



LEASED INVESTMENT OFFERING



6461 Brockton Ave

Riverside, California 92506 • Riverside County

Freestanding Leased Single Tenant Restaurant Building — Palm Heights

Real estate is for sale – business is not for sale.

1,500 SF

BUILDING

0.23 AC

LOT SIZE

1926

YEAR BUILT

Offered by Sean Ryan | Coast Realty Solutions, Inc. | DRE #01864310

FIND YOUR NEXT PROFITABLE INVESTMENT AT

6461 Brockton Ave

FOR MORE INFORMATION



Sean Ryan

Broker • Coast Realty Solutions, Inc. • DRE #01864310

Phone: (714) 306-8151

Email: Sean@CoastRealtySolutions.com

4892 Main Street, Yorba Linda, CA 92886

This is the profitable turnkey leased investment you have been looking for. This freestanding remodeled restaurant facility is leased to a popular and successful eatery, which benefits from a high-traffic street and walkable neighborhood clientele. The real estate is for sale, the business is not for sale. There are 3.5 years remaining on a 5-year lease, with 3% annual increases built-in. The restaurant has two ramps, ample parking, and complementary neighboring businesses. Listed at a conservative cap, at market rents. Don't miss it!



APN 225-111-022 • Riverside County • Lot 8, Palm Heights

Disclaimer

The information contained in this brochure has been obtained from sources believed to be reliable, including public records, CoreLogic property data, and California Regional MLS. It has not been independently verified, and no representation, warranty, or guarantee is made as to its accuracy or completeness. Prospective buyers and tenants are responsible for conducting their own due diligence, including verification of lease terms, income and expenses, square footage, zoning, and physical condition. This offering is subject to prior sale or lease, price change, or withdrawal without notice, and does not constitute an offer to sell or lease securities or any business opportunity.

Investment Highlights



Street frontage along Brockton Avenue

Why It Works

- **Freestanding building** — 1,500 SF on a 10,019 SF (0.23-acre) lot with no shared walls.
- **1926 construction** with classic Tudor / storybook architectural character rare to the corridor.
- **Palm Heights location** on Brockton Ave, one block east of Magnolia Ave and north of Central Ave.
- **On-site parking for 11 cars** with a rear paved lot and dual ADA-accessible ramped entrances.
- **Income-producing asset** — tenant-occupied at market rent, with significant recent improvements.

AT A GLANCE

BUILDING SIZE

1,500 SF

LOT SIZE

10,019 SF

LOT ACREAGE

0.23 AC

YEAR BUILT

1926

STORIES

One

PARKING

On-Site Lot, 11 Spaces

USE / ZONING

Full-Service Restaurant

OCCUPANCY

Leased / Tenant-Occupied

APN

225-111-022

Investment Summary

INVESTMENT SUMMARY

Asking Price

\$838,500

Net Operating Income

\$52,516.70

Cap Rate

6.26%

Price / SF

\$559

Lease Remaining

3.5 Years + Extension Option

LEASE SUMMARY

Tenant

Popular Restaurant

Lease Type

Gross

Lease Term

5 Years

Current Base Rent

Call Broker

Escalations & Options

Call Broker

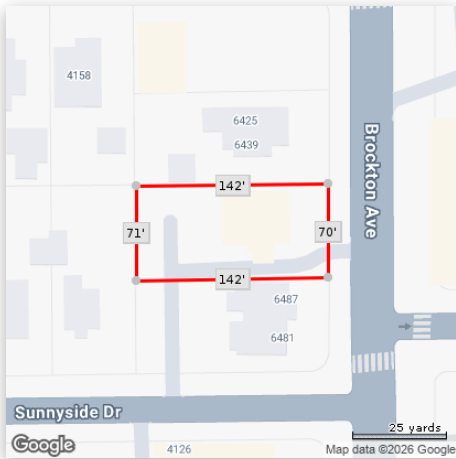
Cap Rate = Net Operating Income ÷ Purchase Price.

Tax & Assessment History

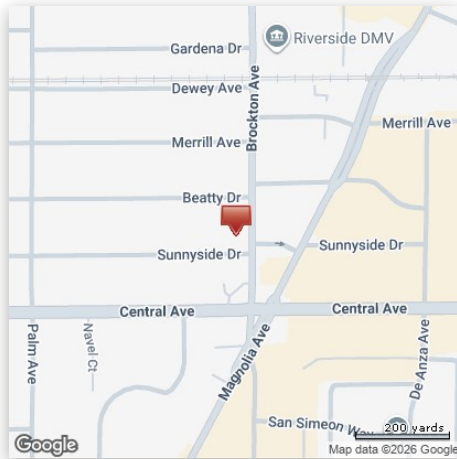
Year	Assessed — Land	Assessed — Improved	Assessed — Total	Total Tax
2023	\$305,997	\$405,962	\$711,959	\$8,015
2024	\$312,116	\$414,081	\$726,197	\$8,050
2025	\$318,358	\$422,362	\$740,720	\$8,340

2025 total tax of \$8,340 includes \$120.80 in special assessments (stormwater, lighting, and mosquito/vector control districts). Source: Riverside County Assessor records via CoreLogic property report, generated 08/06/26.

Site Plan



Parcel Boundary — 142' x 70- 71' (10,019 SF)



Area Map — Brockton Ave & Sunnyside Dr



On-Site Rear Parking Lot

Property Details

APN 225-111-022

Legal Description Por Lots 7 & 8, MB 011/031, Palm Heights (Lot 8)

Lot Size 10,019 SF (0.23 Acres)

Building Size 1,500 SF

Year Built 1926

Water District Western Municipal Water District

Cross Streets Beatty Dr & Sunnyside Dr — one block east of Magnolia Ave

Zoning / Use Full-Service Restaurant (Riverside County Land Use)

Construction & Site Notes

Stucco exterior with a steep, composition-shingle gable roofline consistent with the building's 1926 construction. The site is bordered by wrought-iron fencing on the north side with mature palm landscaping, and includes a paved parking lot for 11+ cars with a wood-screened trash enclosure. Neighboring businesses on the same block of Brockton Ave include Antone's Italian Eatery and The Wax Lounge.

LOCATION

Area & Demographics



Brockton Ave at Sunnyside Dr, looking toward the retail corridor

ZIP CODE 92506

POPULATION

~45,000

MEDIAN HH INCOME

~\$121,000

HOUSEHOLDS

~15,800

MEDIAN HOME VALUE

~\$670,000

Median age 41 yrs • 2.83 persons / household

CITY OF RIVERSIDE

Population: 323,757 Median HH Income: ~\$90,000

Location Notes

6461 Brockton Ave sits one block east of Magnolia Avenue and just north of Central Avenue, in Riverside's established Palm Heights neighborhood. The site is within a dense, walkable retail corridor of independent restaurants and service businesses along Brockton Ave and Sunnyside Dr.

What's Nearby

- **Antone's Italian Eatery** neighboring restaurant sharing the same block
- **The Wax Lounge** neighboring beauty/spa business on Brockton Ave
- **Central Ave & Magnolia Ave** retail corridor one block south/west of the site

Demographics: U.S. Census Bureau, American Community Survey, 2020–2024 5-Year Estimates (ZIP Code Tabulation Area 92506). Figures are approximate ZIP-level statistics, not a radius-based trade-area study.