



OFFERING MEMORANDUM

6346 Brockton Avenue

Riverside, CA 92506

\$1,495,000

ASKING PRICE

5,350 SF

BUILDING SIZE

\$279/SF

PRICE PER SF

Class B

OFFICE TYPE



EXCLUSIVELY LISTED BY

Sahmon Zoughi

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PROPERTY OVERVIEW

Premier Office | Downtown Riverside

Situated in the heart of Riverside's civic and professional corridor, this 5,350 SF Class B office building offers a rare combination of accessibility, flexibility, and professional ambiance. The property will be delivered vacant at close of escrow — ideal for an owner-user seeking a prestigious address or an investor positioning for a new credit tenant.

INVESTMENT HIGHLIGHTS

- **Prime Civic Location** — Adjacent to the Riverside County Historic Courthouse, surrounded by legal, professional, and government services.
- **Delivered Vacant** — No inherited tenancy — occupy immediately or execute a new lease on your own terms.
- **SR-91 & Metrolink Access** — Minutes from the SR-91 Freeway and Downtown Riverside Metrolink Station.
- **Versatile Floor Plan** — Private offices, conference rooms, and reception areas — adaptable for legal, medical, corporate, or financial use.
- **14 On-Site Parking Spaces** — 2.62 spaces/1,000 SF with decorative paver accents — above average for downtown.
- **Strong Submarket Income** — 92506 ZIP median HHI of \$121,459 — 33% above Riverside city average.



PROPERTY FACTS

Address 6346 Brockton Ave, Riverside, CA 92506

Price \$1,495,000 (\$279/SF)

Size 5,350 SF

Lot 0.31 Acres (13,504 SF)

Year Built 1989

Class Class B — Single Story

Zoning GC — General Commercial

Parking 14 Spaces (2.62/1,000 SF)

Tenancy Single Tenant — Delivered Vacant

APN 225-133-032

MLS # SB26102296



Reception

Conference Room

Private Office

FINANCIAL
OVERVIEW

Assessed Value

Asking Price \$1,495,000

Price Per SF \$279 / SF

Land Assessment

\$129,796

Improvements \$461,507

Total Assessed \$591,303

Post-Closing Tax Est.

~\$16,445/yr (Prop 13)

DEMOGRAPHICS — ZIP
92506

Income &
Population

Median HHI (92506)

\$121,459

Avg. HHI (92506) \$151,403

Per Capita Income \$53,234

vs. City of Riverside +33%
above city avg.

2024 Pop. (5-mi radius)

280,738

5-yr Pop. Growth +5.15%

Riverside Unemployment

~3.5%

INVESTMENT FRAMEWORK

Rent & Value Tiers

All figures based on 5,350 SF rentable area. Rents reflect Class B NNN market comps in Downtown Riverside.

TIER 1 — CONSERVATIVE

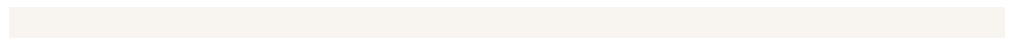
Rent / SF / Month	\$2.00 – \$2.25 / SF / Mo
Monthly Rent	\$10,700 – \$12,038
Annual Gross Income	\$128,400 – \$144,450
NOI (5% vacancy)	~\$107,000 – \$120,000
Cap Rate	7.25% – 7.75%
Indicated Value	\$1.38M – \$1.65M

TIER 2 — MARKET / ACHIEVABLE

Rent / SF / Month	\$2.50 – \$2.75 / SF / Mo
Monthly Rent	\$13,375 – \$14,713
Annual Gross Income	\$160,500 – \$176,550
NOI (5% vacancy)	~\$134,000 – \$147,000
Cap Rate	6.75% – 7.25%
Indicated Value	\$1.85M – \$2.18M

TIER 3 — AGGRESSIVE

Rent / SF / Month	\$3.00 – \$3.25 / SF / Mo
Monthly Rent	\$16,050 – \$17,388
Annual Gross Income	\$192,600 – \$208,650
NOI (5% vacancy)	~\$161,000 – \$174,000
Cap Rate	6.00% – 6.75%
Indicated Value	\$2.39M – \$2.90M



Downtown Riverside — Civic & Professional Hub

Drive Times

Destination	Drive Time	Destination	Drive Time
SR-91 Freeway	< 5 min	Metrolink Station	< 5 min
County Courthouse	Adjacent	UC Riverside	~10 min
Ontario Airport	~25 min	Irvine (OC)	~45 min
Los Angeles CBD	~60 min	Convention Center	~5 min

Office Market — Riverside 2026

Total Inventory	~6.2M SF
Class B Share	~65%
Avg. Asking Rent	\$19/SF/Yr gross
Max Asking Rent	\$26/SF/Yr gross
Downtown Inventory	~1.53M SF

This Offering Memorandum has been prepared by Compass / Sahmon Zoughi for qualified investors only. All information is from sources deemed reliable but is not guaranteed. Prospective purchasers must independently verify all data. Subject to change or withdrawal without notice. Sahmon Zoughi, DRE #01991628.



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