNC 2014 CALIFORNIA PLANNING CODE BUILDING CODE: 2014 CALIFORNIA BUILDING CODE ENRICHED: 2014 CALIFORNIA ENRICHED BUILDING CODE MUDWALL: 2014 CALIFORNIA MUDWALL CODE PLUMBING: 2014 CALIFORNIA PLUMBING CODE SEISMIC: 2014 CALIFORNIA SEISMIC GREEN BUILDING STANDARDS CODE		LAST REVISION DATE: 08/05/2019 △	PROJECT LOCATION: 9495 MARKOLI AVE., RIVERSIDE, CA 92503
A-1			

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Property Photos

A STATE COMPANY WITH HOME OFFICES IN BLOOMINGTON, ILLINOIS
P.O. Box 2915
BLOOMINGTON, IL 61702-2915

Named Insured
M-23-3477-FA64 F Z
004294 3123
AWAKE MEDICAL LLC
1950 MAGNOLIA AVE STE 150
CITY INDUSTRY CA 91748-1368

Policy Number 92-GH-X422-5
Policy Period Effective Date Expiration Date
10/01/2022 10/20/2022 DEC 20 2023
The policy period begins and ends at 12:01 am standard time at the premises location.

Agent and Mailing Address
RICHARD DONG
27136 FASEO ESPADA STE 124
SAN JUAN CAPO CA 92675-5702
PHONE: (949) 855-1310

Businessowners Policy
Automatic Renewal: If the policy period is shown as **12 months**, this policy will be renewed automatically subject to the premiums, rules and forms in effect for each succeeding policy period. If this policy is terminated, we will give you and the Mortgagee/Lienholder written notice in compliance with the policy provisions or as required by law.

Entity: Limited Liability Company
Reason for Declarations: Your policy is amended JUN 30 2023
ADDITIONAL INSURED ADDED
FORM OMP-4788-1 ADDED

Endorsement Premium None

Discounts Applied:
Renew Year
Years in Business
Protective Devices
Sprinkler
Claim Record

Prepared AUG 07 2023
CMP-4000
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Building Photo

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Property Photos



Building Photo



Building Photo

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Aerial



Aerial

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