

BRETT LARSON, JD, CCIM
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brett.larson@svn.com
CALDRE #01947115



MEDICAL OFFICE FOR LEASE

6900 Brockton Ave | Suite 203 | Riverside, CA





OFFERING SUMMARY

LEASE RATE:	\$2.00 / SF / mo.
LEASE TYPE	Modified Gross
BUILDING SIZE:	±13,646 SF
AVAILABLE SF:	±3,945 SF
ZONING:	Office (O)
MARKET:	Inland Empire
SUBMARKET:	West Riverside County

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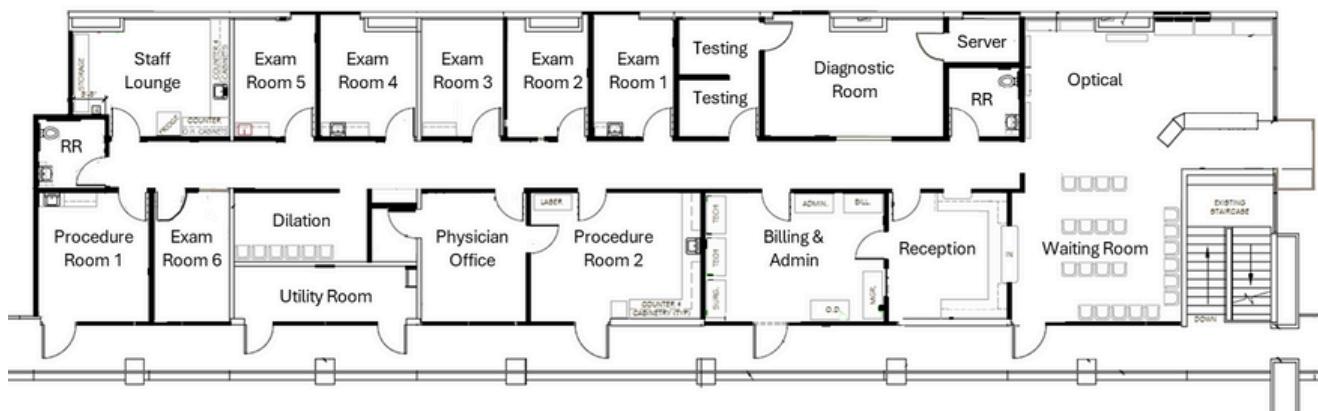
LOCATION OVERVIEW

The Brockton Medical Building is located in Magnolia Center district of Riverside, CA along one of the City's primary medical corridors. The property is located less than 1/2 mile from SR-91 via Arlington Ave. and nearly equidistant from two of Riverside's acute care hospitals - Riverside Community Hospital (2.3 miles) and Parkview Community Hospital (3 miles). Brockton Medical Building also boasts convenient access to major retail centers like Riverside Plaza (0.5 miles) and several major surface arteries such as Magnolia Ave., Central Ave., and Arlington Ave.

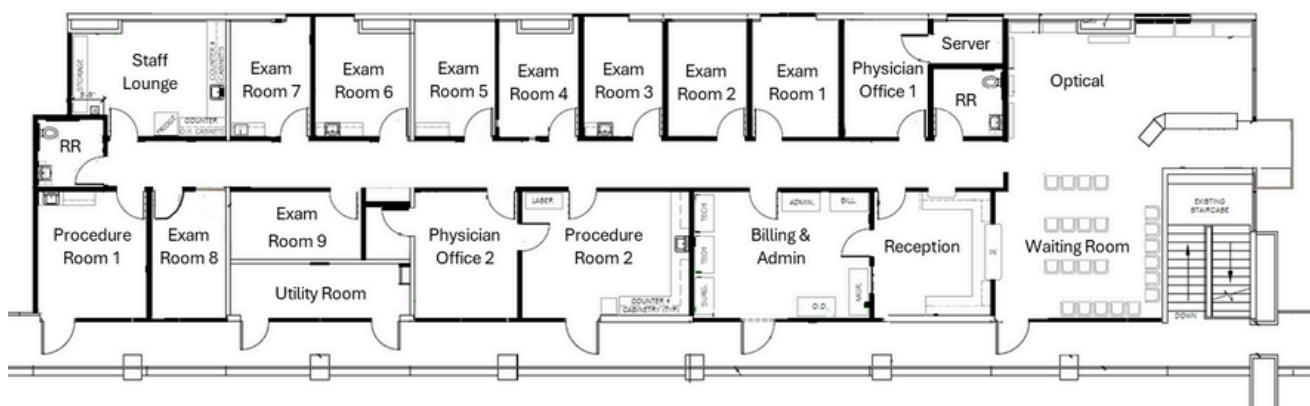
PROPERTY HIGHLIGHTS

- Fully improved ±3,945 SF medical office suite
- Located along a major medical corridor
- Diverse medical tenant mix
- Large dedicated parking field (5 spaces per 1,000 SF)
- Elevator-served
- Close proximity to freeways and area hospitals

