

# FOR LEASE

## Empire Plaza

10759 MAGNOLIA AVE RIVERSIDE, CA 92505



# INVESTMENT SUMMARY

The Empire Plaza is a highly visible retail center perfectly situated on bustling Magnolia Avenue, offering excellent exposure, signage opportunities, and a flexible layout ideal for a variety of business concepts. The vacant suites offer functional interiors, ingress and egress from Magnolia Ave. and Jones Ave., along with convenient on-site parking for customers.

Conveniently located directly across the street from Kaiser Permanente Hospital and near the Galleria at Tyler Mall, this location provides unparalleled accessibility. Commuters benefit from easy access to the CA-91 freeway, just 0.5 miles away, making it an ideal hub for businesses seeking both visibility and convenience.

# PROPERTY SUMMARY

Available Suites	315 - 1,159 (+/-) SF
Lot Size (acres)	0.78
Frontage	120ft on Magnolia Av
Intersection	Magnolia & Jones
Parcel ID	142-292-008
Zoning Type	Commercial
County	Riverside
Submarket Cluster	Inland Empire East

# PROPERTY HIGHLIGHTS

- Signage opportunities visible along busy Magnolia Ave.
- Easy Access - Two Ingress/Egress points from both Magnolia Avenue and Jones Avenue.
- Located on Magnolia Ave, a major east/west thoroughfare and premier location in the submarket.
- Ample parking available with over 37 parking spaces for shoppers and employees, in addition to street parking.
- High Traffic Count - Strategically located on Magnolia Ave., traveled by over 27,000 Cars Per Day.
- Highly populated with over 12,000 daytime employees in a 1-mile radius & residents exceeding \$100k annually in a 3-mile radius



Acreage Real Estate  
15210 Central Avenue  
Chino, CA 91710  
Office: 909-606-1505  
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SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE(SF)	TERM
#Suite E - approx size	--	\$ 3.00	MG	315 SF	Negotiable
#Suite F - approx size	--	\$ 2.50	MG	1,159 SF	Negotiable



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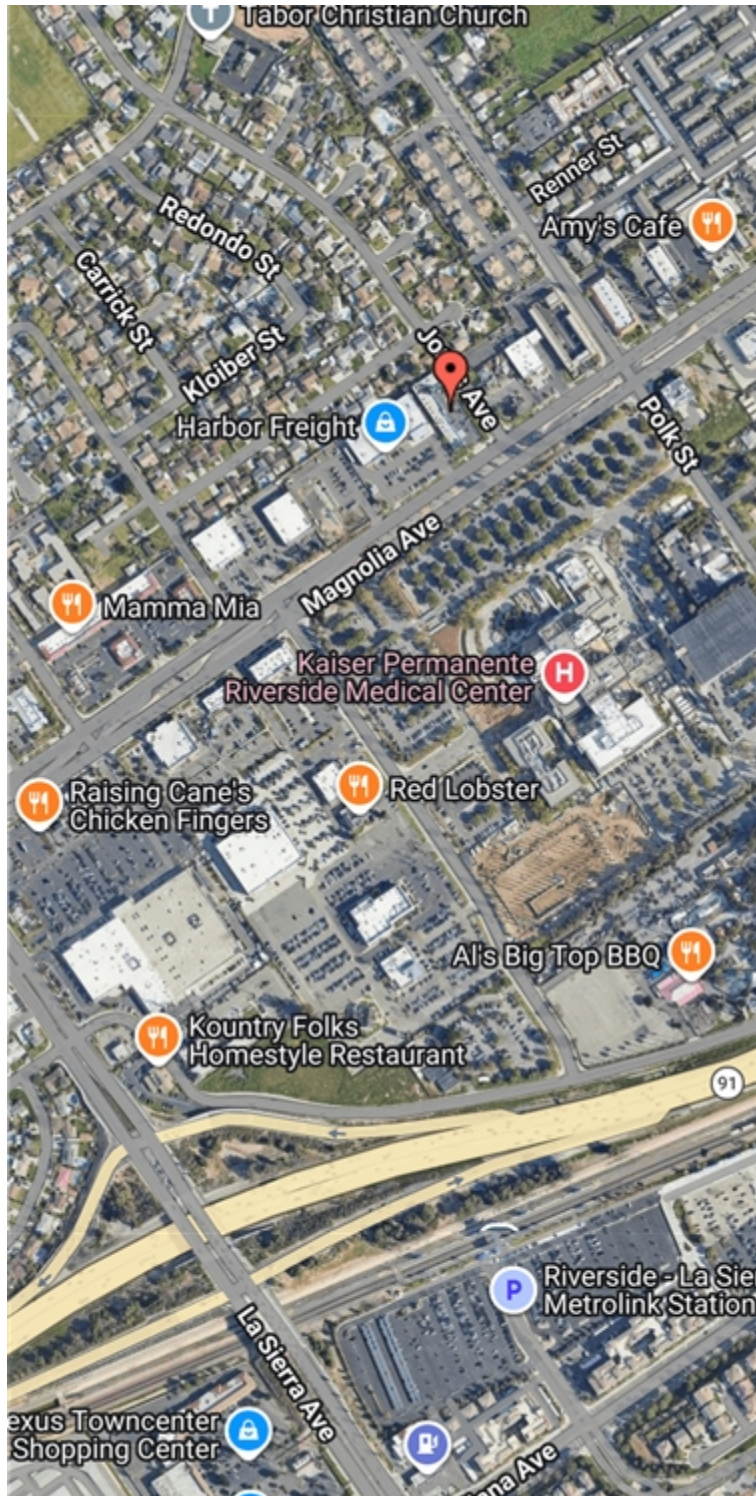
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POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	19,904	107,916	197,879
2010 Population	21,766	128,331	231,854
2025 Population	23,597	136,408	244,643
2030 Population	23,693	137,814	248,580
2025-2030 Growth Rate	0.08 %	0.21 %	0.32 %
2025 Daytime Population	25,574	116,074	219,176

