



JENNIFER KAPUR

Senior Vice President

951.276.3633

jkapur@lee-associates.com

DRE #01054735



LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

FOR SALE
PROFESSIONAL
OFFICE BUILDING

7167 MAGNOLIA AVE
RIVERSIDE, CA 92504

No warranty or representation has been made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice. Lee & Associates Commercial Real Estate Services, Inc. - Riverside. 3240 Mission Inn Avenue - Riverside, CA 92507 Corporate ID# 01048055

PROPERTY

- ▶ 7167 Magnolia is a two story, office building of approximately 4,828 SF. The building can be used by either one, two or three occupants. It is designed with 3 electrical meters, 3 gas meters and 1 water meter. There are 3 separate HVAC units.
- ▶ The ground floor contains a common area with restrooms for the entire building. There is a separate entrance for this area and from there, you can proceed to Suite 100 downstairs, or Suite 200 or 201 upstairs. Suite 201 has its own private restroom.
- ▶ There is a small parking lot in the back and ample street parking along a frontage road in front of the building. Access is along the front via Magnolia Ave or off the back, there is an alleyway that leads to Arlington Ave. There are 14 parking spaces, 13 regular and 1 handicapped. The parking lot could use a good slurry coat.
- ▶ The roof was redone with a 20 year roof in 2017. The roof has a 10 year guarantee. The brick and wood exterior has been well maintained and because of the brick, the building is well insulated.
- ▶ There is building top signage available.
- ▶ The building is located in the middle of Magnolia Center and is close to the 91 freeway off at Arlington or Central Ave. The building has be used as medical although it does not have an elevator. The sewer line runs directly under the building so tapping into the line for additional sinks is an easy feat. There is a free span of approximately 40 feet in which to have a large open area or add more offices.

