

CITRUS CENTER

6930-6950 INDIANA AVENUE, RIVERSIDE, CA 92506

RETAIL CENTER – FOR LEASE

650 SF - 1,478 SF



JACKIE BEAUCHAMP

Director of Property Management & Brokerage

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CA DRE LIC: 01461175

SAM GREEK

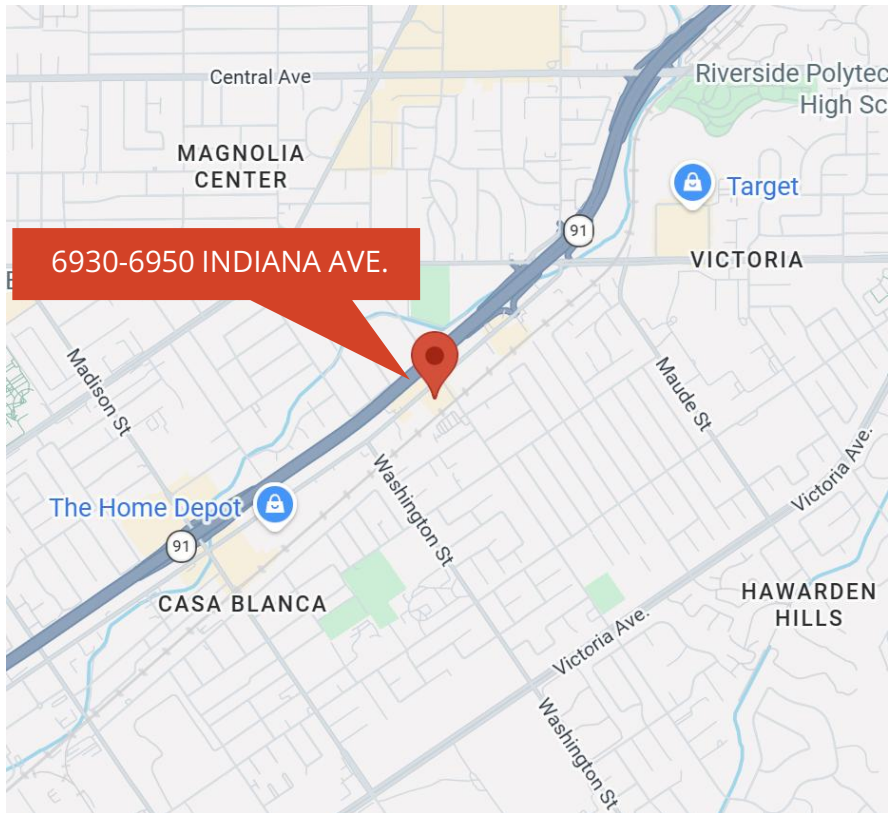
President

714-241-1141 // sgreek@mcgproperties.com
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PROPERTY HIGHLIGHTS

- Convenient Access to the 91 Freeway
- Multi-Tenant Buildings
- 4:1 Parking Ratio
- Retail Shopping Center Near the Riverside Auto Center
- Monument Signage Along Indiana Avenue and Customized Tenant Signage
- Fully Air-Conditioned (Central HVAC)
- Professionally Managed
- Unit Sizes: 650 - 734 - 825 - 847 - 868 - 975 - 1,342 - 1,058 - 1,478 SF
- Close to a Major University and Chain Retail suppliers such as Home Depot
- Interior Private Restrooms

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Orange County: 714-241-1141 // Inland Empire: 951-684-1251
HQ: 1495 E. Warner Avenue, Santa Ana, CA 92705 // CA DRE LIC: 01899258

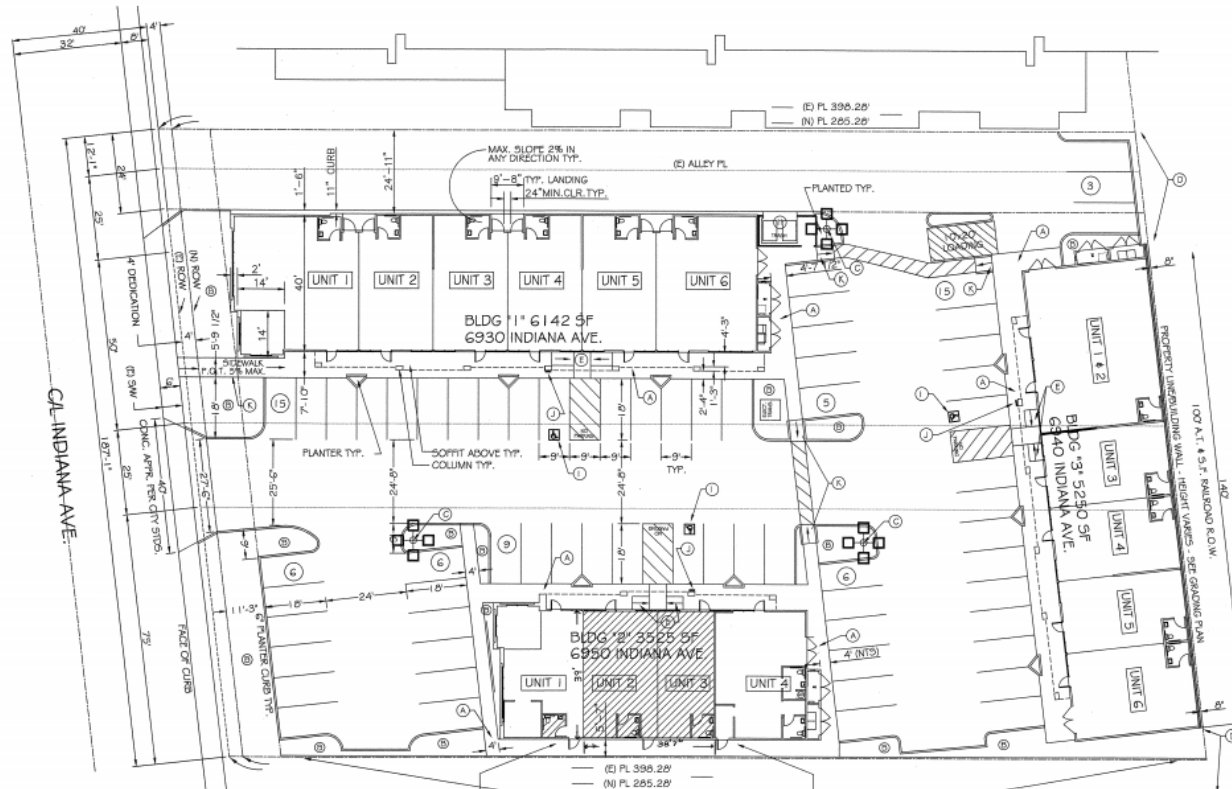
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SITE PLAN



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AVAILABILITIES

SUITE	SF	BASE RENT	CAM	DESCRIPTION	AVAIL. DATE
6930 INDIANA AVENUE, SUITE 2	868	\$1/SF for 4 MOS. and then \$1865 thereafter + 3% annual increases on 36+ mo. Term	Water/Trash Included	100% Built out Retail/Office, 1 Demising wall to block reception view, open space, newly installed LVP flooring throughout. 3 Pkg stalls	Immediately
6940 INDIANA AVENUE, SUITE 6	975	\$1755/MO. (1.80/SF)	Water/Trash Included	100% Built out Retail/Office, 1 Private Office, 3 Pkg stalls	Immediately

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