

FOR LEASE

MAGNOLIA PLAZA

10430-10460 Magnolia Ave, Riverside, CA.
Near the Galleria at Tyler Mall | a mile from Freeway



Investment Concepts, Inc.



1667 E. Lincoln Avenue
Orange, CA 92865



(714) 453 - 9194



Denisse Sandoval

DenisseS@icicorporate.com

FOR LEASE

AVAILABLE - 3/01/2027
SUITE - 10446/50

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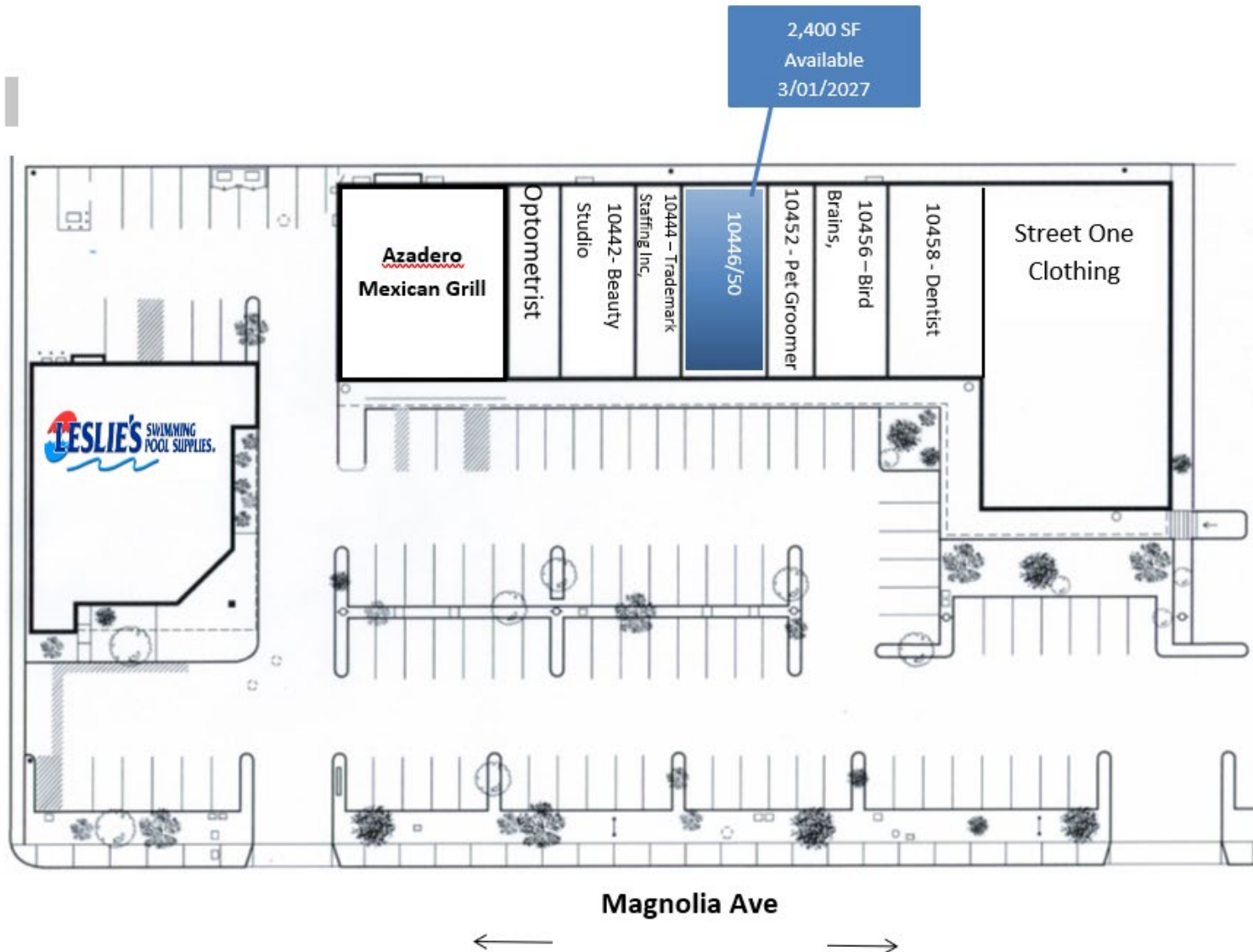
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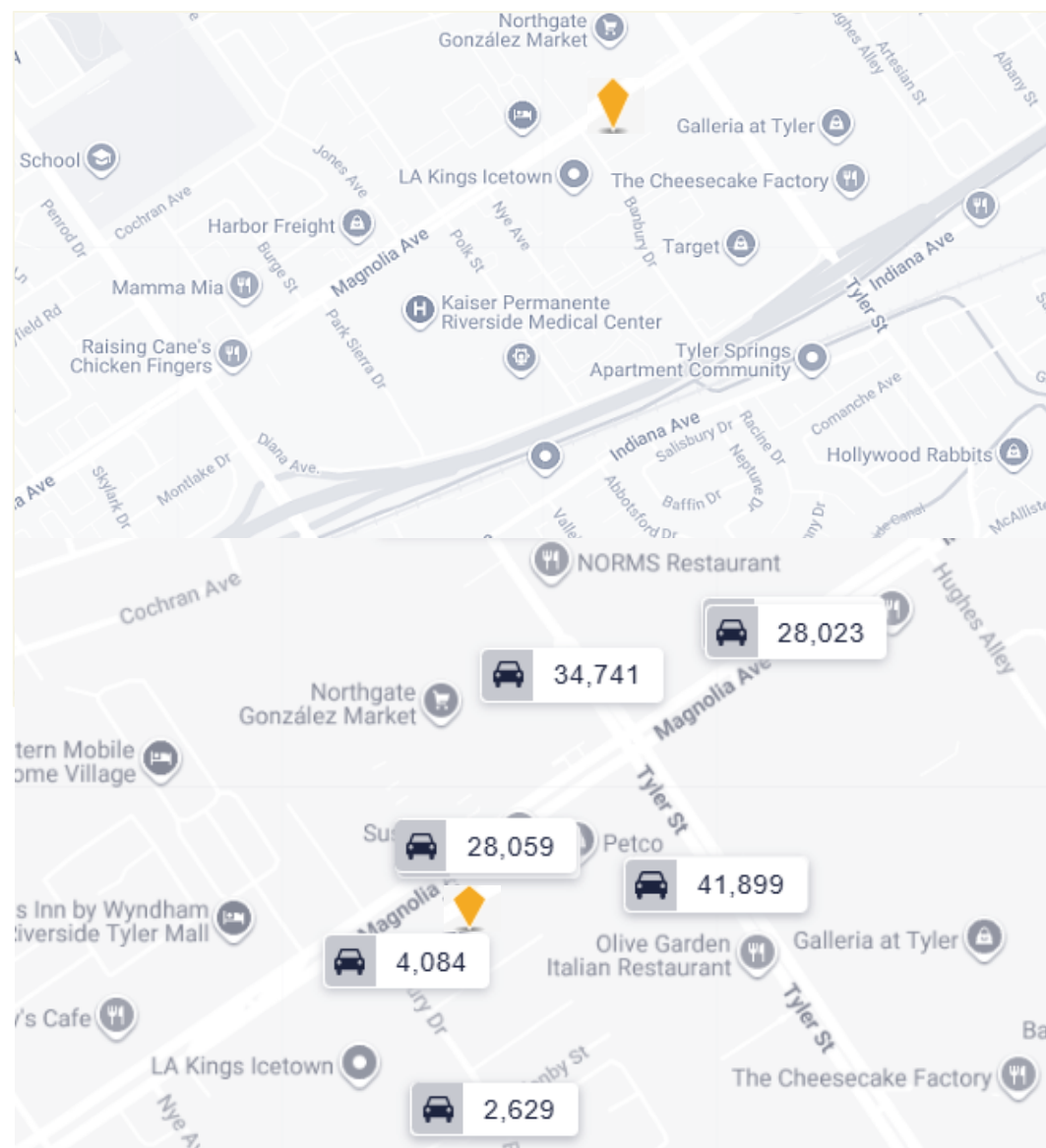
MAGNOLIA PLAZA

