

FOR LEASE OR SALE THE SHRADER DENTAL BUILDING CLASSIC FREESTANDING DENTAL BUILDING

7154 MAGNOLIA AVE, RIVERSIDE, CA 92504



ASKING PRICE **\$1,000,000**

JENNIFER KAPUR

Senior Vice President

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 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

No warranty or representation has been made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice. Lee & Associates Commercial Real Estate Services, Inc. - Riverside. 3240 Mission Inn Ave - Riverside, CA 92507 | Corporate ID# 01048055

PROPERTY OVERVIEW

HIGHLIGHTS

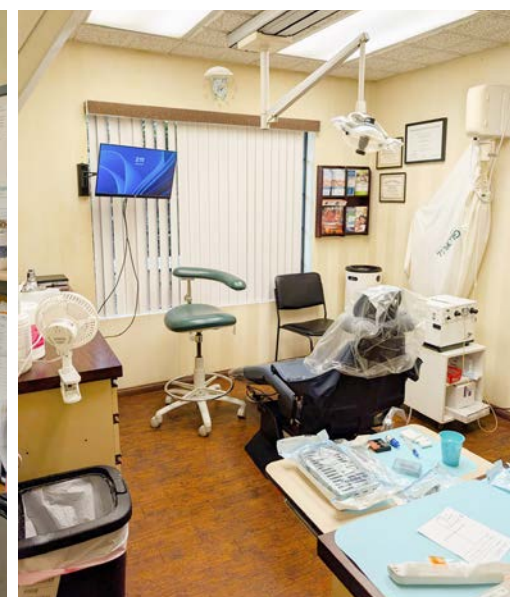
- ◇ ±1,784 SF Freestanding Dental Building
- ◇ Includes 5 Operatories, 2 Offices, 2 Restrooms, Break Room and Sterilization Area
- ◇ 12 Parking Spaces + 1 Handicapped Space
- ◇ Available Fall 2026 | Call Broker to Show
- ◇ Asking Price: **\$1,000,000**

DEMOGRAPHICS

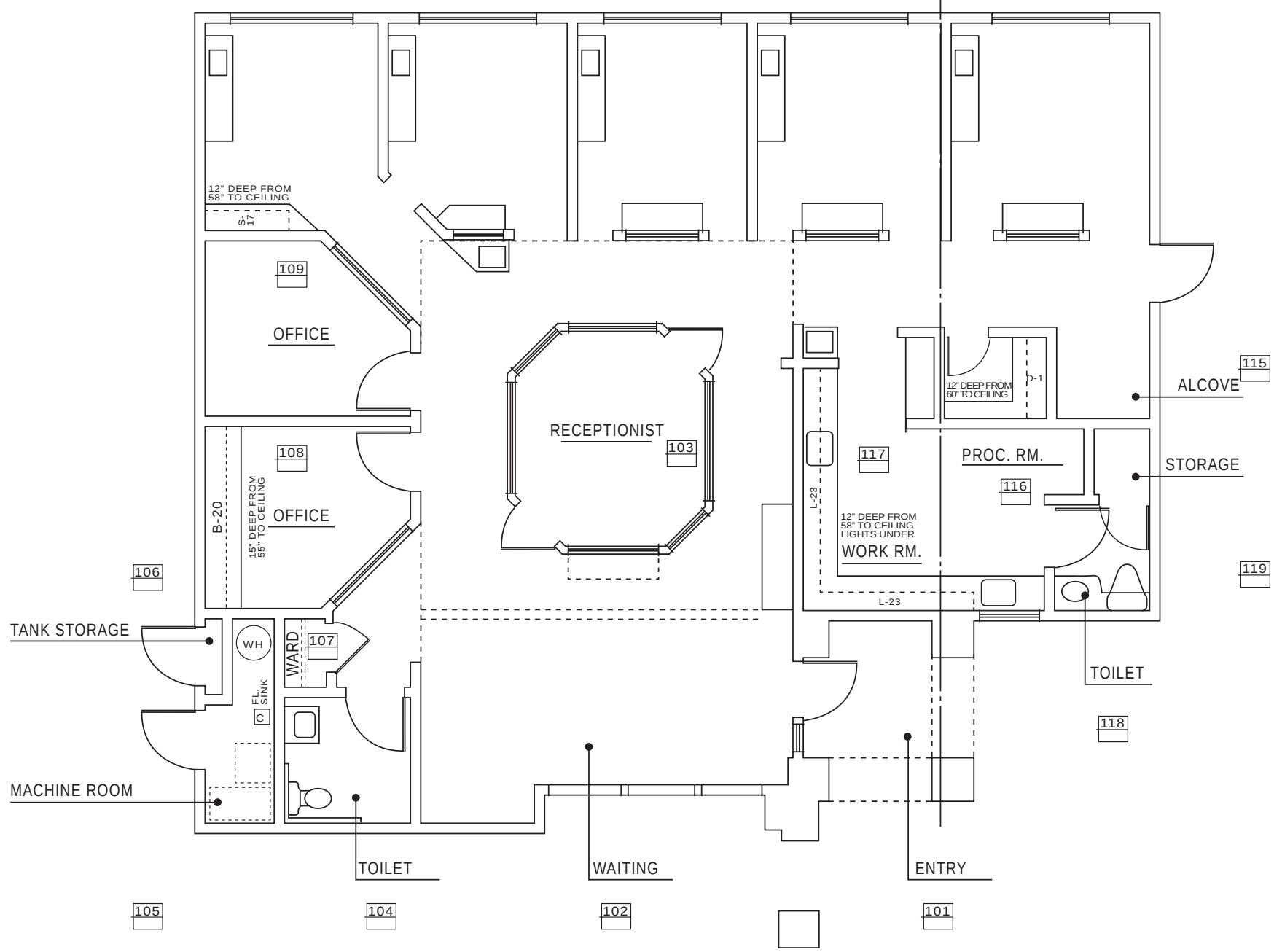
		1 MILE	3 MILES	5 MILES
	POPULATION	19,793	105,332	290,731
	AVERAGE HOUSEHOLD INCOME	\$103,219	\$120,674	\$116,055
	EMPLOYEES	11,126	42,665	89,815
	CARS PER DAY	21,659 (VIA MAGNOLIA AVE)	20,537 (VIA ARLINGTON AVE)	



