



FOR LEASE

Warehouse & 2-Story Office on 1.6 Acres

1855 Iowa Avenue | Riverside, CA 92507

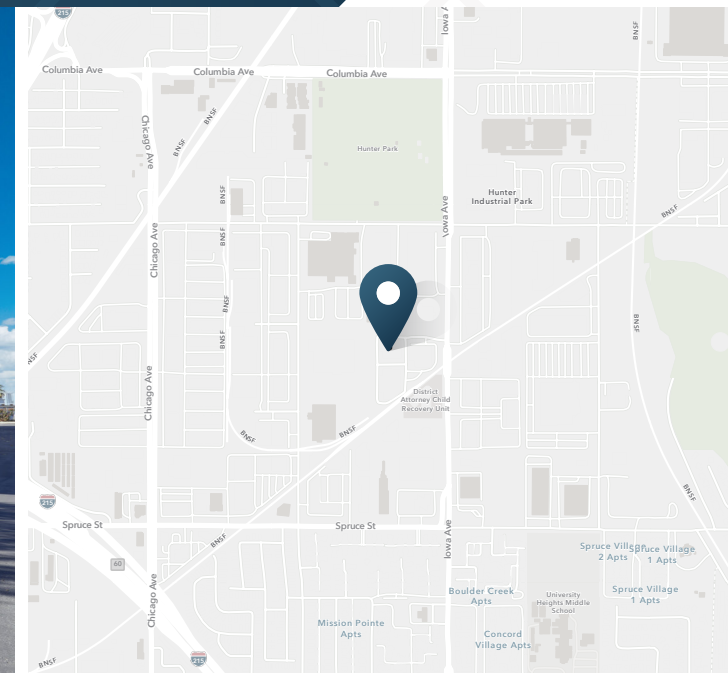


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29,302 SF

Building Size

1.568 AC

Lot Area

Fenced

Yard

Contact Broker

Rental Rate & Pricing

PROPERTY HIGHLIGHTS

Available SF	±29,302
Office SF	2,312 (2-Story)
Lot Area AC	1.568
Clear Height	24'
Grade Level	2
Dock High	2
Sprinkler	.60 GPM/2,000 SF

ABOUT THE PROPERTY

- Total building area: ~29,100–29,302 SF (warehouse + two-story offices).
- Lot area: ~68,296 SF (1.568 acres) room for yard/storage and parking.
- Amenities include fenced lot, signage, skylights, two-story office build-out
- Primarily industrial and business-park properties (Citrus Park / Hunter Industrial Park nearby).
- Good for distribution, light manufacturing, e-commerce, and service-industrial users.
- Excellent regional freeway connectivity (I-215, SR-91, SR-60); strong for regional distribution and labor access.

