



## 6682 Magnolia Ave, PRIME

6682 Magnolia Ave, Riverside, CA 92506



**Peter Carter**

Coldwell Banker Commercial Realty  
6809 Brockton Ave, Riverside, CA 92506  
[peter.carter@cbrealty.com](mailto:peter.carter@cbrealty.com)  
(323) 445-8629 Call or Text Anytime



## 6682 Magnolia Ave

Prime location, high visibility, great access, good parking.

Frontage on Magnolia Avenue in Riverside, highly pedestrian friendly, adjacent to Brockton Arcade and many boutique shops / shopping and eateries, less than half mile from Riverside Plaza and 91 FWY access.

Priced to sell quickly at \$739,000.

APN #: 225-203-002...

- Possibility, ideal for national franchise ownership or tenancy - an excellent opportunity for a credit tenant seeking strong exposure and accessibility.
- High-visibility, ample parking.
- The property is well-suited for retail, restaurant, or creative, out-of-the-box business concept.
- Located along a high-traffic corridor offering exceptional daily visibility and strong consumer draw.



Price: \$739,000

Property Type: Retail

Property Subtype: Freestanding

Building Class: C

Sale Type: Investment

Lot Size: 0.09 AC

Gross Building Area: 1,200 SF

Sale Conditions: Building in Shell Condition

No. Stories: 1

Year Built: 1950

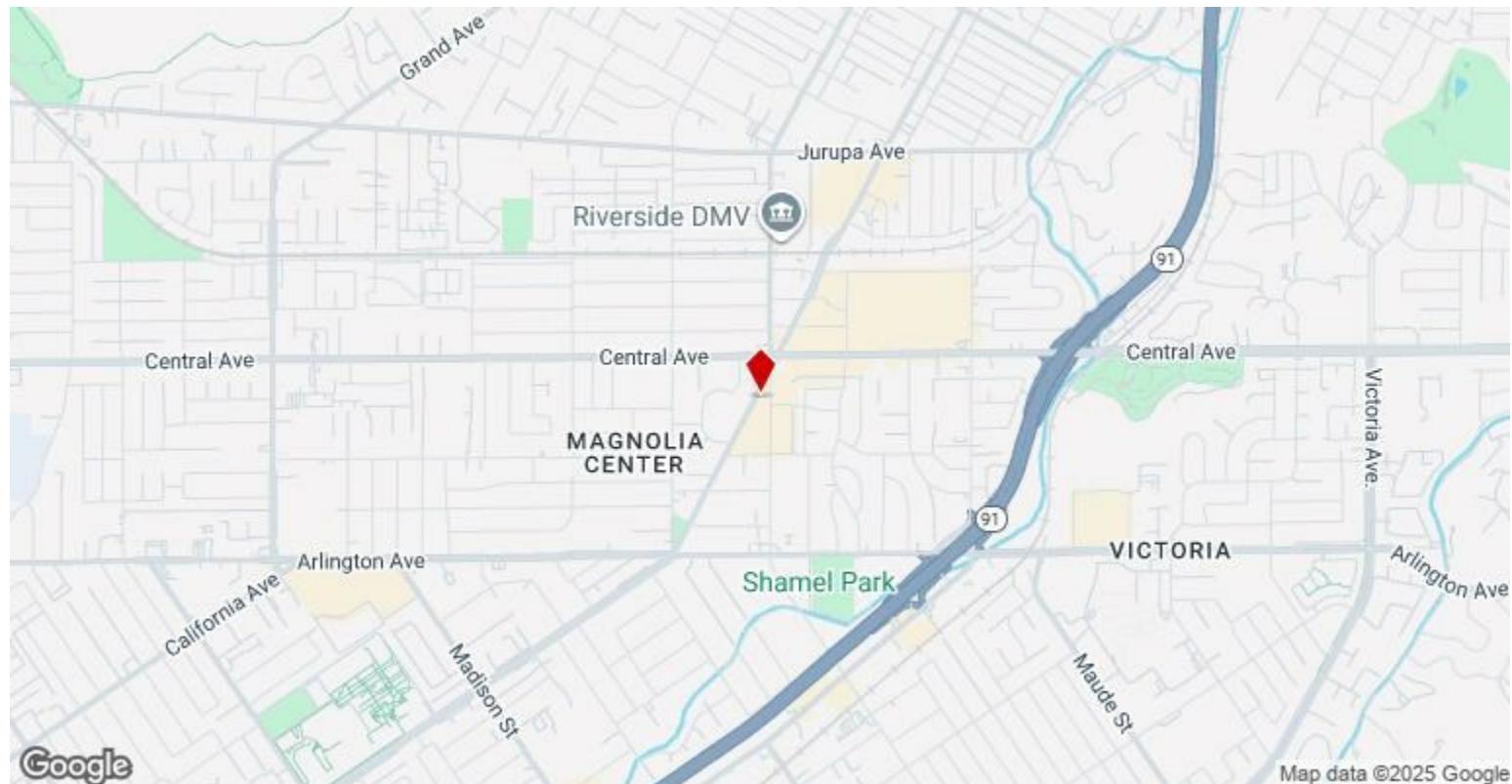
Tenancy: Multi

Parking Ratio: 3.82/1,000 SF

Zoning Description: C3

APN / Parcel ID: 225-203-002

Walk Score ®: 92 (Walker's Paradise)



**6682 Magnolia Ave, Riverside, CA 92506**

## Property Photos

THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. ASSESSOR'S PARCEL MAY NOT COMPLY WITH LOCAL LOT-SPLIT OR BUILDING SITE ORDINANCES.

POR. SW 1/4 SEC. 34 T.2S, R.5W  
CITY OF RIVERSIDE

TRA 009-000  
009-128

225-20  
4-22

