



# 9204 MAGNOLIA AVENUE

RIVERSIDE, CALIFORNIA 92503

### Property Overview

The site is conveniently located just north of the 91 Freeway and nearby The Galleria at Tyler regional mall, Riverside County Superior Court (1,100+employees), Parkview Medical Center (1,200+employees) and California Baptist University (11,500+ students).

### Property Highlights

- Stand-alone building
- Signalized corner
- High traffic counts
- Great visibility
- Easy Ingress and Egress
- High parking ratio 7:1000
- Fantastic synergy
- Directly across the street from Stater Brothers Market

### OFFERING SUMMARY

Lease Rate: \$3.25 SF/month (NNN)

Available SF: 2,200 - 6,387 SF

### Sam Kangavari

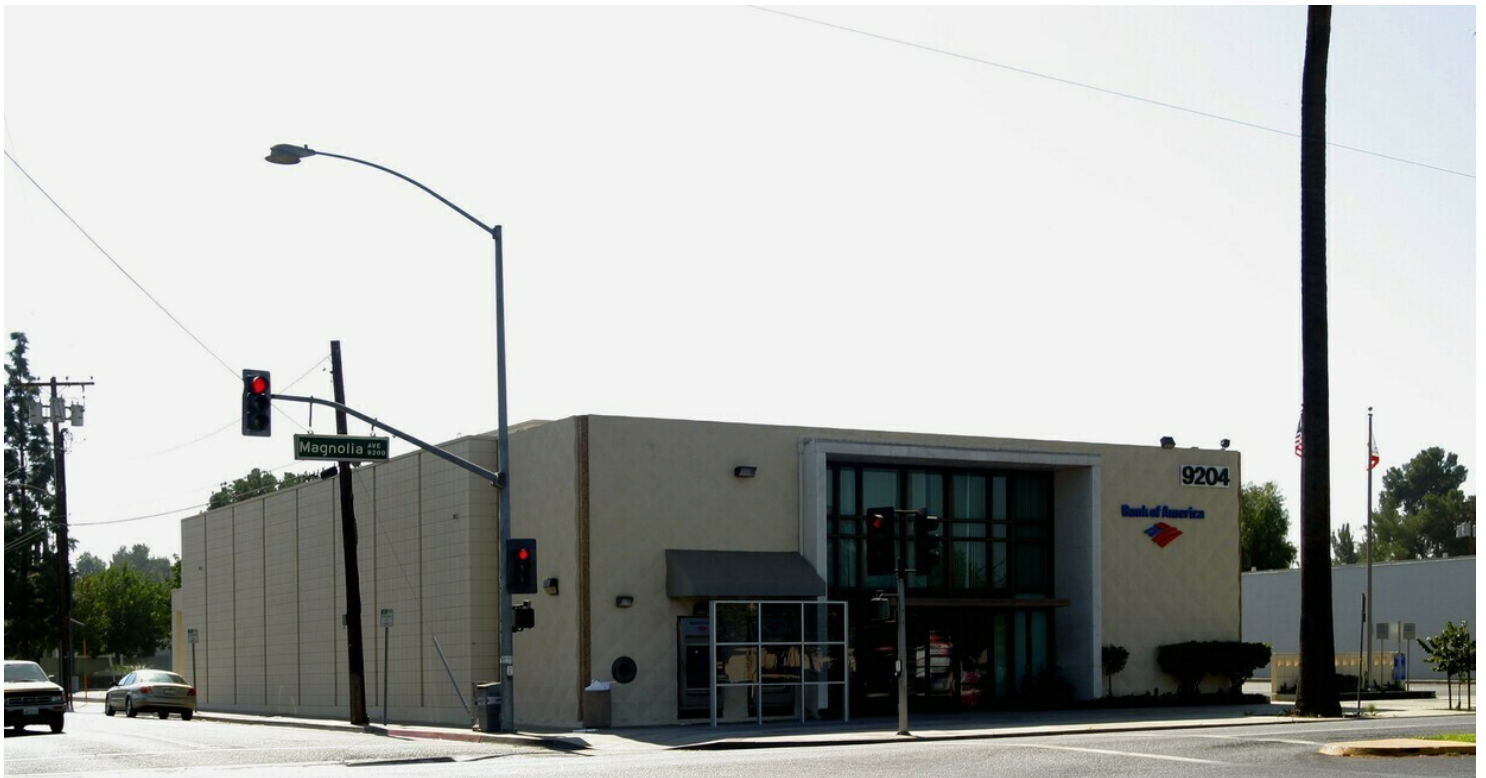
