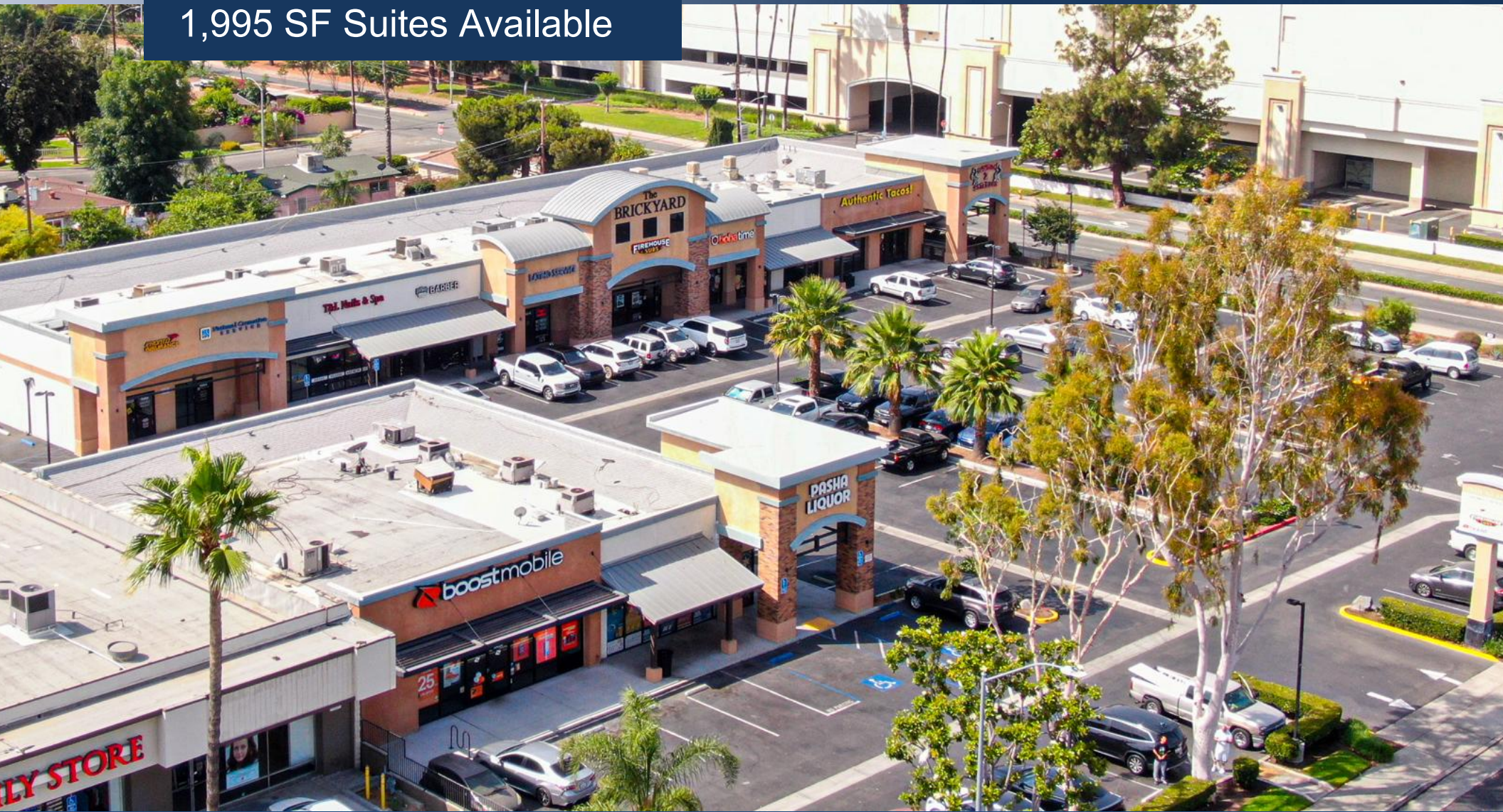


FOR LEASE

THE BRICKYARD

10050 – 10098 MAGNOLIA AVENUE, RIVERSIDE CA 92503
IMMEDIATELY ADJACENT TO THE GALLERIA AT TYLER SHOPPING MALL

1,860 SF END CAP & Inline
1,995 SF Suites Available



Investment Concepts, Inc.