10430-10460 Magnolia Ave, Riverside, CA.
Near the Galleria at Tyler Mall | a mile from Freeway

- Prime Location with excellent visibility and accessibility
- Competitive lease rates
- Negotiable Rent (\$0.83 as monthly)
- Located Nearby the Galleria at Tyler Mall
- Ample Parking available for tenant's and Visitors'
- Total GLA: 23,569 SF

Demographics >>

	1 mile	3 miles	10 Min. Drive
Population	19,817	139,469	201,998
Households	5,936	39,474	57,760
Median Age	34.90	35.10	35.30
Median HH Income	\$72,688	\$89,044	\$89,643
Daytime Employees	11,844	37,931	99,407
Population Growth '25 - '30	▲ 1.55%	▲ 2.17%	▲ 2.19%
Household Growth '25 - '30	▲ 0.84%	▲ 1.73%	▲ 1.75%



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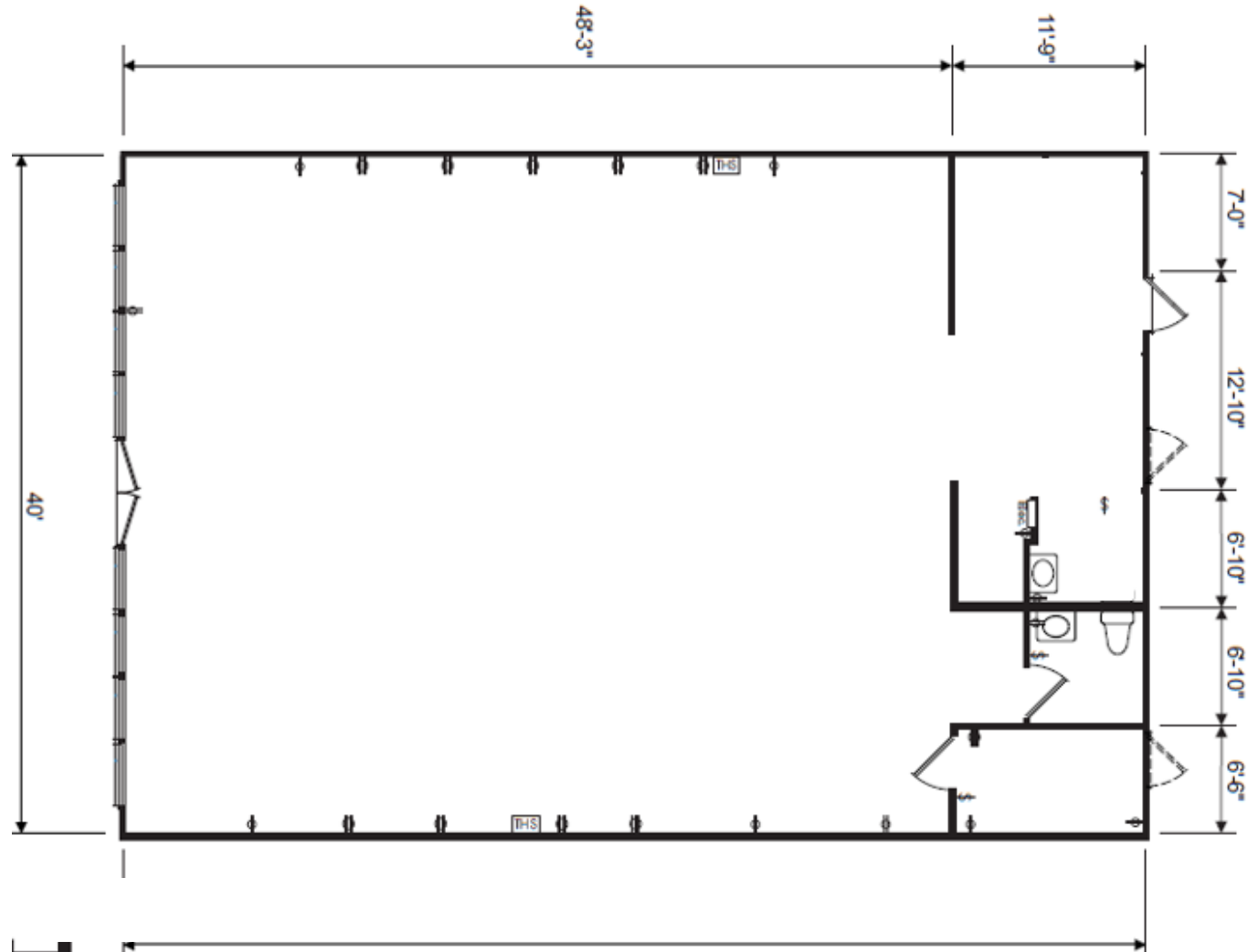
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FOR LEASE

SUITE 10446-10450 | 2,400 SF AVAILABLE

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