

200 Market Street, Riverside, CA
OWNER-USER &/OR INVESTMENT OPPORTUNITY

ANTHONY YING
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FOR SALE & LEASE

DISCLAIMER

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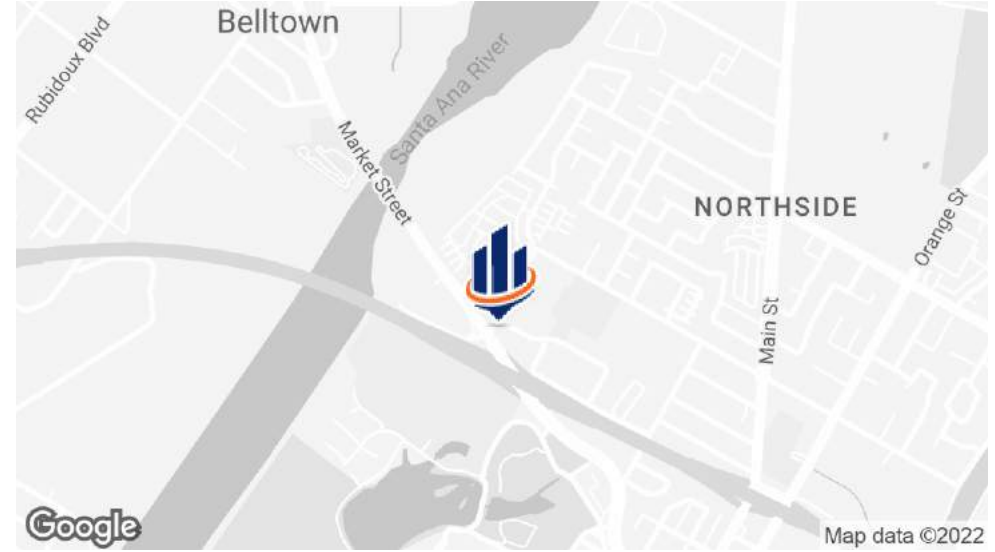
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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

INVESTMENT SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$4,700,000
LEASE RATE:	\$2.50 SF/yr (Full Service)
BUILDING SIZE:	19,751 SF
AVAILABLE SF:	19,751 SF
PRICE / SF:	\$227.84
YEAR BUILT:	1991

PROPERTY OVERVIEW

Beautifully appointed office building ideal for any business. Multiple offices, bullpens, conference rooms, file/blueprint viewing rooms.