EXISTING



PROPOSED



SPACE FEATURES

- Large waiting room
- Large reception area
- 8 exam rooms (10 possible)
- 1 large procedure room
- Physician office
- 2 ADA restrooms

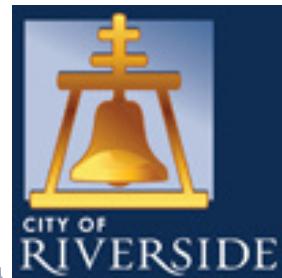
UNIT	SF	Lease rate
203	±3,945 SF	\$2.00 / SF / mo. MG

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SVN | INSIGHT COMMERCIAL REAL ESTATE ADVISORS

DEMOCRAPHICS

6900 Brockton Ave. | Riverside, CA 92506



3-Mile
Radius



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State California
County Riverside
Mayor Lock Dawson
Website riversideca.gov

Source: ESRI

POPULATION



117,949
POPULATION



32.4
MEDIAN AGE



34,628
HOUSEHOLDS

EMPLOYMENT



51%
WHITE COLLAR



29%
BLUE COLLAR



19%
SERVICES



7%
UNEMPLOYMENT RATE

EDUCATION



28%
HIGH SCHOOL
GRADUATE



28%
SOME COLLEGE



26%
BACHELORS/GRAD/
PROF DEGREE

INCOME



\$80,847
MEDIAN HOUSEHOLD
INCOME



\$32,443
PER CAPITA
INCOME



\$115,813
MEDIAN NET
WORTH

DEMOGRAPHICS

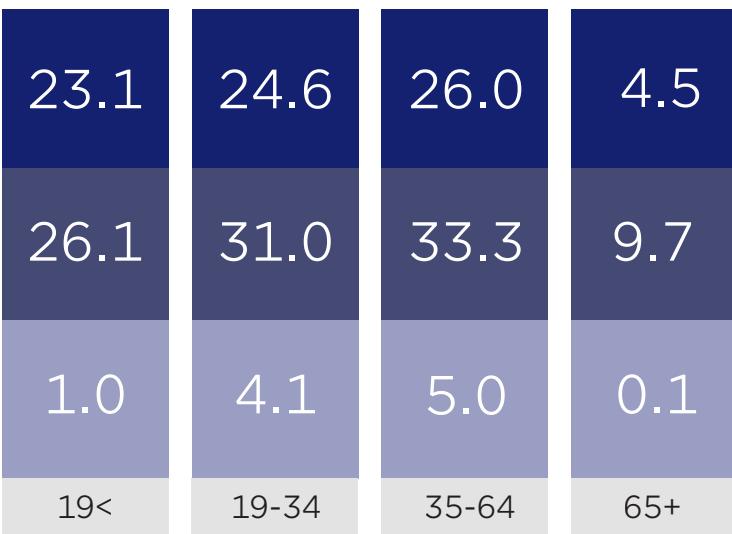
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Health Care | Annual Expiditure

Blue Cross/Blue Shield	\$1,017
Medicare Payments	\$899
Physician Services	\$227
Dental Services	\$498
Eyecare Services	\$74
Lab Tests/X-Rays	\$68
Hospital Room/Service	\$210
Convalescent/Nursing Home	\$36



Has One Type Of Health Insurance

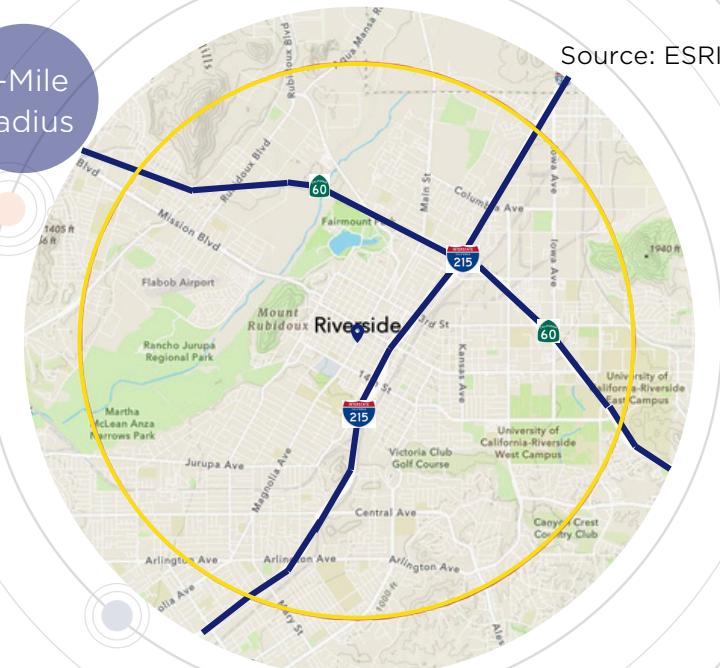


Population (ACS)



No Health Insurance

3-Mile Radius



\$4,000

Annual Health
Insurance Expiditure



\$2,192

Annual Medical
Care Expiditure

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PRESENTED BY:



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