



**Lifetime Realty Investments, Inc.**

Investment for life

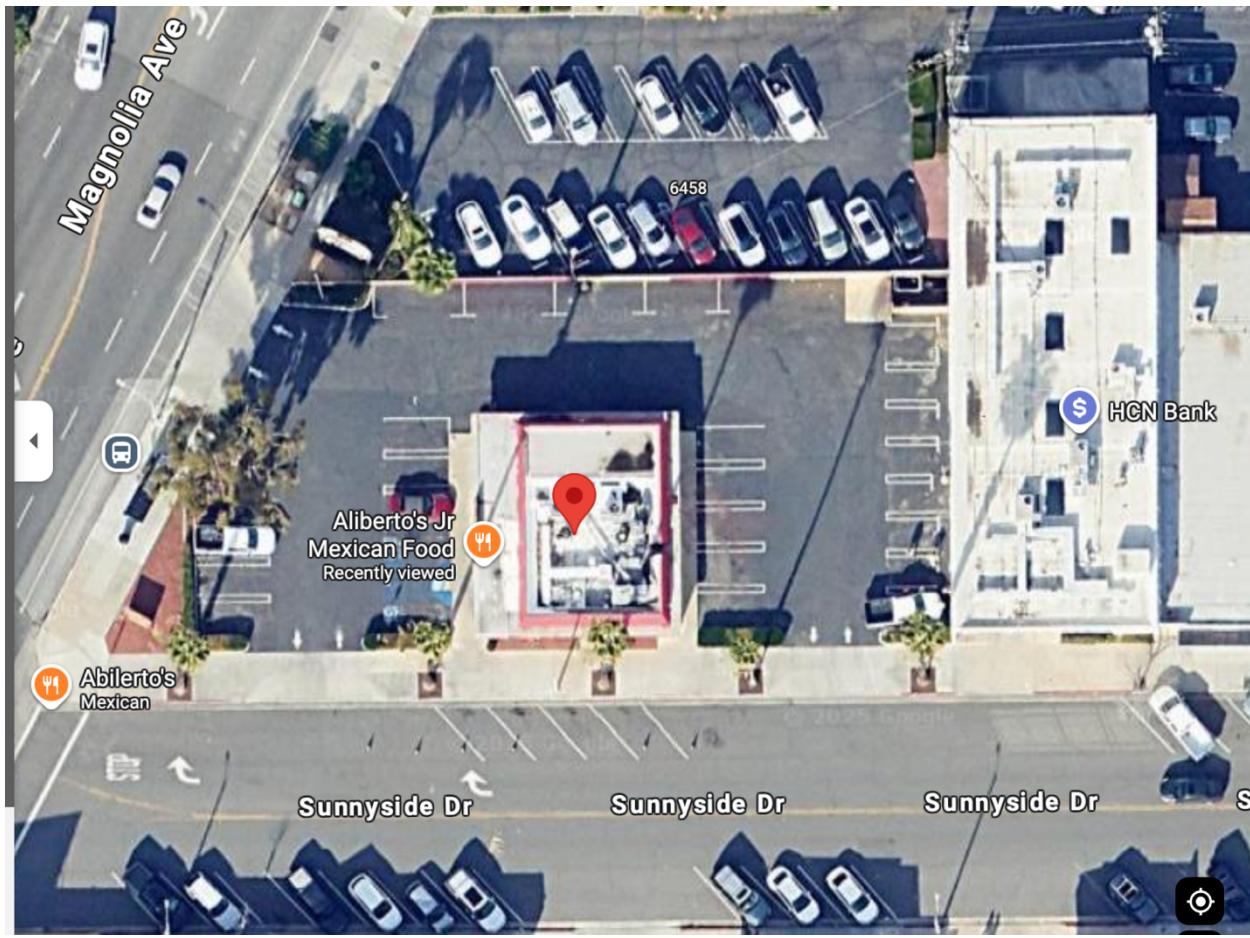
Proudly presents

**Albertos Restaurant for Sale with the Real Estate**

6490 Magnolia Ave  
Riverside, Ca 92506

**Selling for: \$2,750,000**





## ⭐ Location... Location... Location! ⭐

Prime Magnolia corner location with excellent visibility and signage on one of Riverside's most traveled corridors, carrying approximately 15,000 to 23,000 vehicles per day. And median household income above \$120K. Near Riverside City College with over 20,000 students, Riverside Community Hospital with 540 beds, and Riverside Plaza, a popular open-air retail hub. Proven QSR location currently has been operated by Alibertos Jr. Fresh Mexican Food. It's ideal for fast-casual coffee, donut shop, your restaurant concept, even pandura.

### Demographics & location highlights:

Strong demographics within a 5-mile radius including approximately 275,000 residents, 79,000 households, and a median household income of around \$86K.

It's prices below-replacement cost, "rare to find".

Magnolia Avenue is Riverside's premier arterial connecting downtown, Riverside Plaza, and SR-91.

Affluent and Stable Customer Base with a balanced Daypart Mix: Students, medical professionals, and local families generate a steady lunch, dinner, and weekend activity.

#### **4. Flexible Use Potential: Suitable for QSR, coffee, dessert, medical, or boutique retail users seeking an infill presence.**

**The location has excellent access and parking with multiple ingress and egress points and ample on-site parking for customer convenience.**

Bring your own retail concept and own the **real estate** in one of Riverside's most desirable and high-traffic areas — surrounded by homes, shopping centers, and thriving businesses.

#### **Property Highlights:**

- **Lot Size:** 0.38 AC
- **Building Size:** 2,172 SF
- **Year Built:** 1990
- **1-Story Building**
- **Parking:** 20 spaces (8 currently leased month-to-month for \$1,500/month)
- **Frontage:** 84 feet on Magnolia Avenue
- **Zoned for restaurant use**
- **Seller can deliver property free of leases and franchise obligations**
- **Equipment will not be included in the sale, but can be negotiated**

#### **Prime Surrounding Destinations**

- **Magnolia Town Center Shopping Center:** Anchored by Ralphs with restaurants and service businesses—just steps away.
- **Riverside Plaza (0.9 miles):** Major retail and dining hub with shops, restaurants, and a movie theater.
- **The Marketplace:** Prominent retail and dining destination nearby.
- **Galleria at Tyler (4.2 miles):** Major regional mall with national retailers.
- **University Village (4.1 miles):** Trendy shopping and dining near the university.
- **Mission Grove Plaza:** Popular center for shopping, dining, and entertainment.

#### **Flexible Ownership Options**

Seller will deliver the property **vacant or leased** — perfect for an investor or an owner-operator ready to capitalize on this rare opportunity.

For more information contact:

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