

# NEC MAGNOLIA AVE & VAN BUREN BLVD

## ±0.66 ACRE PRIME RETAIL CORNER LOT FOR LEASE

9471-9477 Magnolia Ave, Riverside, CA 92503



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**PROGRESSIVE**  
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## Presented By



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# PROPERTY OVERVIEW



## HIGHLIGHTS

- Approximately 0.66 Acre lot available for lease
- Property is situated on the NEC of Magnolia and Van Buren, the 4th most trafficked intersection in Riverside with approximately 72,164 cars per day
- Proximity to the Galleria at Tyler Mall, Kaiser Permanente Medical Center, California Baptist University, Sherman Indian High School, Parkview Community Hospital, Castle Park Amusement Park, and the LA Kings Ice town Practice Facility.



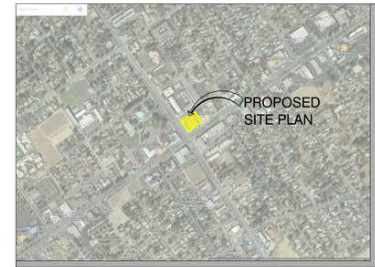


# CONCEPTUAL SITE PLAN



RIVERSIDE, CA  
NEC MAGNOLIA AVE & VAN BUREN BLVD.

THIS SITE PLAN IS BASED ON AERIAL FILE OF A  
EXISTING/NEW SITE PLAN



VICINITY MAP N.T.S.

PRELIMINARY SITE PLAN LAYOUT  
(NEC MAGNOLIA AVE & VAN BUREN BLVD.) RIVERSIDE, CA

DATE	REVISIONS

0' 5' 10' 15' 30' 60'  
SCALE: 1" = 30'



(RETAIL SITE DEMO)

