

# FOR LEASE OFFICE SPACE AVAILABLE

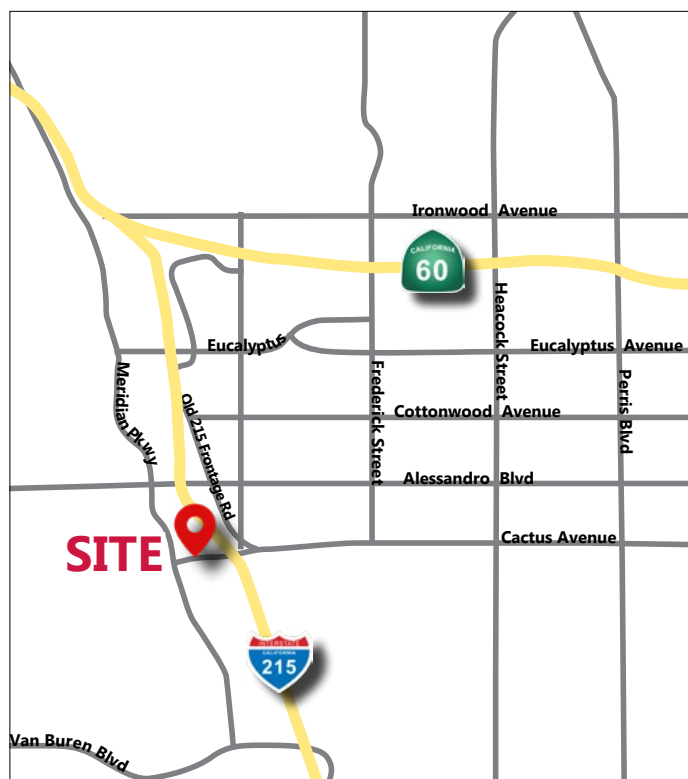
21803 Cactus Avenue, Suite D and I, Riverside, CA 92518

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## PROPERTY HIGHLIGHTS

- Suite D is approximately 1,836 SF, two private offices, large open area, breakroom and single restroom
- Suite I is approximately 1,110 SF, 3 private offices, conference room, breakroom and lobby, 2 single stall restrooms
- Convenient 215 & 60 Freeway Access
- Falcon BP II LLC ("Falcon Business Park" and "Landlord") is planning to erect a monument sign at each of the two corners on Cactus Ave, fronting the park. Each sign has four spaces ("Panels") for individual tenant names. The metal panels will be fabricated by Falcon Business Park's contractor. The signs will be illuminated at night [click here](#) to view the rendering.
- New Tenant pricing for monument signage is negotiable.
- **Asking Lease Rate: \$1.50 PSF (MG)**