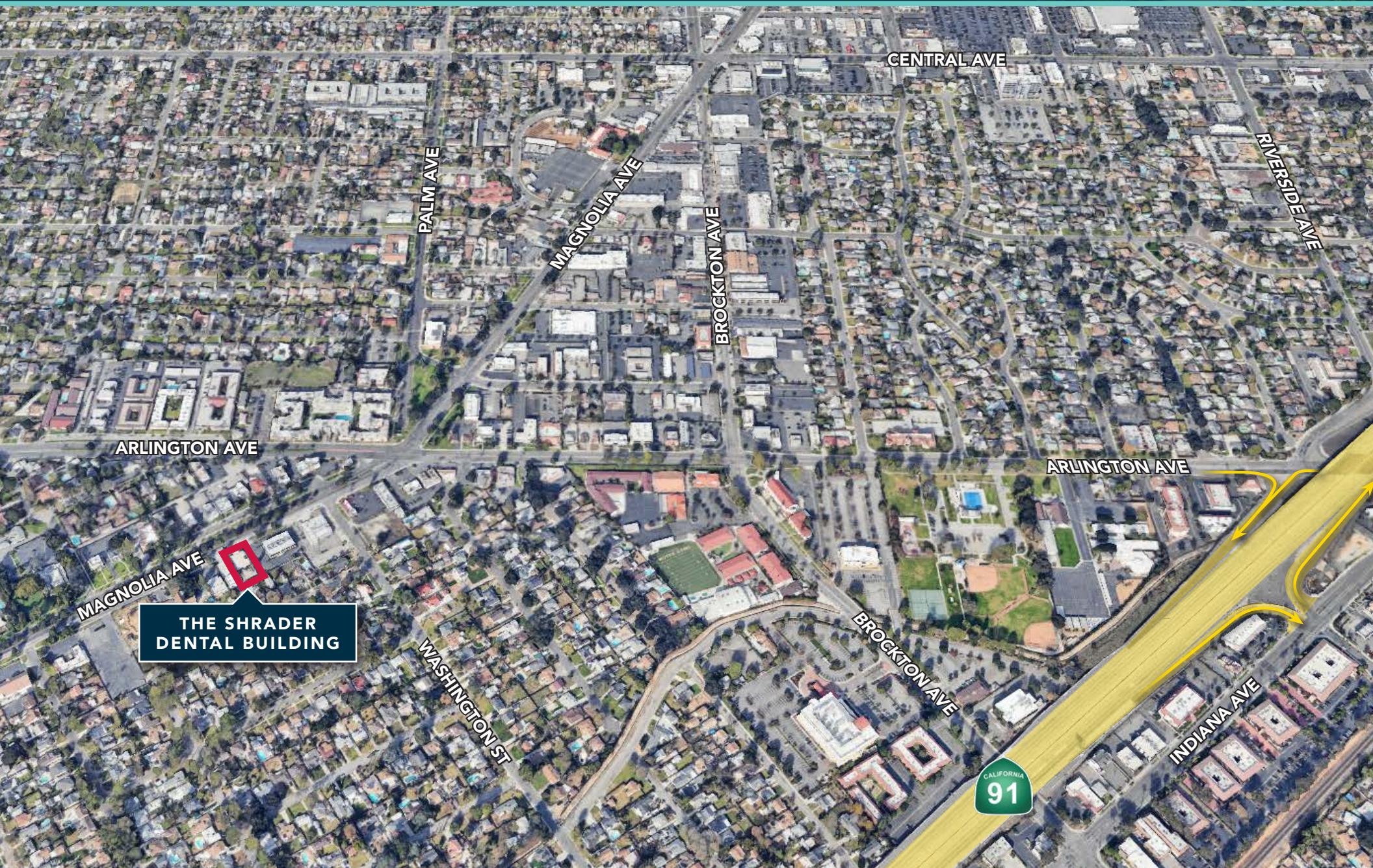
INTERIOR PHOTOS



FLOOR PLAN



LOCATION OVERVIEW



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FOR MORE INFORMATION, CONTACT:

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