1667 E. Lincoln Avenue
Orange, CA 92865



(714) 283-5800 x500



Denisse Sandoval

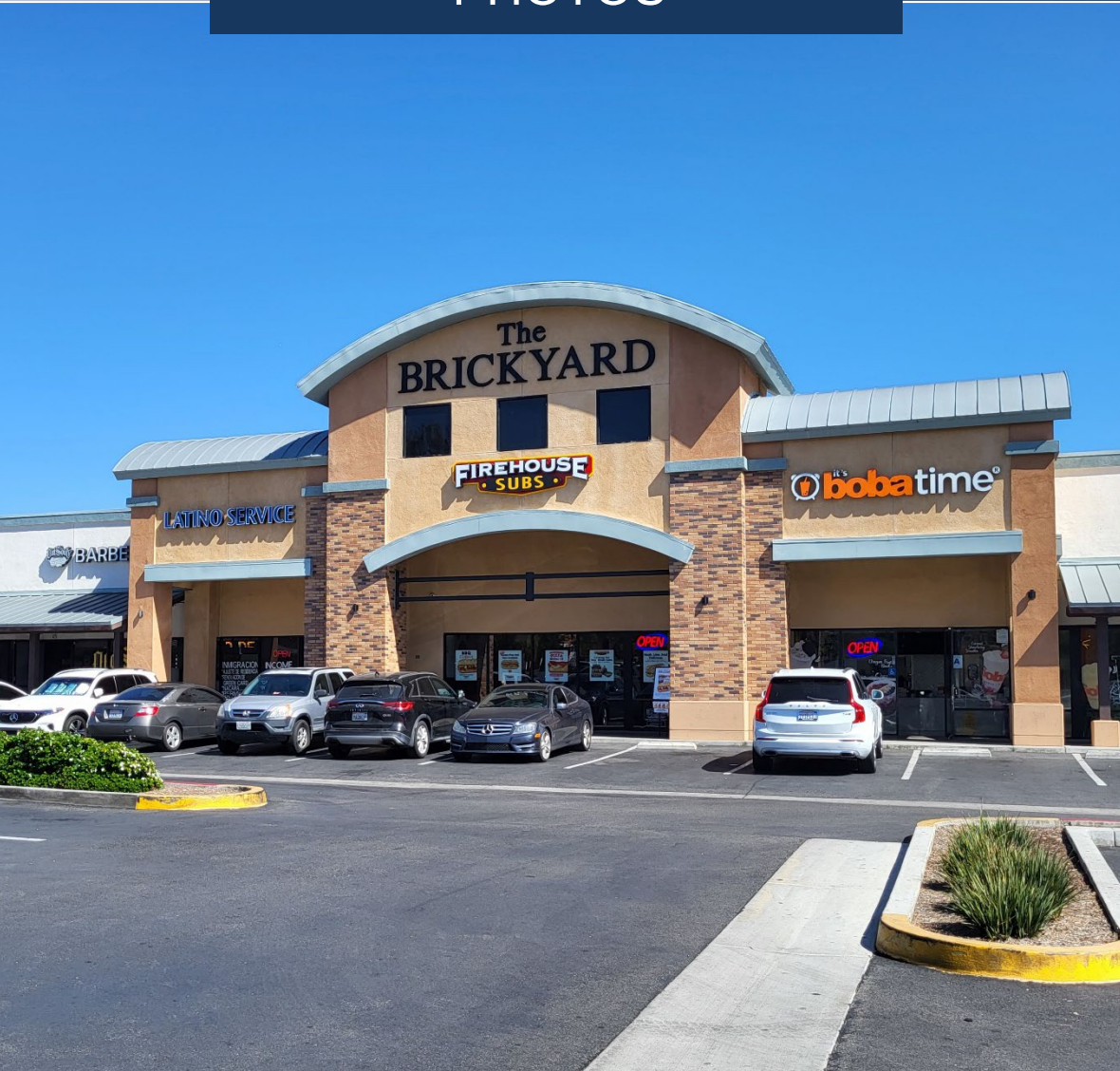
denisses@icicorporate.com

FOR LEASE

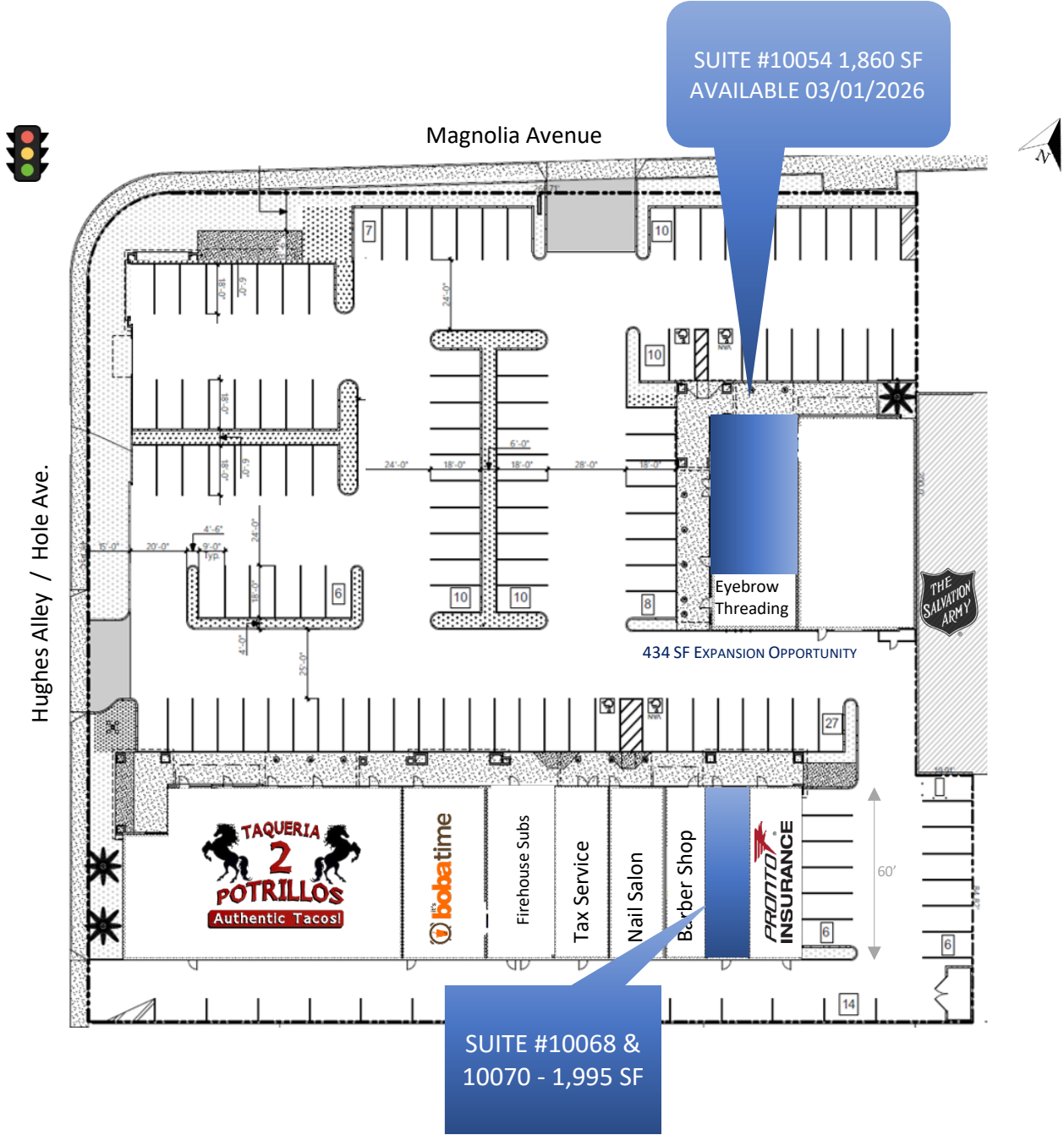
THE BRICKYARD

10050 – 10098 MAGNOLIA AVENUE, RIVERSIDE CA 92503
IMMEDIATELY ADJACENT TO THE GALLERIA AT TYLER SHOPPING MALL

PHOTOS



THE BRICKYARD - RIVERSIDE
10050-10098 Magnolia Ave., Riverside, CA. 92503



THE BRICKYARD SHOPPING CENTER

10050 – 10098 MAGNOLIA AVE, RIVERSIDE CA 92503

FOR LEASE

Demographics >>

	1 mile	3 miles	10 Min. Drive
Population	18,909	140,288	217,736
Households	5,649	39,732	62,828
Median Age	33.70	34	34.80
Median HH Income	\$64,037	\$73,880	\$77,247
Daytime Employees	13,888	43,442	106,633
Population Growth '24 - '29	▲ 4.53%	▲ 5.12%	▲ 4.33%
Household Growth '24 - '29	▲ 4.00%	▲ 4.66%	▲ 3.76%

Traffic >>

Collection Street	Cross Street	Traffic Vol	Last Measured	Distance
Magnolia Ave	Hughes Aly NE	27,644	2025	0.15 mi
Magnolia Ave	Harrison St SW	29,812	2025	0.24 mi
Tyler St	Magnolia Ave NW	41,152	2025	0.30 mi
Tyler St	Magnolia Ave SE	34,741	2018	0.32 mi
Primrose Dr	Harrison St SW	1,272	2025	0.36 mi
Hole Ave	Tyler St W	15,904	2018	0.38 mi
Tyler St	Hole Ave NW	31,766	2018	0.39 mi
Magnolia Ave	Banbury Dr SW	27,680	2025	0.42 mi
Tyler St	Hole Ave SE	27,926	2018	0.46 mi
Riverside Fwy	Harrison St SW	199,300	2025	0.48 mi



INVESTMENT CONCEPTS, INC.