2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15000	585	2,335	4,262
\$15000-24999	389	1,767	3,146
\$25000-34999	356	2,027	3,652
\$35000-49999	688	3,470	6,088
\$50000-74999	1,420	6,297	10,776
\$75000-99999	1,165	5,656	10,079
\$100000-149999	1,532	8,568	15,474
\$150000-199999	737	4,684	9,347
\$200000 or greater	431	5,353	10,170
Median HH Income	\$ 78,488	\$ 92,069	\$ 95,322
Average HH Income	\$ 93,639	\$ 115,869	\$ 117,937

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Households	6,286	32,222	60,459
2010 Total Households	6,552	36,458	67,127
2025 Total Households	7,303	40,157	72,994
2030 Total Households	7,425	41,056	75,057
2025 Average Household Size	3.18	3.34	3.31
2025 Owner Occupied Housing	3,130	23,023	43,910
2030 Owner Occupied Housing	3,242	23,825	45,775
2025 Renter Occupied Housing	4,173	17,134	29,084
2030 Renter Occupied Housing	4,182	17,232	29,282
2025 Vacant Housing	194	1,202	2,424
2025 Total Housing	7,497	41,359	75,418



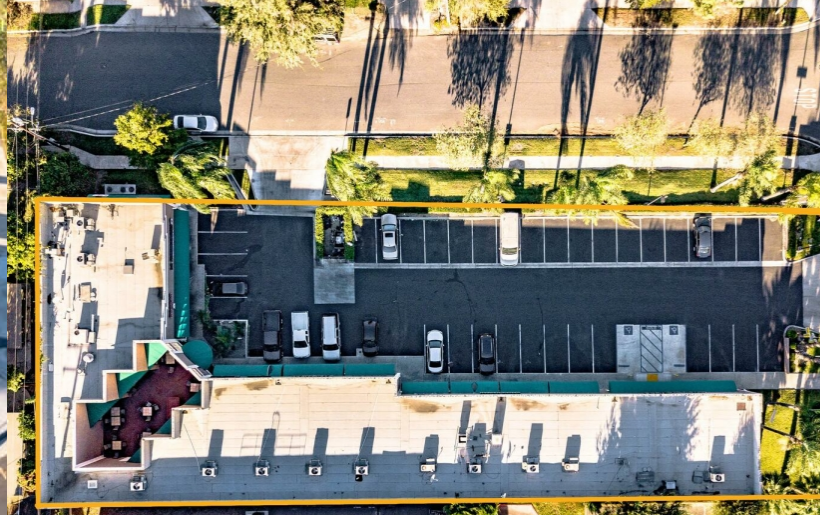
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