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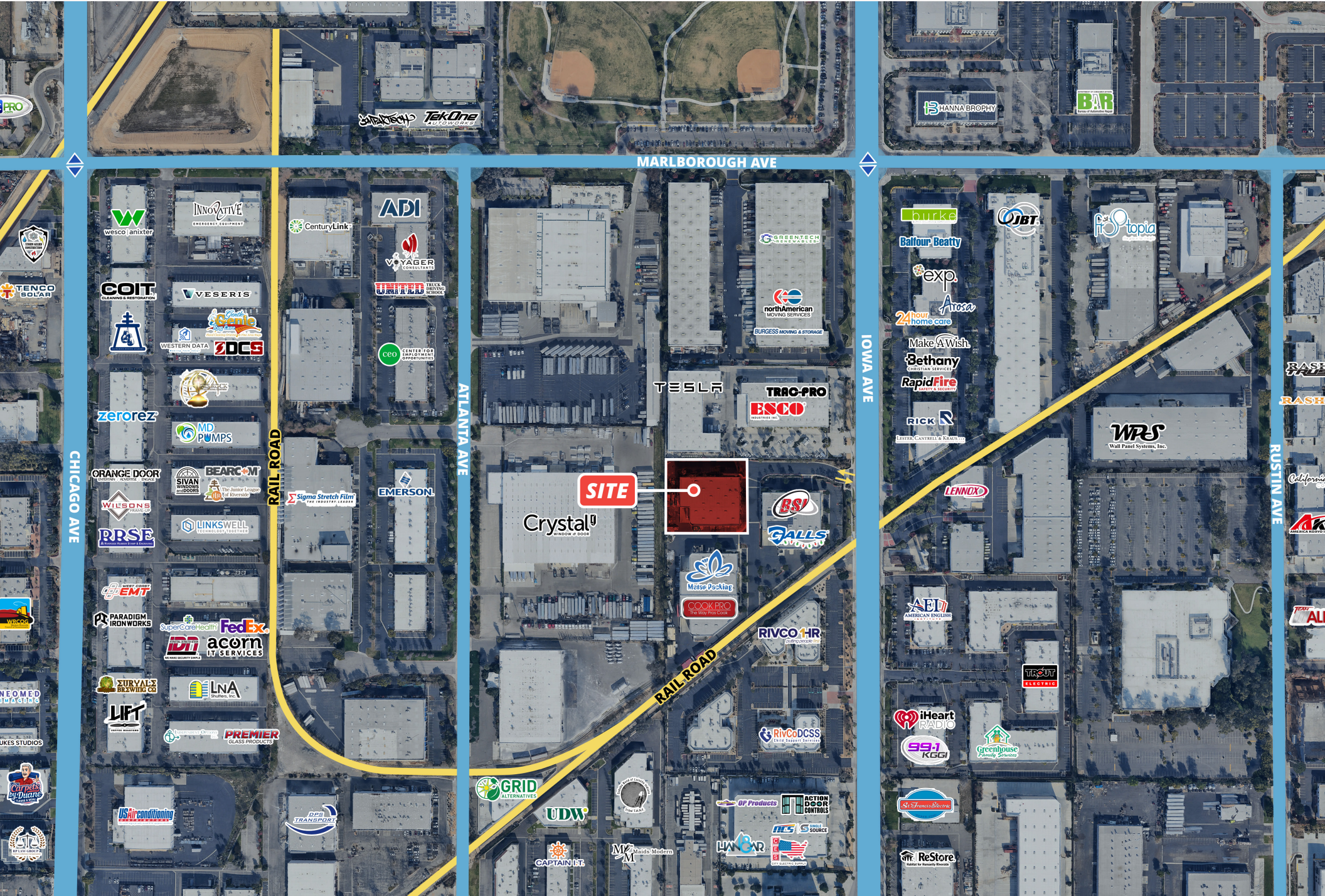
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