



9204 MAGNOLIA AVENUE

RIVERSIDE, CALIFORNIA 92503

Property Overview

The site is conveniently located just north of the 91 Freeway and nearby The Galleria at Tyler regional mall, Riverside County Superior Court (1,100+employees), Parkview Medical Center (1,200+employees) and California Baptist University (11,500+ students).

Property Highlights

- Stand-alone building
- Signalized corner
- High traffic counts
- Great visibility
- Easy Ingress and Egress
- High parking ratio 7:1000
- Fantastic synergy
- Directly across the street from Stater Brothers Market

OFFERING SUMMARY

Lease Rate: \$3.25 SF/month (NNN)

Available SF: 8,400 SF

Sam Kangavari

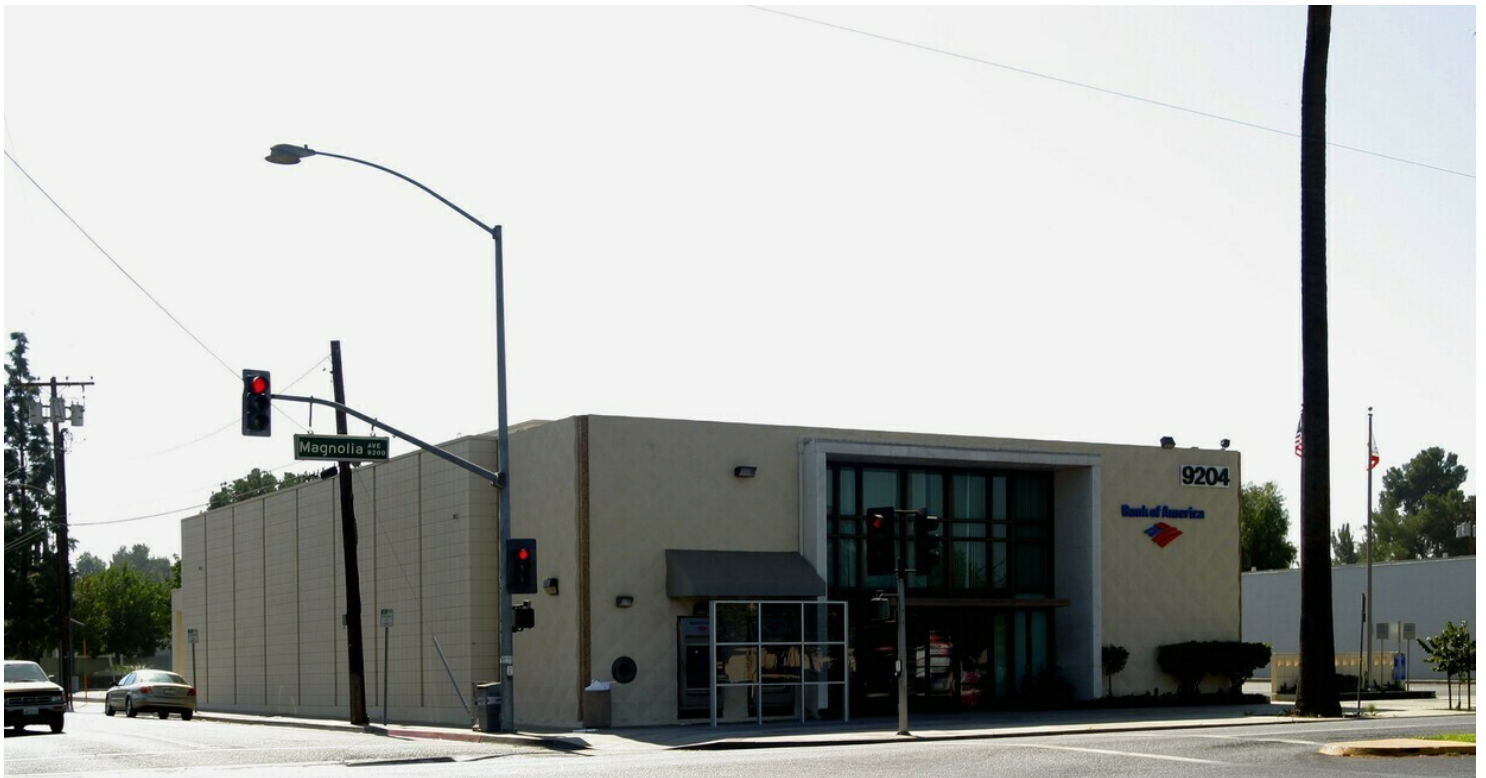