PROPERTY HIGHLIGHTS

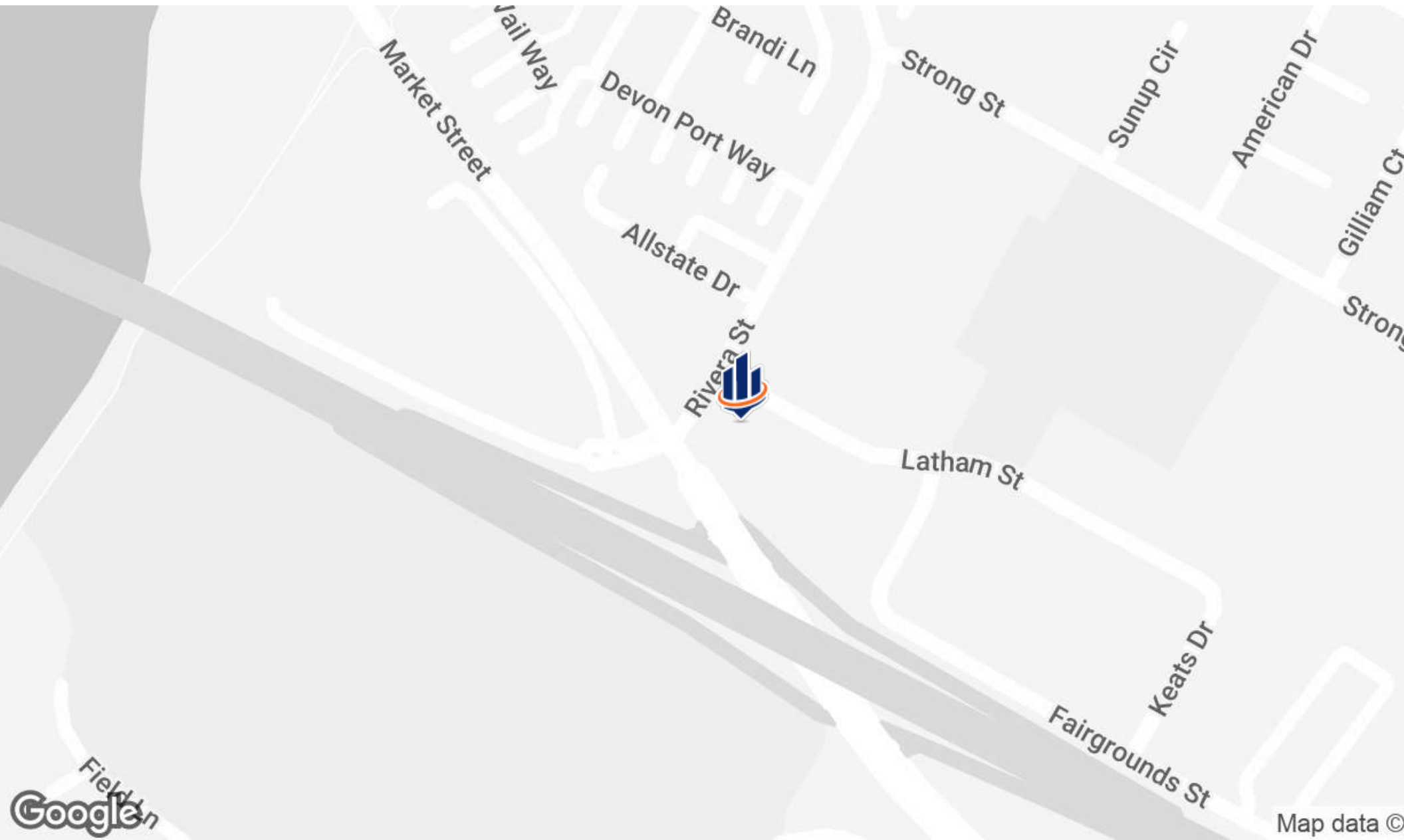
- Convenient location directly off of Highway 60 at Market Street & just north of the 1-15 interchange
- Close proximity to Downtown Riverside and UC Riverside
- Located across from Lake Evans and Fairmount Golf Course
- Abundant parking on site

