

# THE ELLENBERGER DENTAL BUILDING

6919 MAGNOLIA AVE, RIVERSIDE, CA 92506

±2,132 SF FOR SALE



LEE &  
ASSOCIATES

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# PROPERTY HIGHLIGHTS

- ◇ ±2,132 SF Available Now
- ◇ Charming Dental Building Located on Magnolia Avenue
- ◇ Used as a Dental Building for 53 Years
- ◇ Single Car Garage in the Back
- ◇ Call Broker to Show

# DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
 POPULATION	17,911	109,596	284,784
 AVERAGE HOUSEHOLD INCOME	\$104,700	\$117,031	\$111,879
 EMPLOYEES	12,021	44,468	92,261
 CARS PER DAY	5,446 <small>(VIA PALM AVE)</small>	18,618 <small>(VIA MAGNOLIA AVE)</small>	20,534 <small>(VIA ARLINGTON AVE)</small>

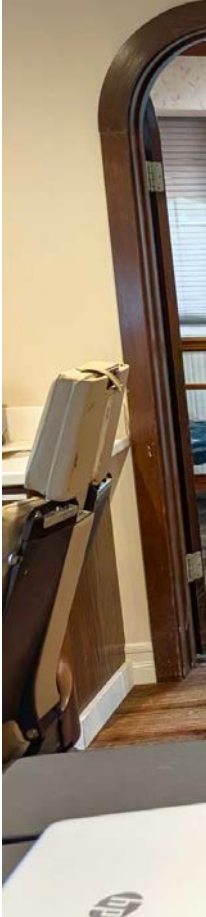






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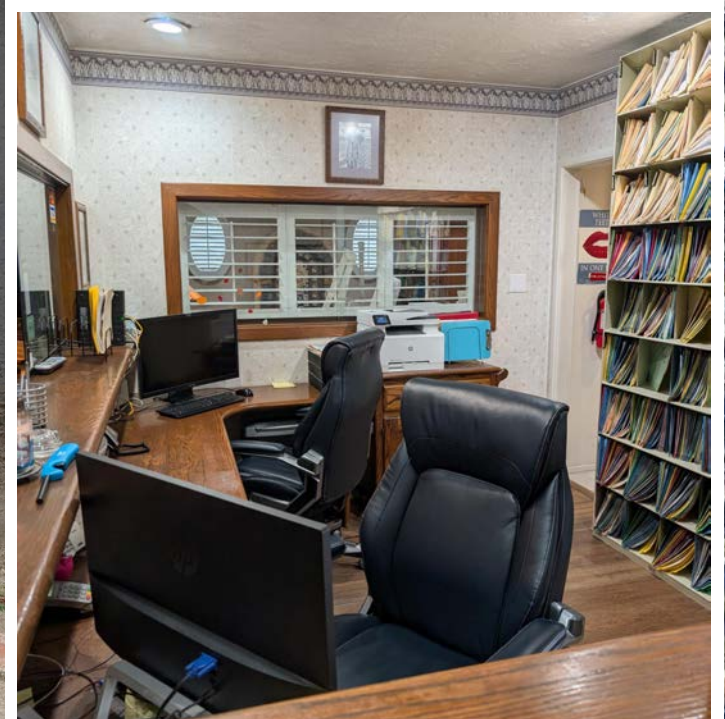




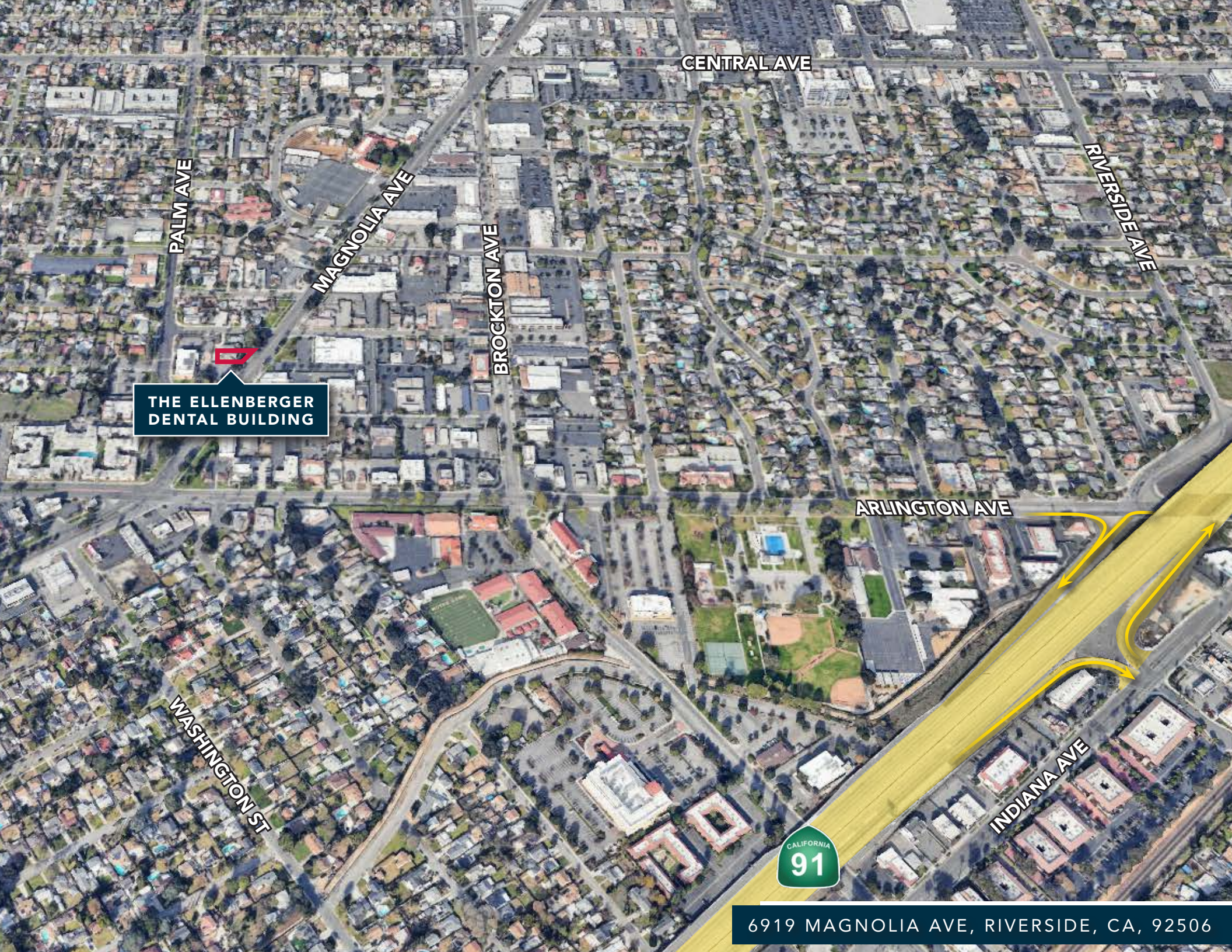


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CENTRAL AVE

PALM AVE

MAGNOLIA AVE

BROCKTON AVE

RIVERSIDE AVE

THE ELLENBERGER  
DENTAL BUILDING

ARLINGTON AVE

WASHINGTON ST

INDIANA AVE



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