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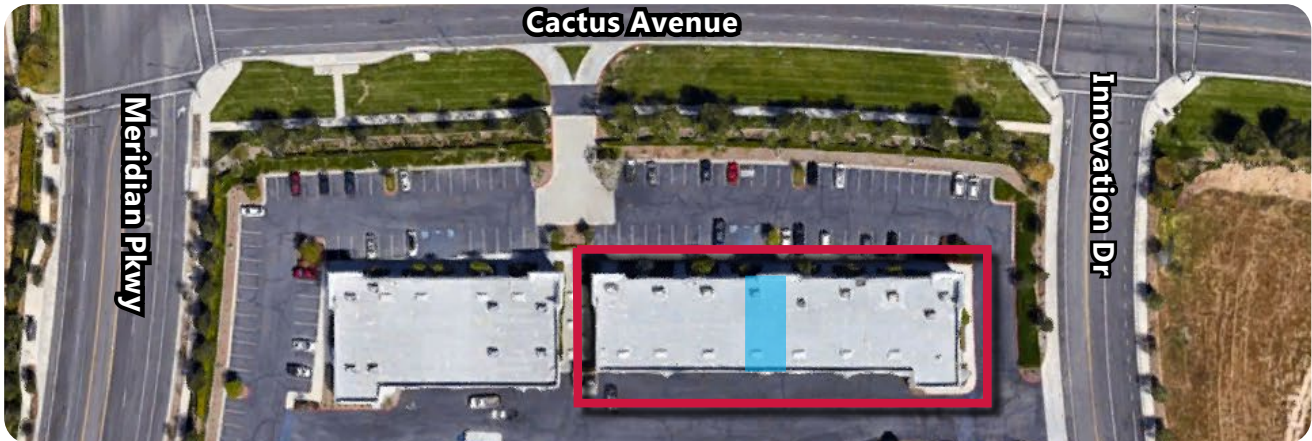
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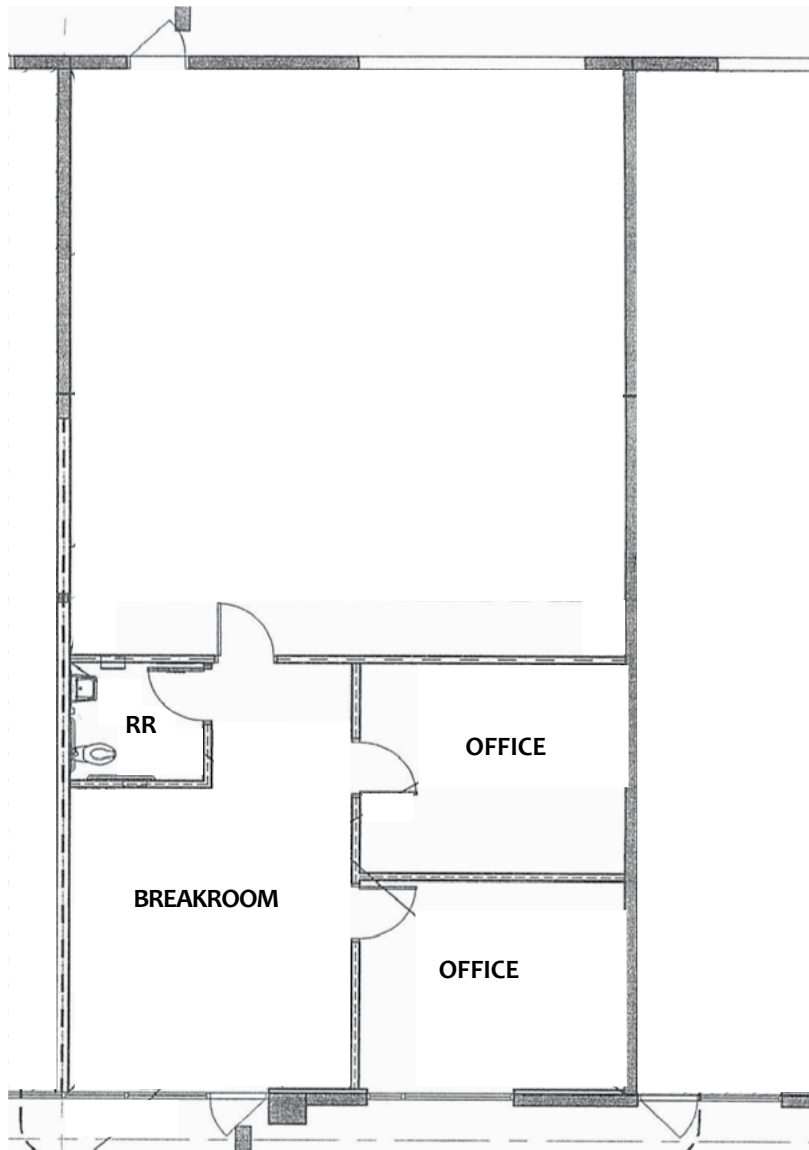
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Lee & Associates Commercial Real Estate Services, Inc. -Riverside. 3240 Mission Inn Avenue, Riverside, CA 92507 | Corporate DRE# 01048055