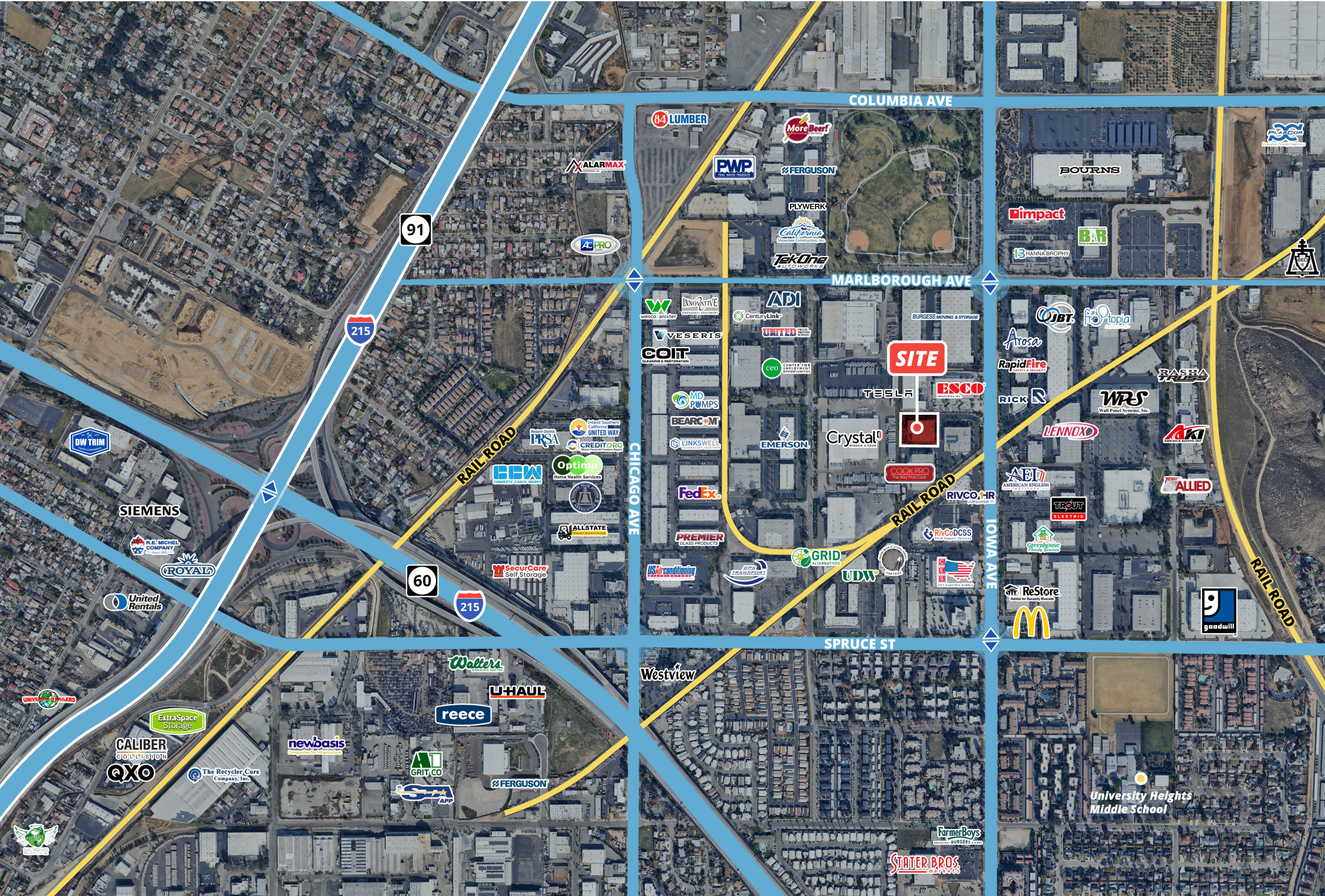
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DEMOGRAPHIC HIGHLIGHTS