2023 5 MILE DEMOGRAPHICS



Estimated
Population
288,122



Average
HH Income
\$114,337



Total Employees
Employees
88,429

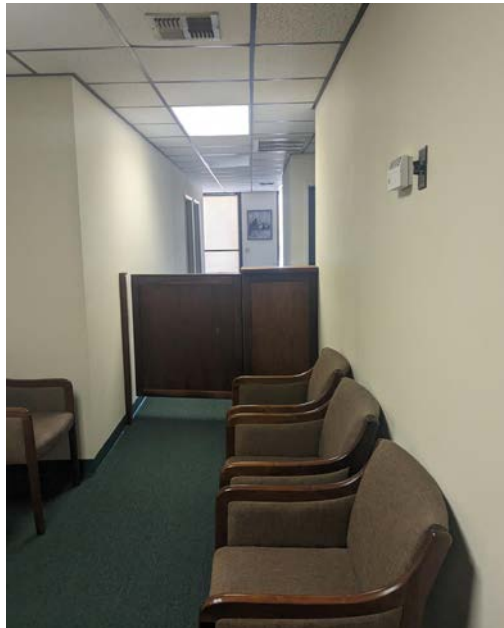


Traffic Counts
Magnolia Ave
21,145 CPD

PROPERTY PHOTOS



INTERIOR PHOTOS



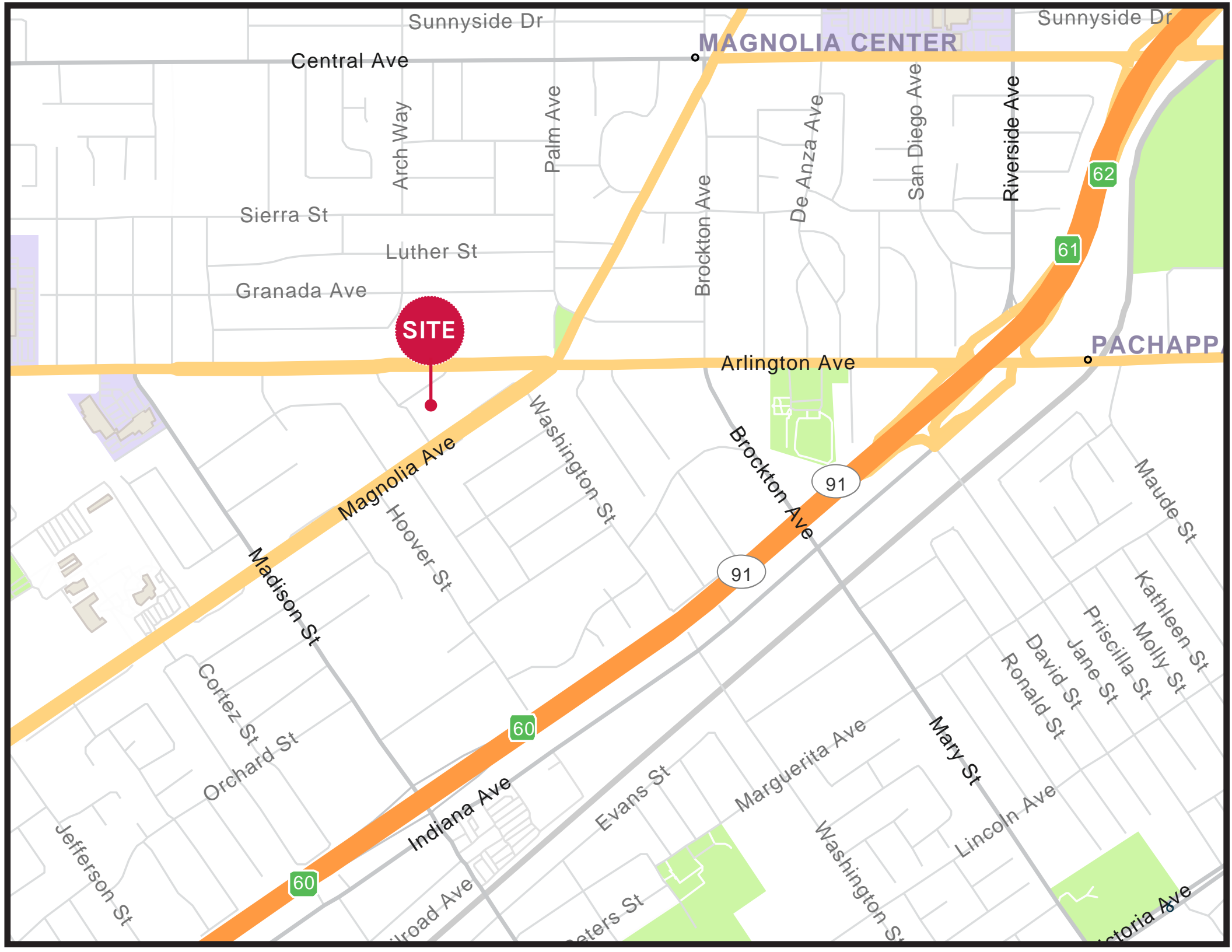


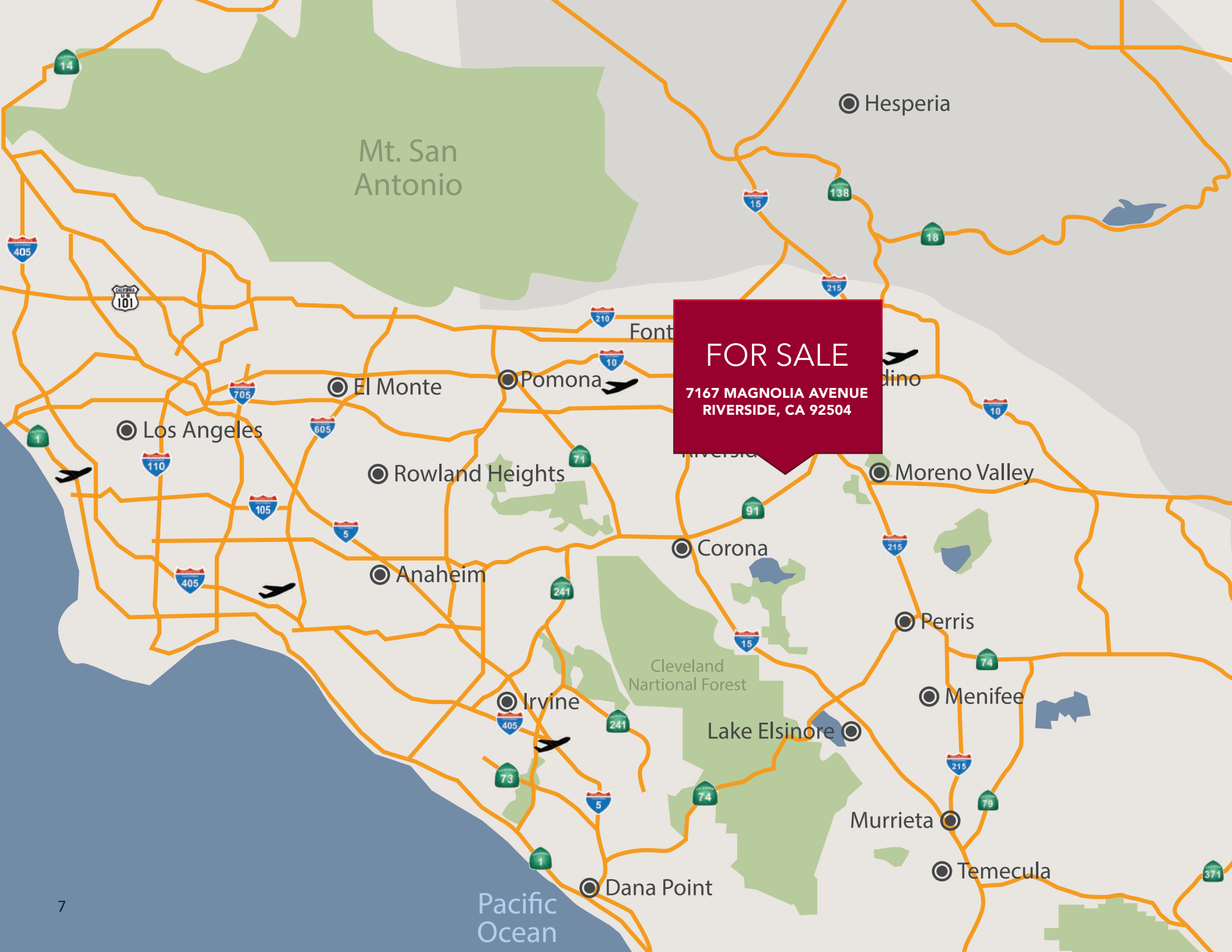
CALIFORNIA
91

MAGNOLIA AVE

7167 MAGNOLIA AVE

ARLINGTON AVE





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