

6346 Brockton Avenue

Riverside, CA 92506

\$1,495,000

ASKING PRICE

5,350 SF

BUILDING SIZE

\$279/SF

PRICE PER SF

Class B

OFFICE TYPE

MLS #: SB26102296

Parking: 14 Spaces (2.62/1,000 SF)

Zoning: GC — General Commercial

Lot Size: 0.31 AC / 13,504 SF

Year Built: 1989

APN: 225-133-032



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PROPERTY OVERVIEW

Premier Office | Downtown Riverside

Situated in the heart of Riverside's civic and professional corridor, this 5,350 SF Class B office building offers accessibility, flexibility, and professional ambiance. Delivered vacant at close of escrow — ideal for an owner-user or investor positioning for a new credit tenant.

INVESTMENT HIGHLIGHTS

- Prime Civic Location**
Adjacent to Riverside County Historic Courthouse, surrounded by legal, professional, and government services.
- Delivered Vacant**
No inherited tenancy — occupy immediately or execute a new lease on your own terms.
- SR-91 & Metrolink**
Minutes from the SR-91 Freeway and Downtown Riverside Metrolink Station.
- Versatile Floor Plan**
Private offices, conference rooms, and reception — adaptable for legal, medical, or financial use.
- 14 On-Site Parking**
2.62 spaces/1,000 SF with decorative paver accents — above average for downtown.
- Strong Demographics**
92506 ZIP median HHI of \$121,459 — 33% above Riverside city average.

LOCATION & ACCESS

SR-91 Freeway	< 5 min
Metrolink Station	< 5 min
County Courthouse	Adjacent
UC Riverside	~10 min
Ontario Airport	~25 min
Irvine (OC)	~45 min
LA CBD	~60 min
Convention Center	~5 min

DEMOGRAPHICS — ZIP 92506

Median HHI (92506)	\$121,459
Avg. HHI (92506)	\$151,403
Per Capita Income	\$53,234
vs. Riverside City Avg.	+33% above
2024 Pop. (5-mi radius)	280,738
5-yr Pop. Growth	+5.15%
Unemployment	~3.5%
Office Inventory (Dvtn)	~1.53M SF

FINANCIAL OVERVIEW

Tier	Rent/SF/Mo	Gross Income	Cap Rate
Conservative	\$2.00–\$2.25/SF/mo	\$128K–\$144K	7.25%–7.75%
Achievable	\$2.50–\$2.75/SF/mo	\$160K–\$177K	6.75%–7.25%
Aggressive	\$3.00–\$3.25/SF/mo	\$193K–\$209K	6.00%–6.75%

All figures based on 5,350 SF rentable area. NNN market comps, 5% vacancy applied.

Assessed Value (Current): Land \$129,796 | Improvements \$4
Post-Closing Tax Est.: ~\$16,445/yr (Prop 13)