Population

	1 Mile	3 Miles	5 Miles
2025 Estimated Population	12,357	96,921	211,674
2030 Projected Population	13,367	102,650	218,773
Proj. Annual Growth 2025 to 2030	1.58%	1.16%	0.66%

Daytime Population

2025 Daytime Population	24,079	132,515	243,192
Workers	16,970	78,757	128,782
Residents	7,109	53,758	114,410

Income

2025 Est. Average Household Income	\$72,220	\$102,441	\$111,804
2025 Est. Median Household Income	\$60,945	\$80,253	\$88,335

Households & Growth

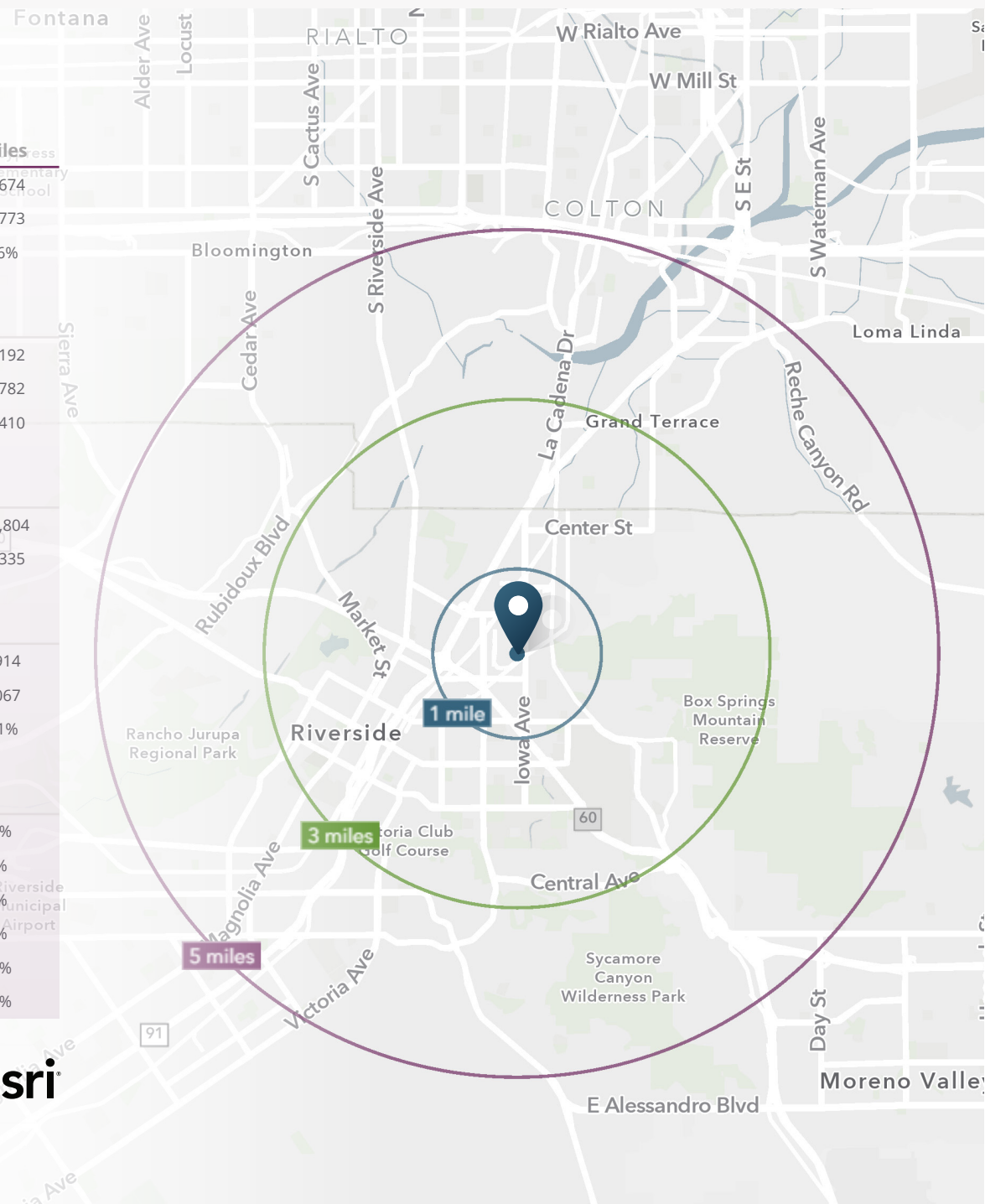
2025 Estimated Households	4,504	30,168	67,914
2030 Estimated Households	4,846	32,346	71,067
Proj. Annual Growth 2025 to 2030	1.47%	1.40%	0.91%

Race & Ethnicity

2025 Est. White	27%	32%	34%
2025 Est. Black or African American	10%	8%	8%
2025 Est. Asian or Pacific Islander	11%	10%	8%
2025 Est. American Indian or Native Alaskan	2%	2%	2%
2025 Est. Other Races	49%	48%	49%
2025 Est. Hispanic (Any Race)	58%	56%	57%

> **Want more?** Contact us for a complete demographic, foot-traffic, and mobile data insights report.

SOURCE





SRS Real Estate Partners
680 Newport Center Drive, Suite 300
Newport Beach, CA 92660

Ian Diaz
949.270.8224
ian.diaz@srsre.com

Tyler Gebauer
949.287.4254
tyler.gebauer@srsre.com

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