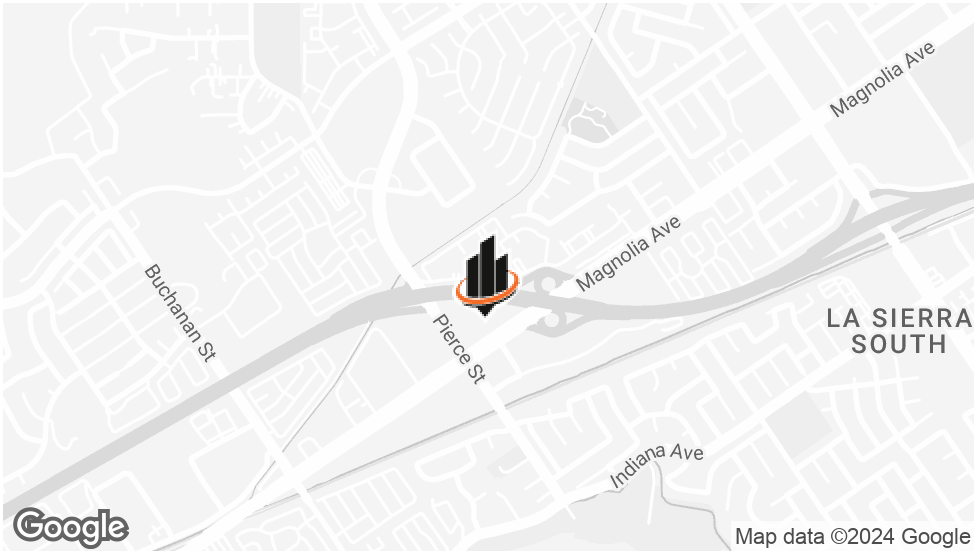


PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$3,500.00 SF/yr (NNN)
BUILDING SIZE:	23,065 SF
AVAILABLE SF:	1,700 SF
LOT SIZE:	75,359 SF

PROPERTY OVERVIEW

Introducing a prime lease opportunity at 11881-11883 Magnolia, Riverside, CA, 92503. Boasting a spacious 1,700 sq. ft., this property offers an ideal setup for Automotive Repair Use, complete with a designated office area and restrooms. Its strategic location near the on/off ramp of the 91 freeway ensures convenient accessibility for clients and customers. This versatile space is thoughtfully designed to accommodate the needs of automotive-related businesses, providing the perfect platform for growth and success. With its functional layout and strategic positioning, this property presents an enticing prospect for tenants seeking a well-equipped, high-visibility space in a prime location.

PROPERTY HIGHLIGHTS

- Ideal for Automotive Repair Use
- Spacious 1,700 Sq. Ft. layout
- Close proximity to on/off ramp of 91 freeway

**CAMERON IRONS**  
O: 714.446.0600  
ciron@svn.com  
CalDRE #01176224

**BOAZ YOUSLING**  
O: 949.558.0310  
boaz.yousling@svn.com  
Broker’s Assistant