10-04-17

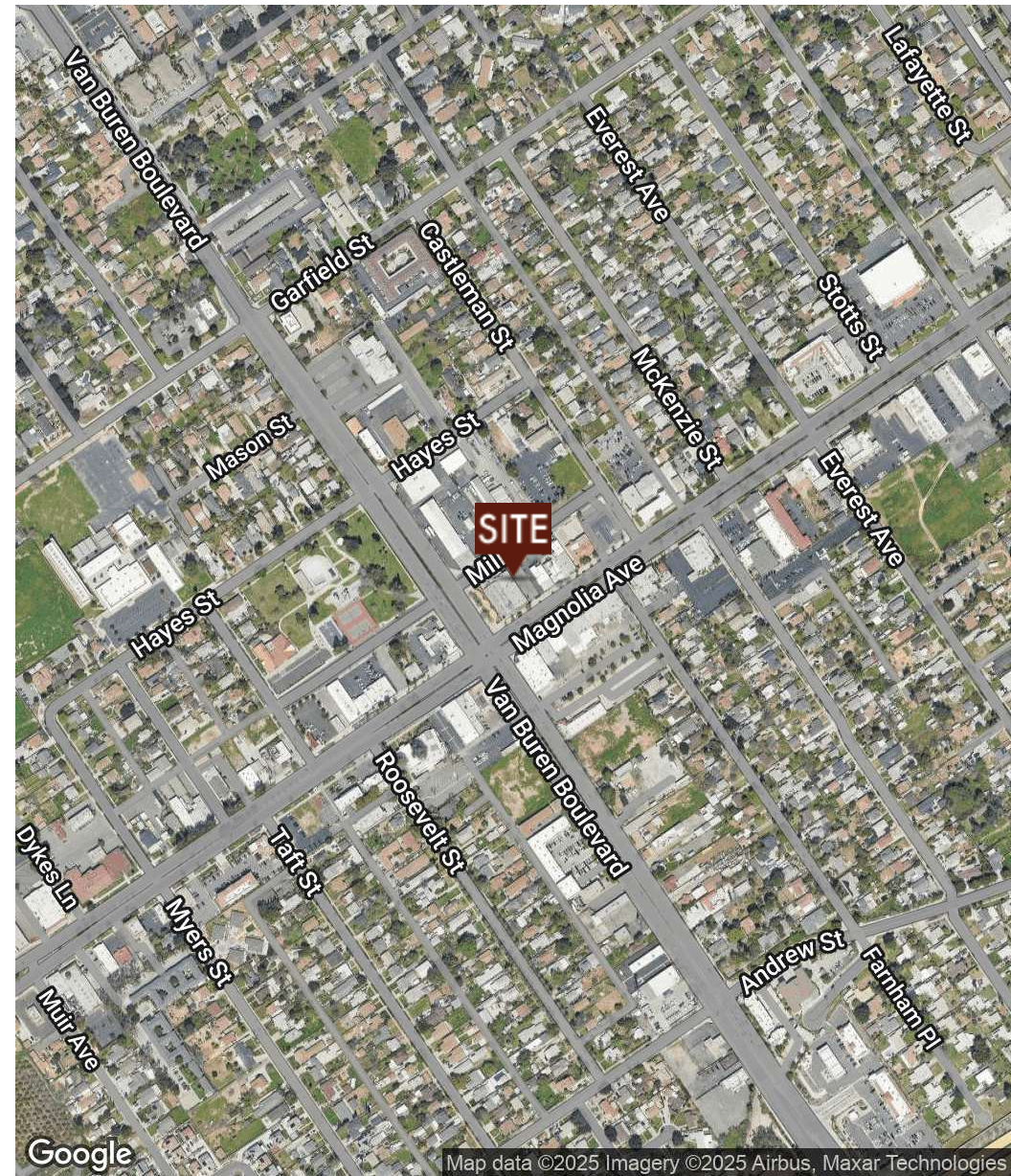
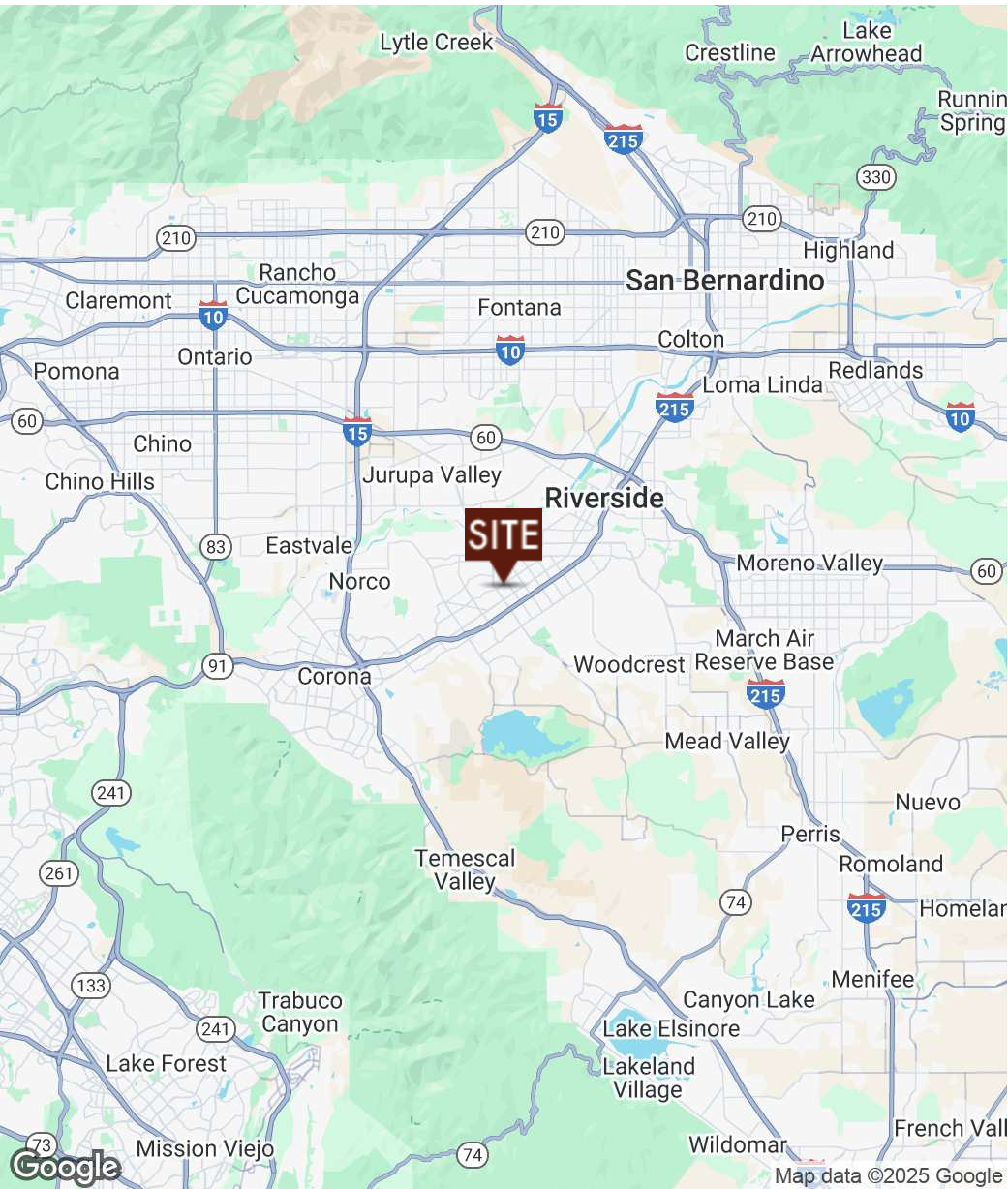


# RETAILER MAP





# LOCATION MAPS





# DEMOGRAPHICS

	1 mi	3 mi	5 mi
<b><u>POPULATION</u></b>			
2024 Total Population	20,399	143,836	257,942
2024 Median Age	32.5	33.1	34.8
2024 Total Households	5,826	41,694	77,698
2024 Average Household Size	3.4	3.4	3.3
<b><u>INCOME</u></b>			
2024 Average Household Income	\$87,286	\$104,190	\$119,149
2024 Median Household Income	\$73,565	\$87,066	\$99,317
2024 Per Capita Income	\$25,203	\$30,388	\$36,048
<b><u>BUSINESS SUMMARY</u></b>			
2024 Total Businesses	1,001	4,472	8,760
2024 Total Employees	9,491	36,816	65,224