1667 E. LINCOLN AVE., ORANGE CA 92865

(714) 283-5800

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THE BRICKYARD

10050 – 10098 MAGNOLIA AVENUE, RIVERSIDE CA 92503
IMMEDIATELY ADJACENT TO THE GALLERIA AT TYLER SHOPPING MALL

PROPERTY INFO

- Rent negotiable
- NNN fees \$1.05 SF/MO
- End cap available with frontage on Magnolia Ave.
- High traffic count
- Immediately adjacent to The Galleria at Tyler
- Shopping Center remodeled in 2019

Demographics >>

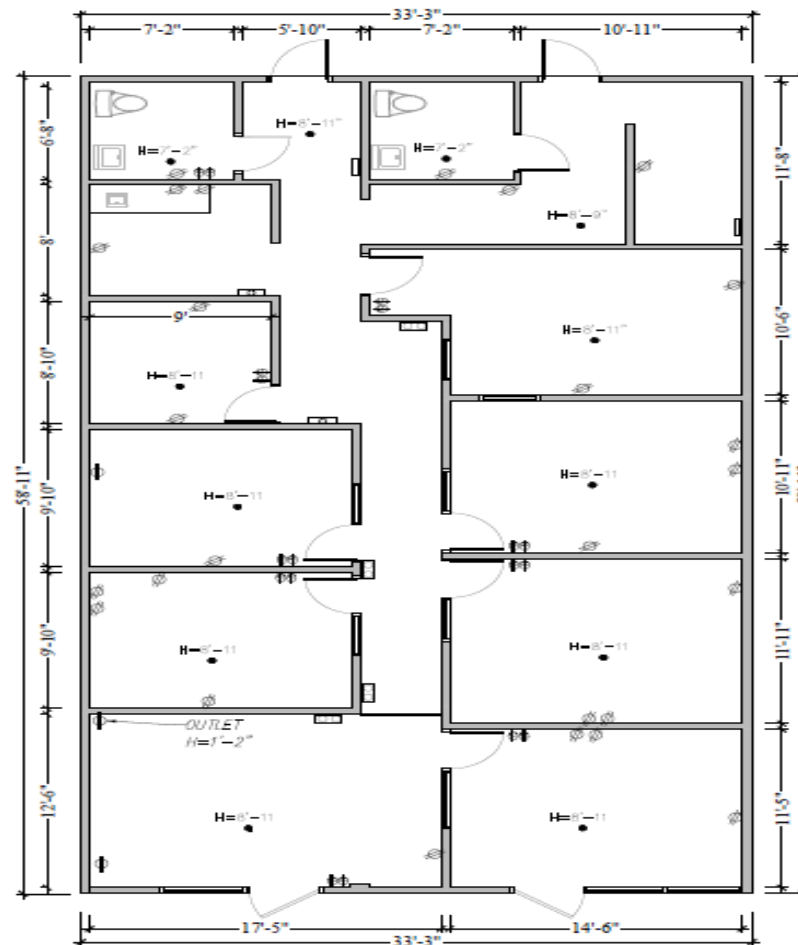
	1 mile	3 miles	10 Min. Drive
Population	19,688	142,527	217,630
Households	5,826	40,892	63,201
Median Age	34.40	34.60	34.80
Median HH Income	\$60,319	\$74,494	\$76,592
Daytime Employees	13,618	42,041	105,434



THE BRICKYARD

10050 – 10098 MAGNOLIA AVENUE, RIVERSIDE CA 92503
IMMEDIATELY ADJACENT TO THE GALLERIA AT TYLER SHOPPING MALL

#10068 – 10070 1,995 SF



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Orange, CA 92865



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Denisse Sandoval

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FOR LEASE

THE BRICKYARD

10050 – 10098 MAGNOLIA AVENUE, RIVERSIDE CA 92503
IMMEDIATELY ADJACENT TO THE GALLERIA AT TYLER SHOPPING MALL

#10054 – 1,860 SF END CAP

