

BRETT LARSON, JD, CCIM  
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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

## LOCATION OVERVIEW

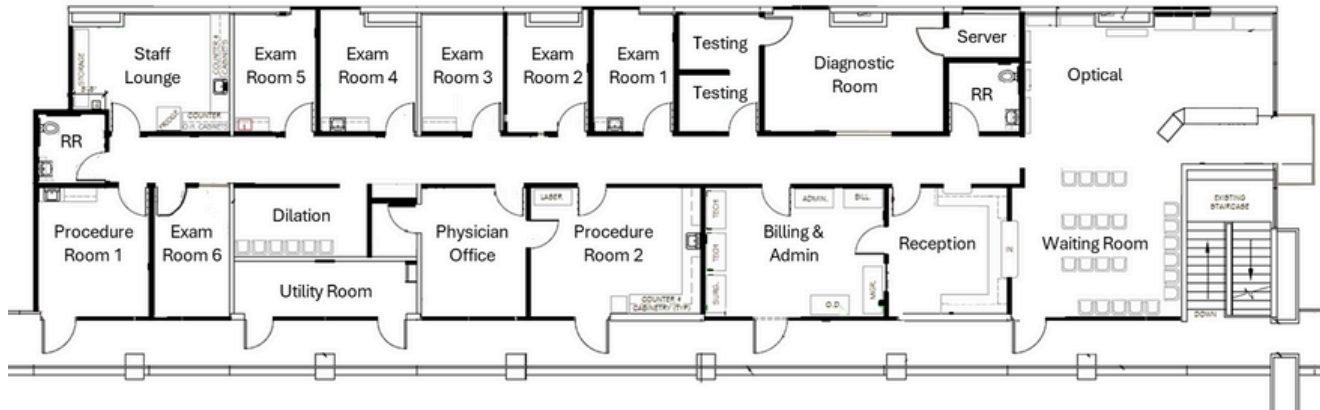
The Brockton Medical Building is located in Magnolia Center district of Riverside, CA along one of the City's primary medical corridors. The property is located less than 1/2 mile from SR-91 via Arlington Ave. and nearly equidistant from two of Riverside's acute care hospitals - Riverside Community Hospital (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

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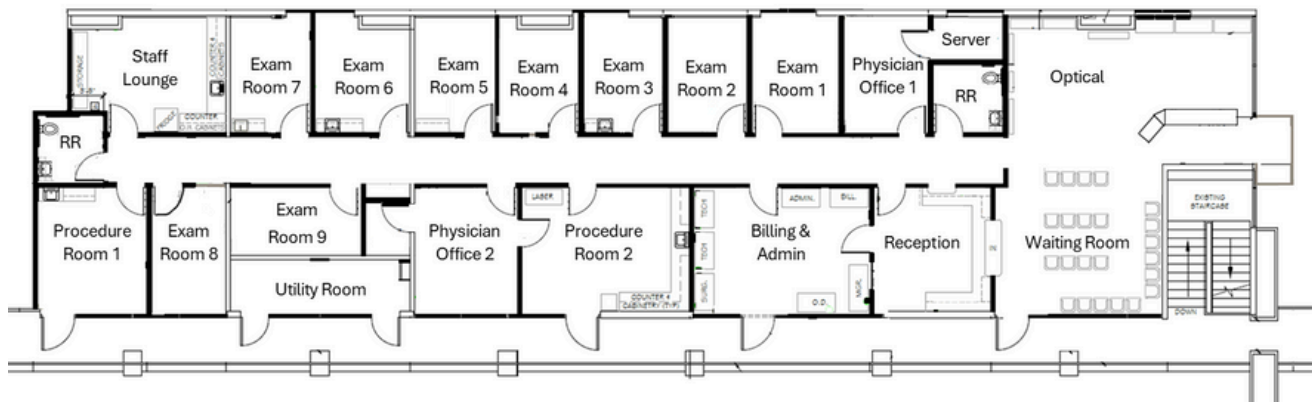
EXISTING



SPACE FEATURES

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

PROPOSED



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





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SVN | INSIGHT COMMERCIAL REAL ESTATE ADVISORS

# DEMOGRAPHICS

6900 Brockton Ave. | Riverside, CA 92506



-  **State** California
-  **County** Riverside
-  **Mayor** Lock Dawson
-  **Website** [riversideca.gov](http://riversideca.gov)

