

FOR LEASE | RIVERSIDE MAGNOLIA PLAZA | 9216 Magnolia Ave

Riverside, CA 92503



Offering Summary

Lease Rate:	17.40 SF/yr (MG)
CAMs:	0.10
Building Size:	20,294 SF
Available SF:	930 - 1,500 - 1,600 SF
Lot Size:	1.46 Acres
Number of Units:	13
Renovated:	2022
Zoning:	MU-U

Property Overview

NOW LEASING AT "RIVERSIDE MAGNOLIA PLAZA". GREAT RETAIL AND OFFICE UNITS AVAILABLE. CENTRAL LOCATION AT THE HEART OF MAGNOLIA AVE JUST OFF VAN BUREN BLVD. 3 UNITS AVAILABLE. EACH WITH OPEN FLOOR SPACE AND GLASS WINDOWS IN THE FRONT.

UNIT 9224: 930 SF - PRIVATE SPACE - PRIVATE BATHROOM - PARTIAL BUILDOUT

UNIT 9250: 1,500 SF - 1 PRIVATE OFFICE - KITCHEN SPACE - PRIVATE BATHROOM

UNIT 9252: 1,600 SF - W/ 3 OFFICES - UTILITY OFFICE - PRIVATE BATHROOM - END CAP UNIT

LESS THAN 5 MINUTES FROM 215FWY. CALL OR TEXT TO SCHEDULE A TOUR.