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MAP VIEW

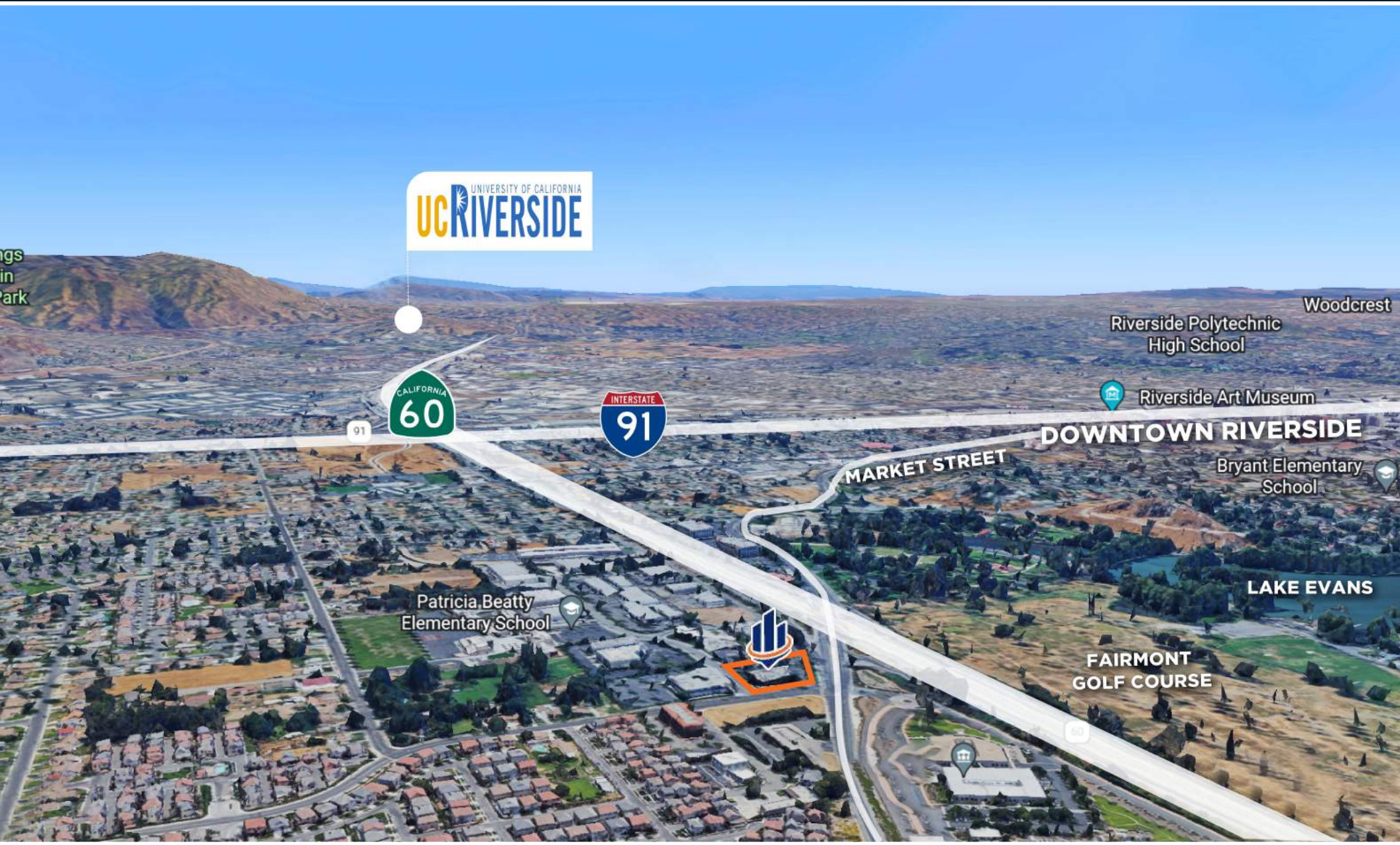


1700 Orangethorpe Ave, Fullerton, CA
DEVELOPMENT OPPORTUNITY

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AERIAL MAP VIEW



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AERIAL MAP VIEW



Arrowhead Regional
Medical Center

Fontana

Bloomington

Rialto

Santa Ana River



MARKET STREET

RIVERA STREET



Patricia Beatty
Elementary School

Lake Evans

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PROPERTY
PHOTOS

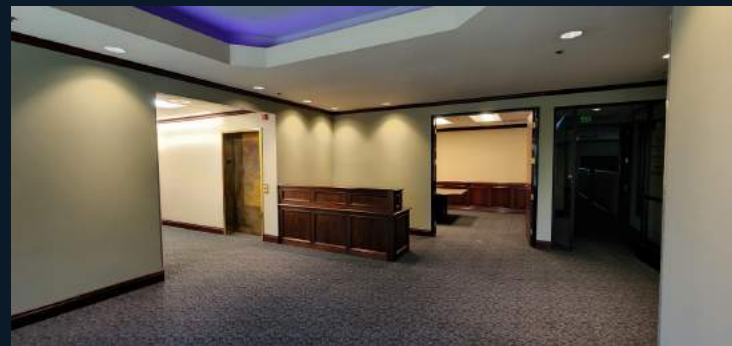


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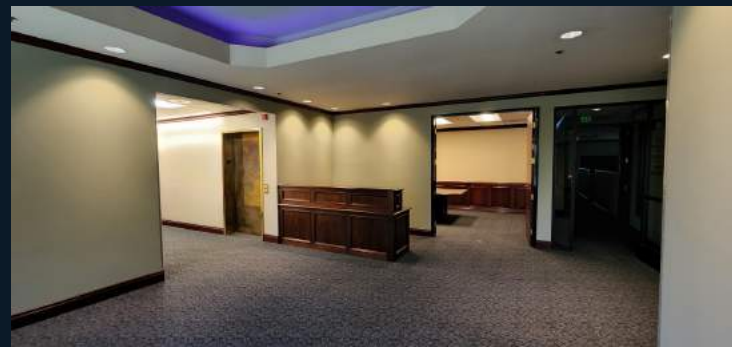


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DEMOGRAPHIC REPORT



POPULATION	0.25 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	373	2,285	9,804
AVERAGE AGE	39.6	33.6	32.6
AVERAGE AGE (MALE)	38.8	32.1	30.4
AVERAGE AGE (FEMALE)	36.4	36.0	35.6

HH & INCOME	0.25 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	125	659	2,882
# OF PERSONS PER HH	3.0	3.5	3.4
AVERAGE HH INCOME	\$93,057	\$90,330	\$86,665
AVERAGE HOUSE VALUE	\$336,177	\$343,539	\$340,060

* Demographic data derived from 2020 ACS - US Census

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Collective **Strength.** Accelerated **Growth.**