Senior Vice President

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CA DRE #01846336

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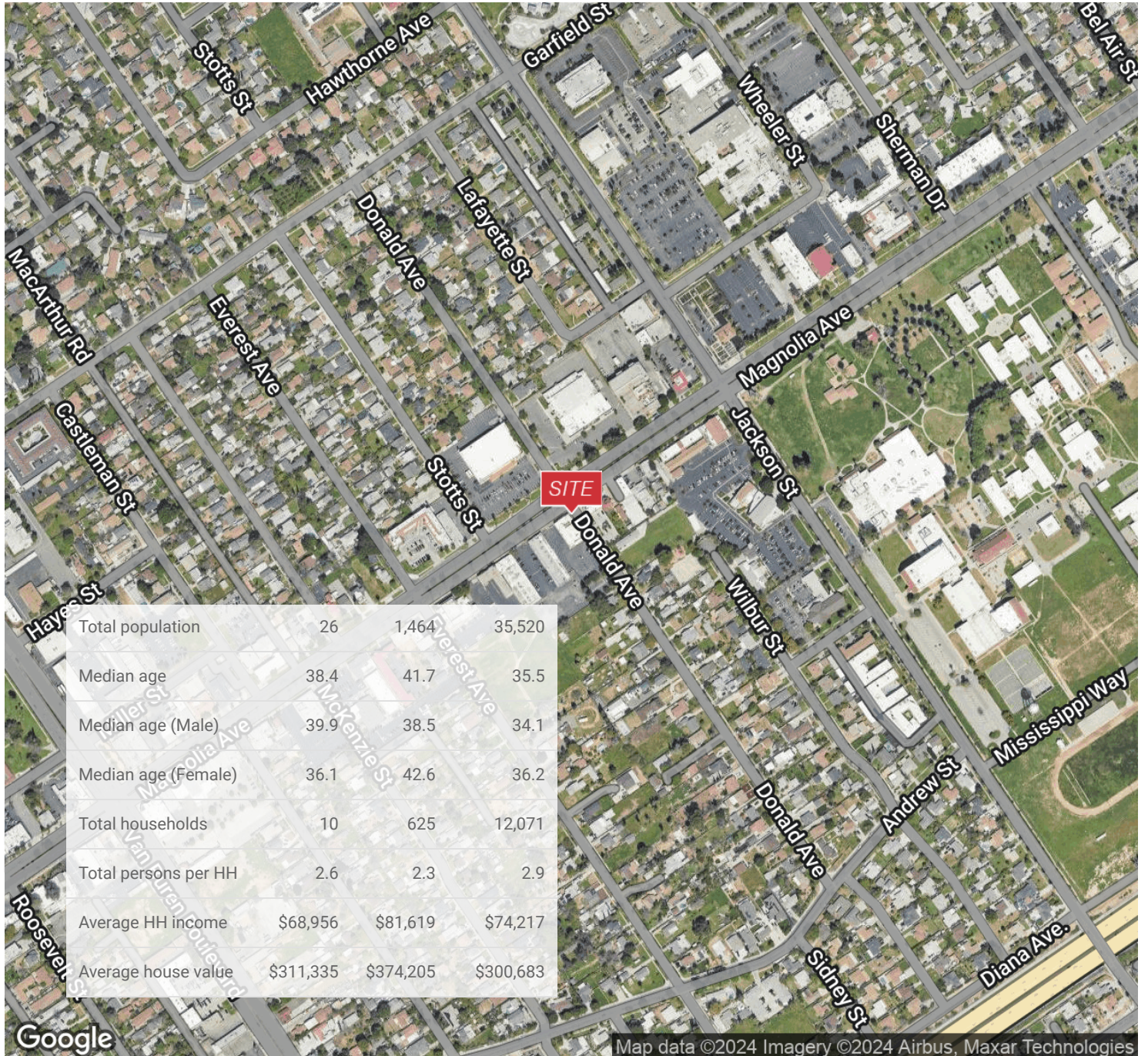
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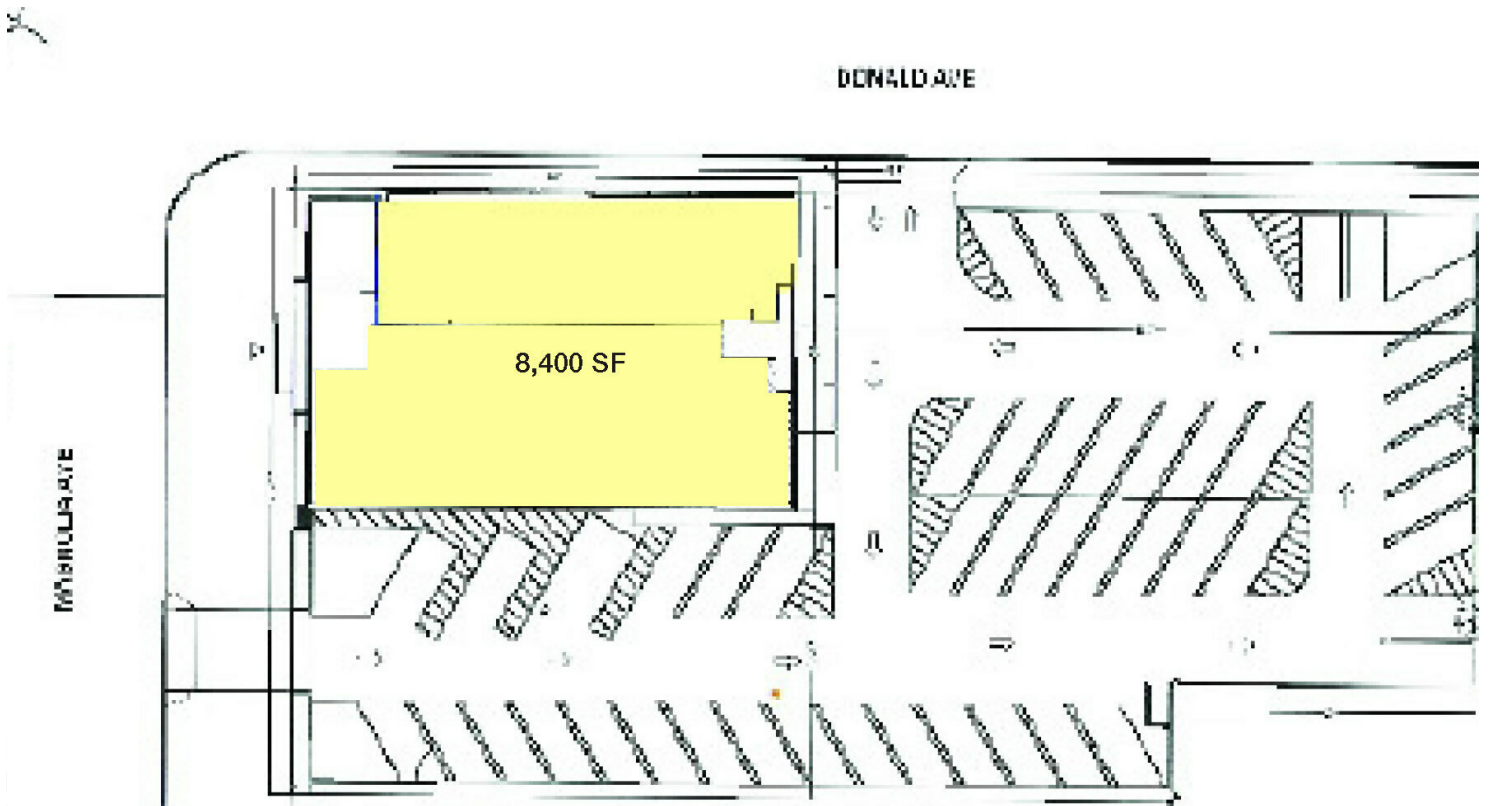
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