Property Highlights

- RIVERSIDE MAGNOLIA PLAZA
- LESS 5 MINUTES FROM 215FWY
- END CAP UNIT
- OPEN FLOOR LAYOUT
- PYLON SIGN

Charles Obichang

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Meg Montefalcon

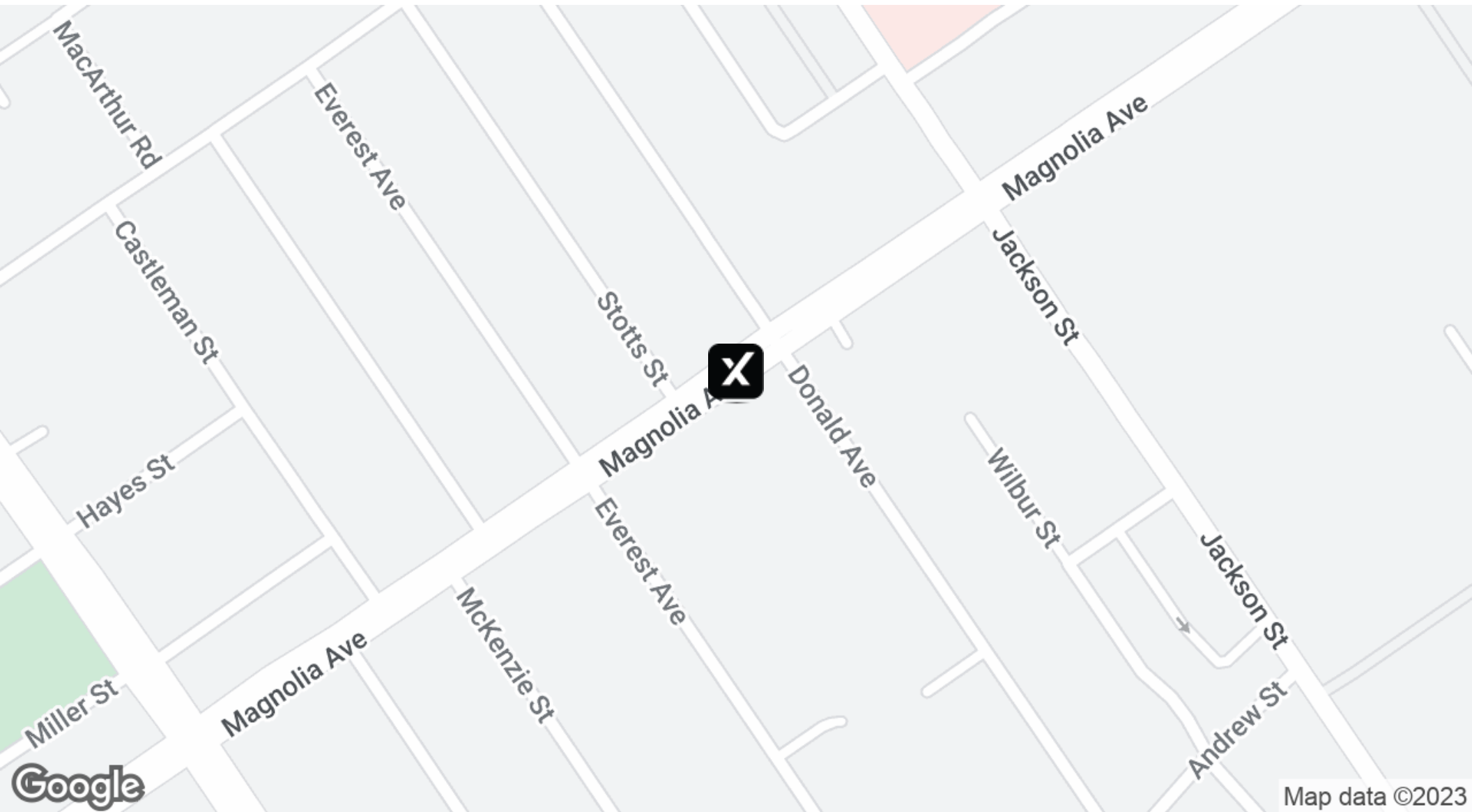
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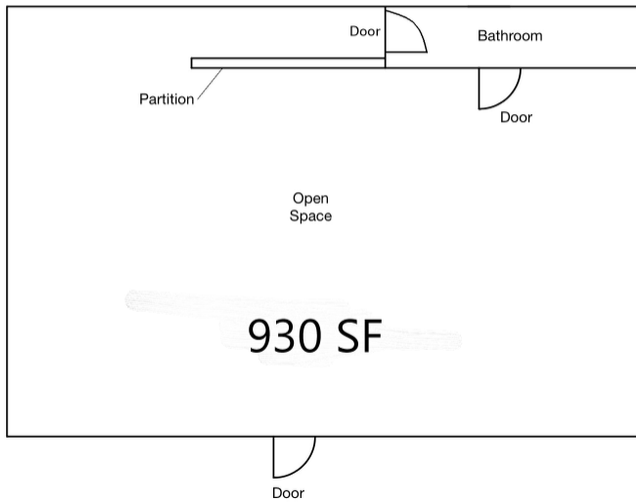
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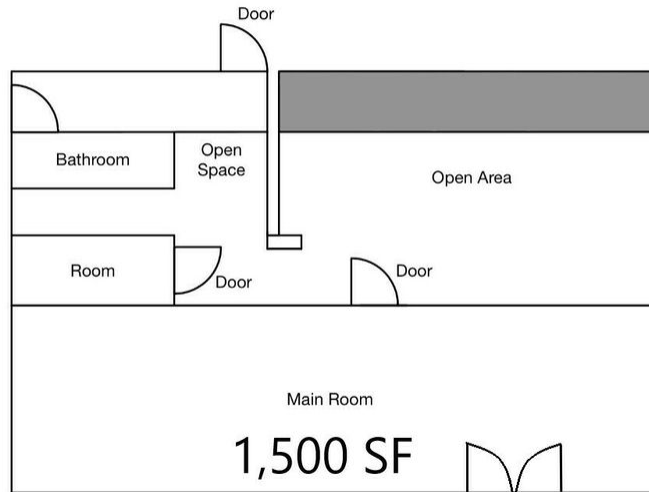
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Riverside, CA 92503 Floorplans:

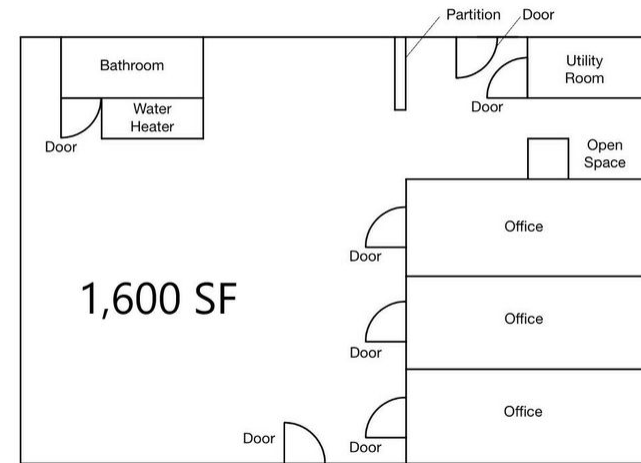
9224



9250



9252



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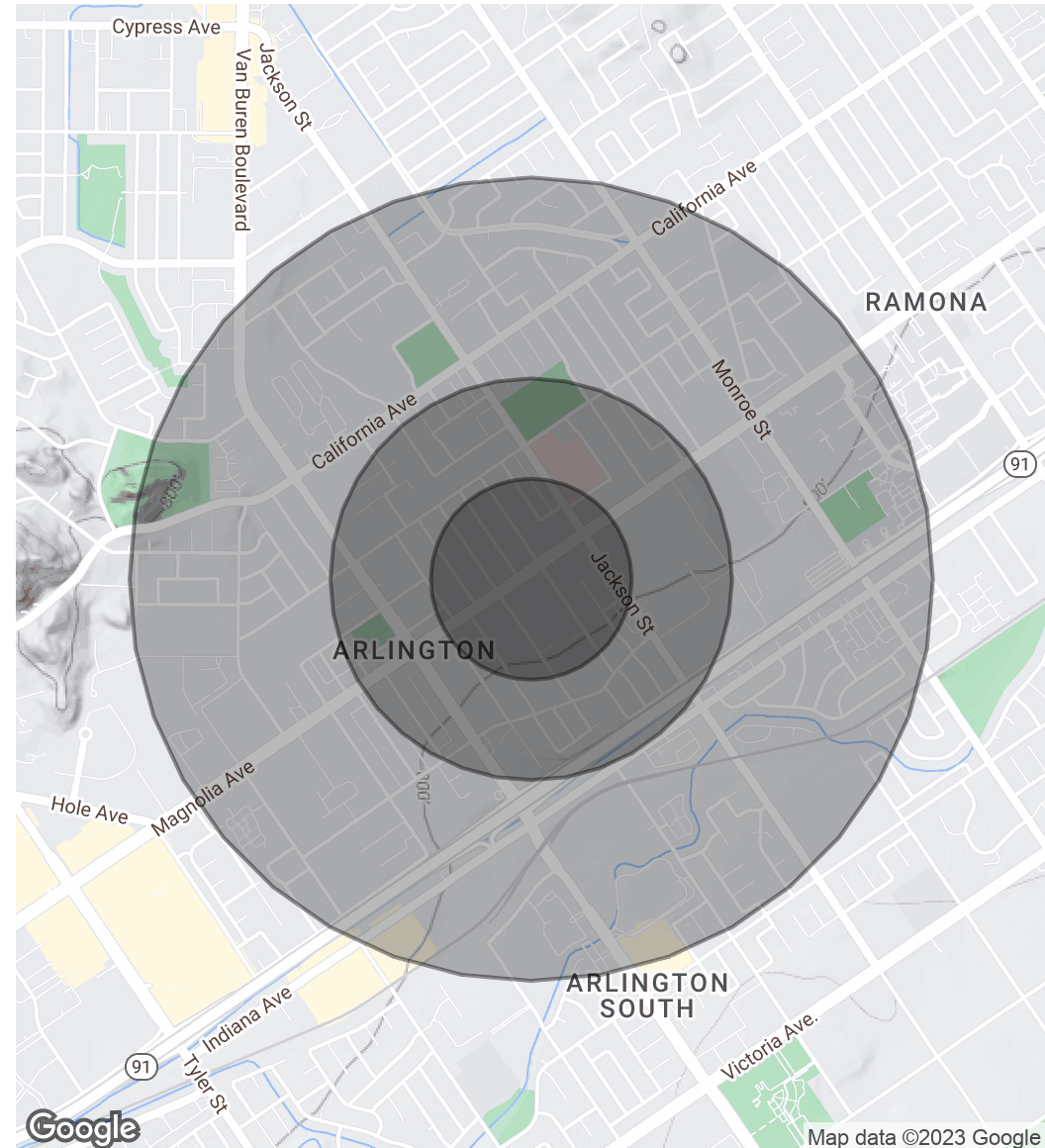
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Population	0.25 Miles	0.5 Miles	1 Mile
Total Population	1,354	5,848	22,736
Average Age	30.3	28.8	31.8
Average Age (Male)	29.6	27.6	29.3
Average Age (Female)	31.9	30.8	34.4

Households & Income	0.25 Miles	0.5 Miles	1 Mile
Total Households	350	1,338	5,492
# of Persons per HH	3.9	4.4	4.1
Average HH Income	\$60,201	\$63,673	\$72,911
Average House Value	\$335,247	\$328,581	\$334,807

* Demographic data derived from 2020 ACS - US Census



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