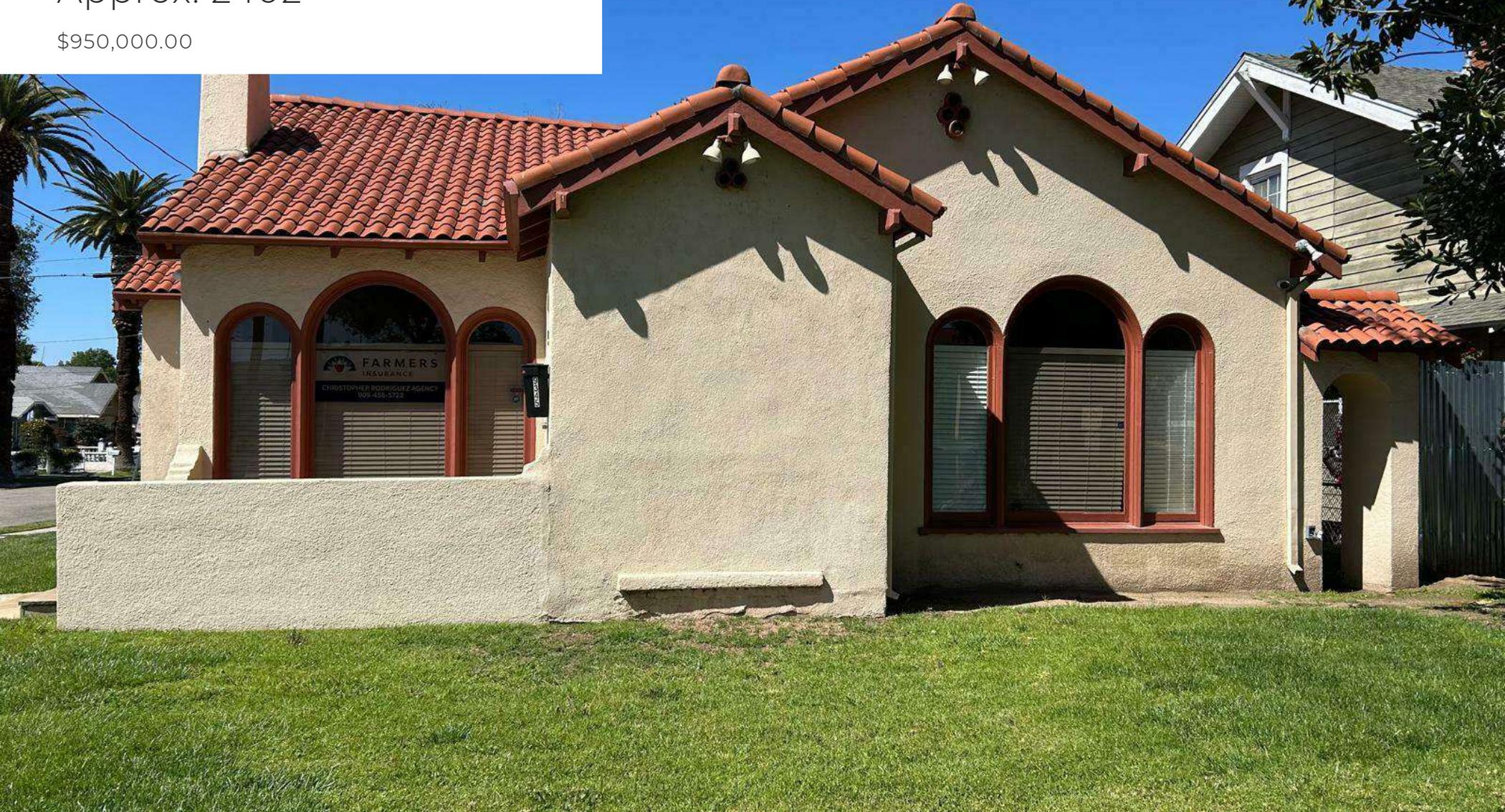


Office Building For Sale

Approx. 2402

\$950,000.00

NAI Capital
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE



9345 Magnolia Ave

Riverside, CA 92503

Offering Memorandum

Lidia Talavera

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CA DRE #01407598

Property Details & Highlights

Property Type	Office
Zoning	Commercial/Office
APN	191-321-047
Building Size	2,402 SF
Lot Size	8,712 SF
Building Class	C
Year Built	1983
Number of Lots	1
Number of Units	1
Parking Spaces	10

NAI Capital Commercial, Inc., represented by Lidia Talavera, is pleased to offer an exceptional retail investment opportunity at 9345 Magnolia Ave, Riverside, CA 92503. This freestanding commercial office building spans approximately +/-2,402 SF and is situated on an +/-8,712 SF corner lot. With its prime location and high visibility, this property presents an excellent opportunity for both investors and owner-occupant buyers looking to establish a presence in a rapidly growing area.

Built in 1983, this well-maintained property is move-in ready and offers a functional layout featuring four private offices, two spacious conference rooms, a welcoming lobby, a fully equipped kitchen, and two restrooms. Perfect for a seamless transition into your next business space!



- Approximately 2,402 SF - Freestanding Building
- Zoned Commercial Office
- Located on Major Magnolia Ave
- Move-in Ready Condition
- 4 Offices, 2 Conference Rooms, 2 Restrooms, Kitchen and Lobby

Executive Summary



Offering Summary

Sale Price:	\$950,000
Price/SG:	\$395.50
Lot Size:	8,712 SF
Building Size	2,402 SF
Number of Units:	1
Delivery:	Vacant
Type of Ownership:	Fee Simple
Market:	Inland Empire
Submarket:	Riverside

Location Overview

Located at the Northeast Corner of Magnolia Avenue and McKenzie St., this property offers an ideal corner lot with its own parking. Situated on a highly trafficked major street, the location is surrounded by a mix of retail and office uses, ensuring excellent visibility and accessibility. This property is perfect for a wide range of office-based businesses, including legal firms, accounting services, tax preparation, insurance offices, and more. With high vehicle traffic and a dense local population, it presents a prime opportunity for any business looking to thrive in a bustling area.

Demographics

	1 Mile	3 Miles	5 Miles
Total Households	5,525	41,952	79,109
Total Population	19,781	144,905	264,184
Average HH Income	\$87,930	\$98,775	\$114,724

Retailer Map