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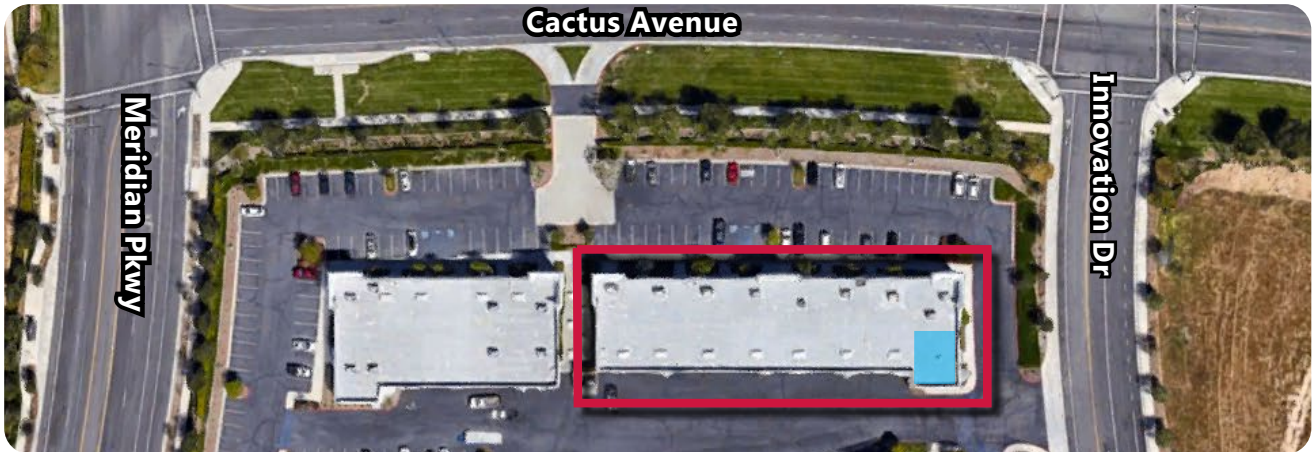
**SUITE D**  
**±1,836 SF**





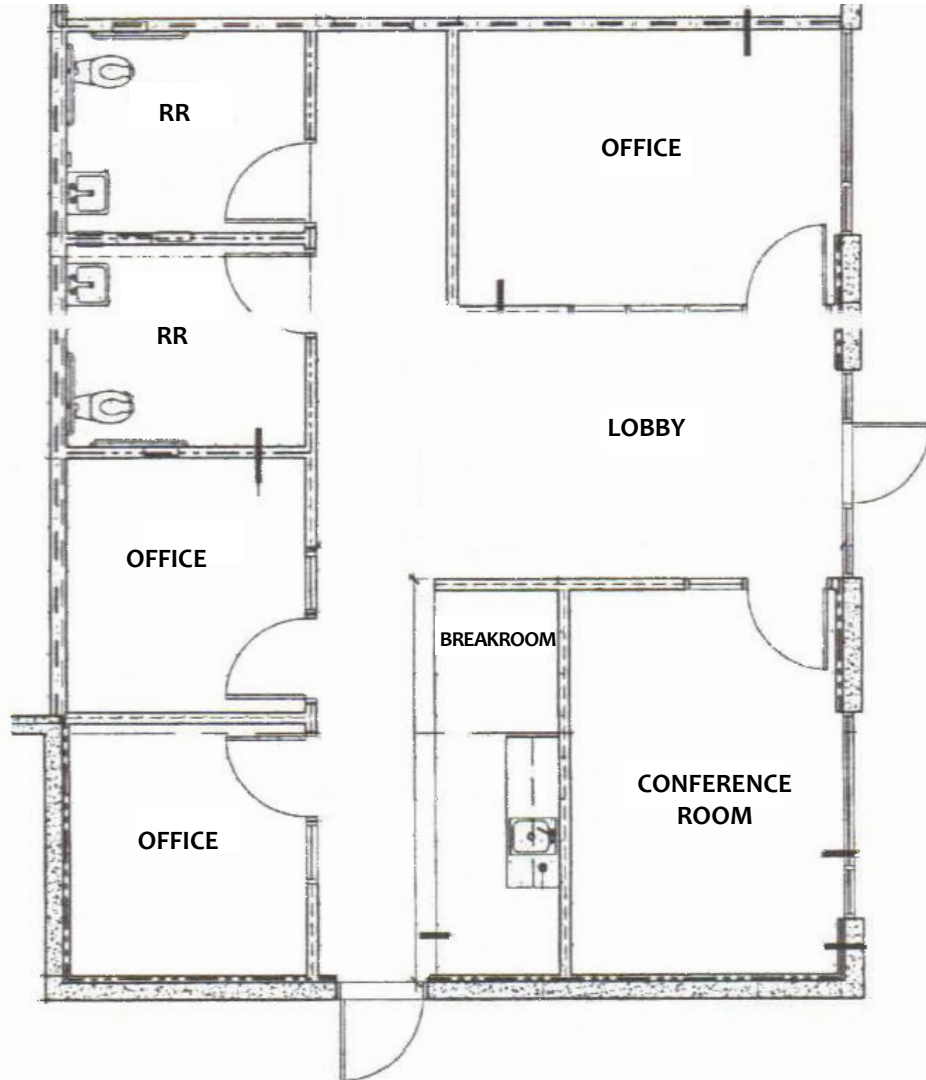
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## SUITE I