Senior Vice President

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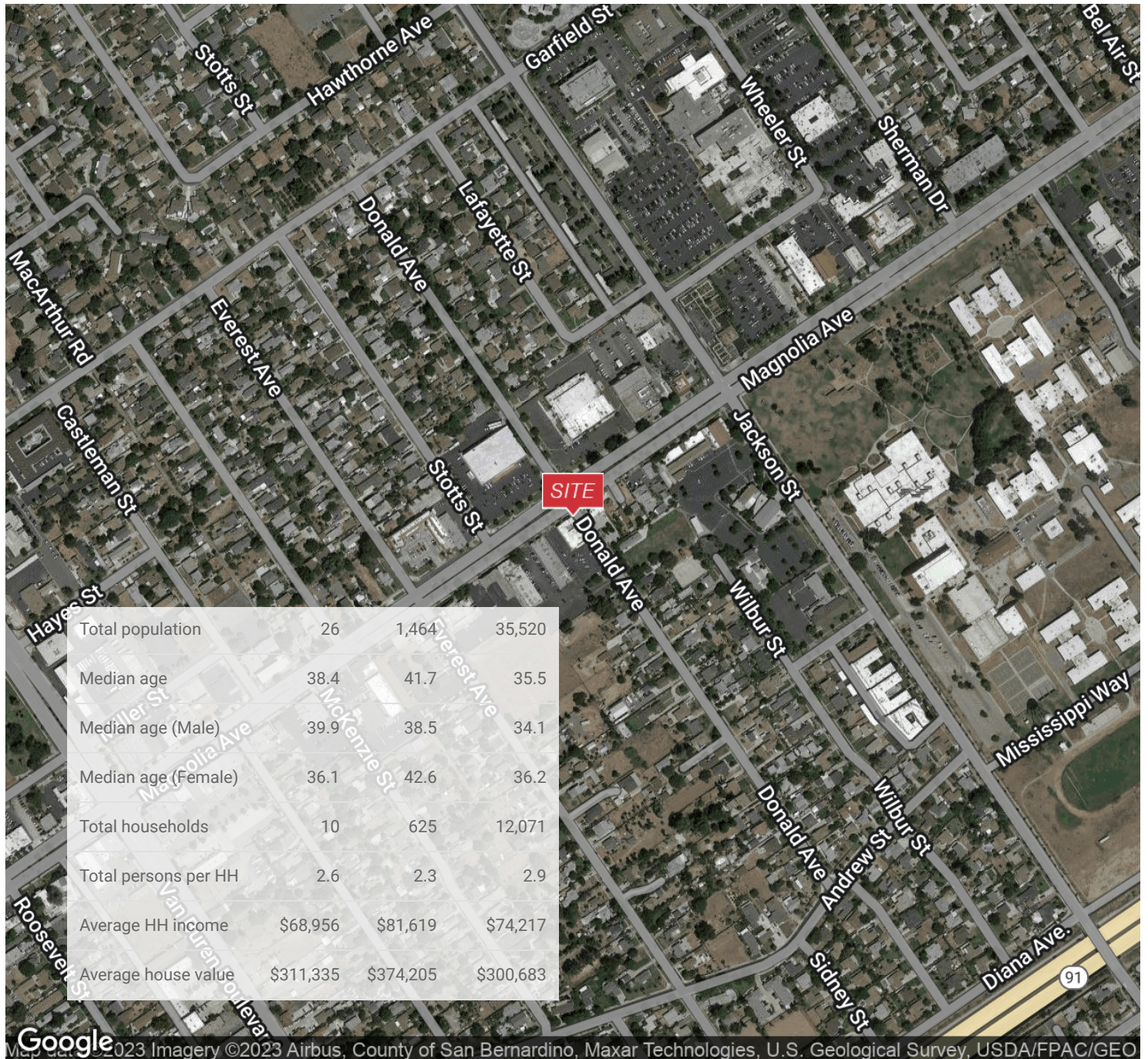
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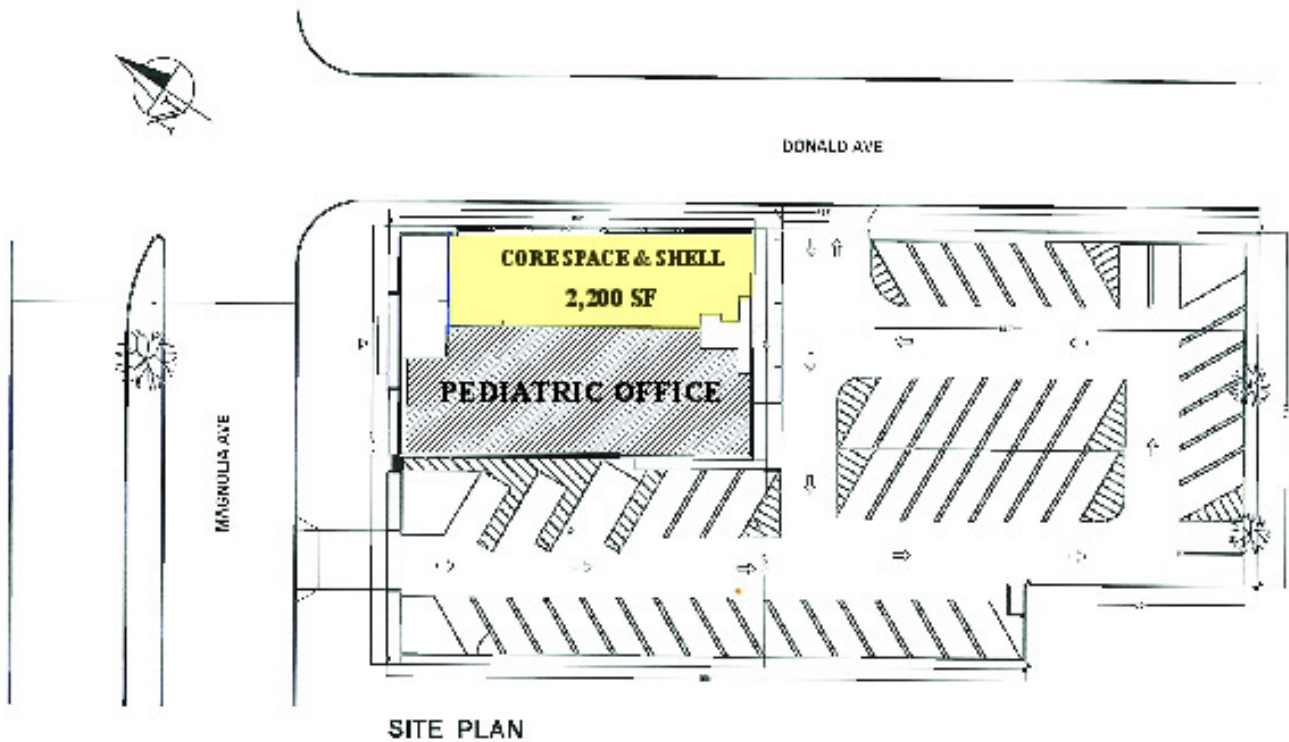
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**SITE PLAN**

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