

# AFFORDABLE SUITE FOR LEASE



Located on Busy Magnolia Avenue. Near Kaiser Hospital & Major Retailers Nearby  
10759 Magnolia Avenue, Riverside, CA 92505

**IVAN MEJIA**  
Sales and Leasing Associates  
Email: [ivan@theacreage.net](mailto:ivan@theacreage.net)  
Phone: 909.322.4320  
Lic#02199456

**ACREAGE REAL ESTATE**  
Phone: 909.606.1505  
Address: 15210 Central Avenue,  
Chino, CA 91710  
Lic #02034779



# MAJOR FREEWAY ACCESS & HIGH TRAFFIC RETAIL CORRIDOR



Address: **10759 Magnolia Avenue, Riverside, CA 92505**

## MAJOR RETAIL CORRIDOR

- Rare opportunity to lease an affordable space in a major retail corridor
- Surrounded by national and regional brands such as Harbor Freight Tools, Walgreens, LA Fitness, Taco Bell, Starbucks, and countless more

## FREEWAY ACCESS

- Only 0.5 miles to the CA-91 freeway

## HIGH TRAFFIC

- Heavily traveled by over 26,262 vehicles per day

## PROPERTY DESCRIPTION

- Prime retail space conveniently located across the street from Kaiser Permanente Hospital, and only 0.5 miles to Galleria at Tyler Mall
- Excellent Signage visibility on Magnolia Avenue

## STABLE INCOME AREA

- Stable annual household income of over \$97,881 within the 5-miles radius of this site.

## AVAILABLE SUITES

- Available space of approximately 548 square feet
- Former Salon
- Attractive interior

## EASY PARKING ACCESS

- Abundance of parking spaces readily available for customers convenience with ingress/egress from Magnolia and Jones Ave.

**CO-TENANTS:** Great tenant mix including flower shop, restaurant, barbershop, and more. Well-known surrounding businesses nearby.

# FOR LEASE



**Available Suites**

**Area**

**Rent /Month**

Suite B

548 (+/-) s.f.

\$2.75 p.s. f. per month, modified Gross

Information was obtained from sources believed to be reliable but it is not guaranteed, all information is subject to change at anytime.

# FOR LEASE



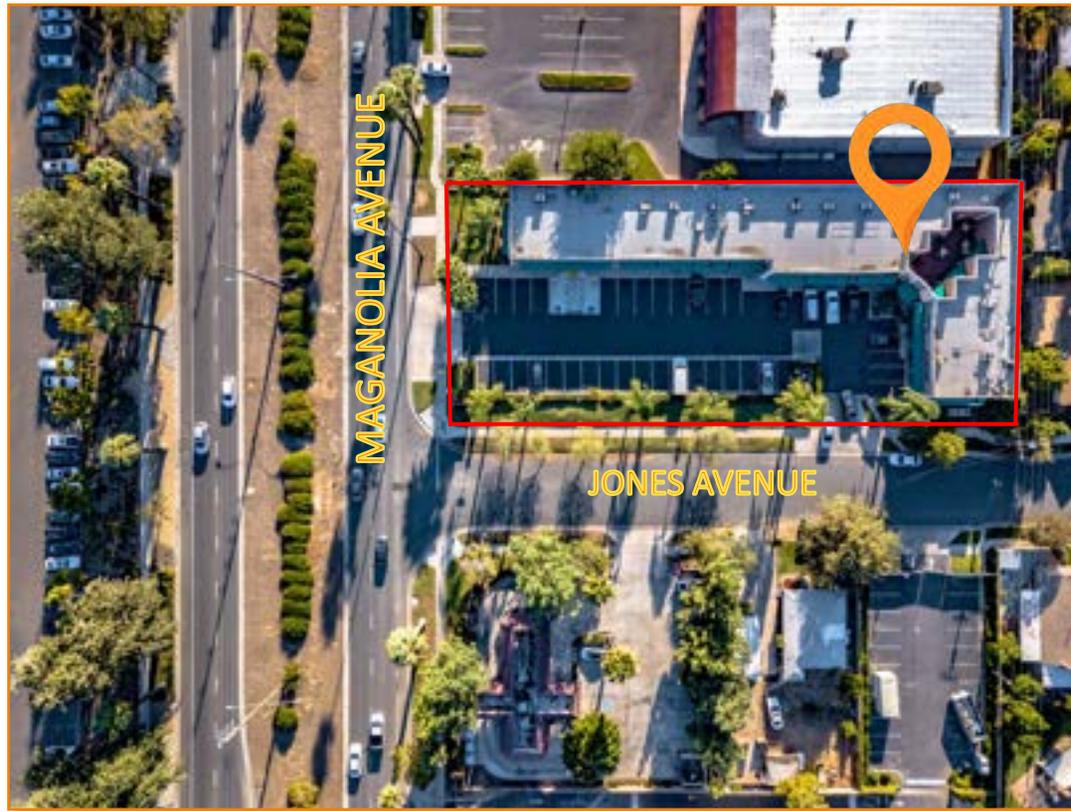
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# LOCATION MAP



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# DEMOGRAPHICS



	1 Mile	3 Mile	5 Mile
2023 Estimate Population:	23,474	136,996	243,552
Population Growth 2010 - 2023	6.33%	5.79%	4.94%
2023 Estimate Households:	7,169	39,167	71,076
HH Growth 2010-2023	5.97%	6.44%	5.61%
2023 Average Household Income	\$86,295	\$95,043	\$97,881

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