±1,110 SF

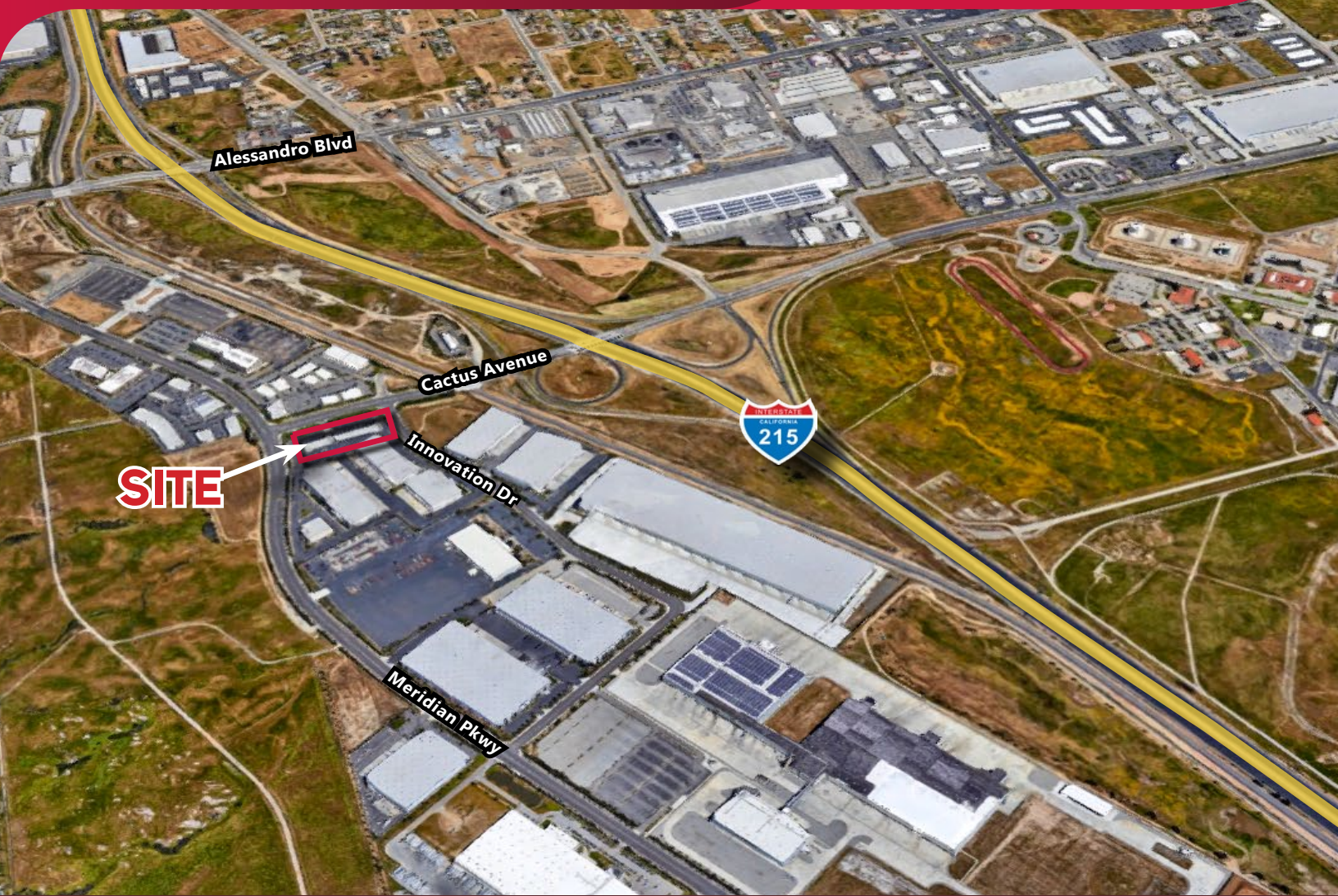




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## 5-MILE DEMOGRAPHICS



**244,963**  
POPULATION



**68,056**  
HOUSEHOLDS



**119,791**  
TOTAL EMPLOYEES



**\$124,301**  
AVERAGE HOUSEHOLD INCOME

Source: Regis March 2024

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