Source: ESRI

## POPULATION



117,949  
POPULATION



32.4  
MEDIAN AGE



34,628  
HOUSEHOLDS

3-Mile  
Radius



## 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

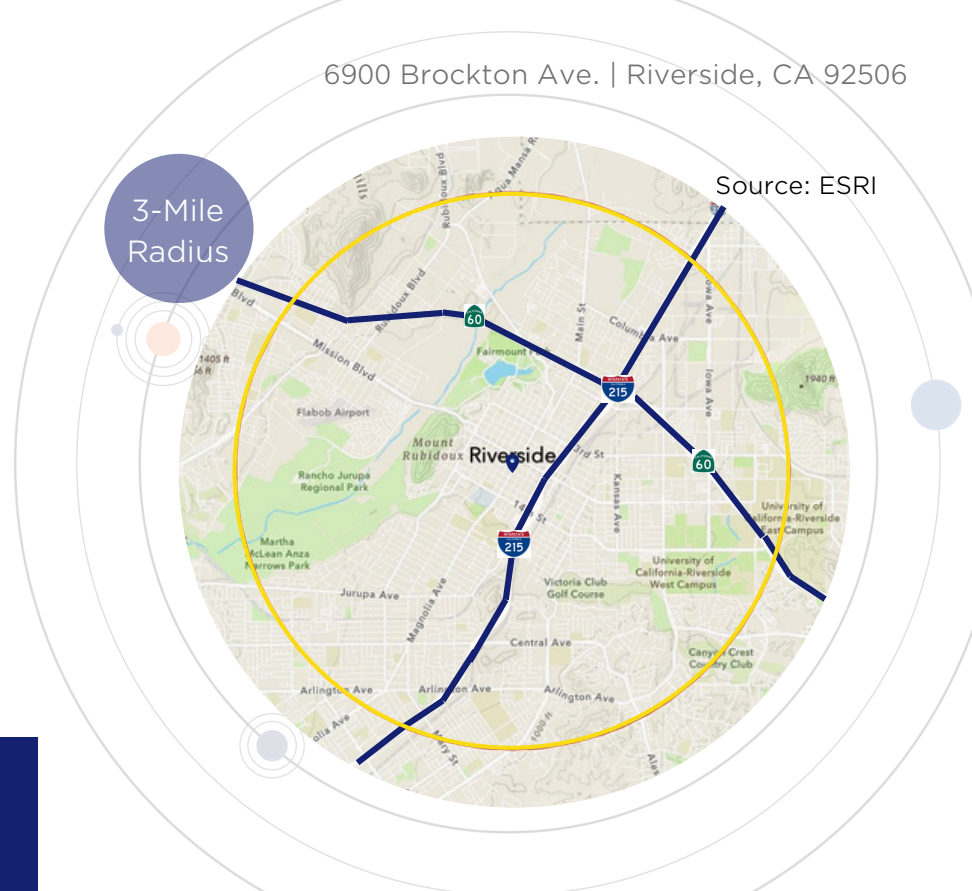
MEDIAN NET  
WORTH

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# DEMOGRAPHICS

6900 Brockton Ave. | Riverside, CA 92506

Health Care	Annual Expenditure
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



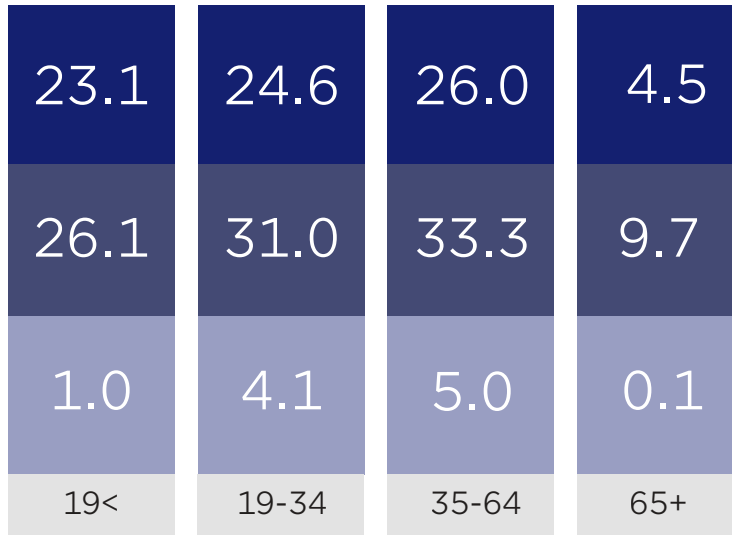
Has One Type Of Health Insurance



Population (ACS)



No Health Insurance



%



\$4,000

Annual Health Insurance Expenditures



\$2,192

Annual Medical Care Expenditures

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PRESENTED BY:



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