


# FOR LEASE


## THE BRICKYARD

10050 – 10098 MAGNOLIA AVENUE, RIVERSIDE CA 92503  
IMMEDIATELY ADJACENT TO THE GALLERIA AT TYLER SHOPPING MALL


1,860 – 2,294 SF END CAP



 Investment Concepts, Inc.

 1667 E. Lincoln Avenue  
Orange, CA 92865

 (714) 283-5800 x500

 Courtney Kinsman  
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## SITE PLAN

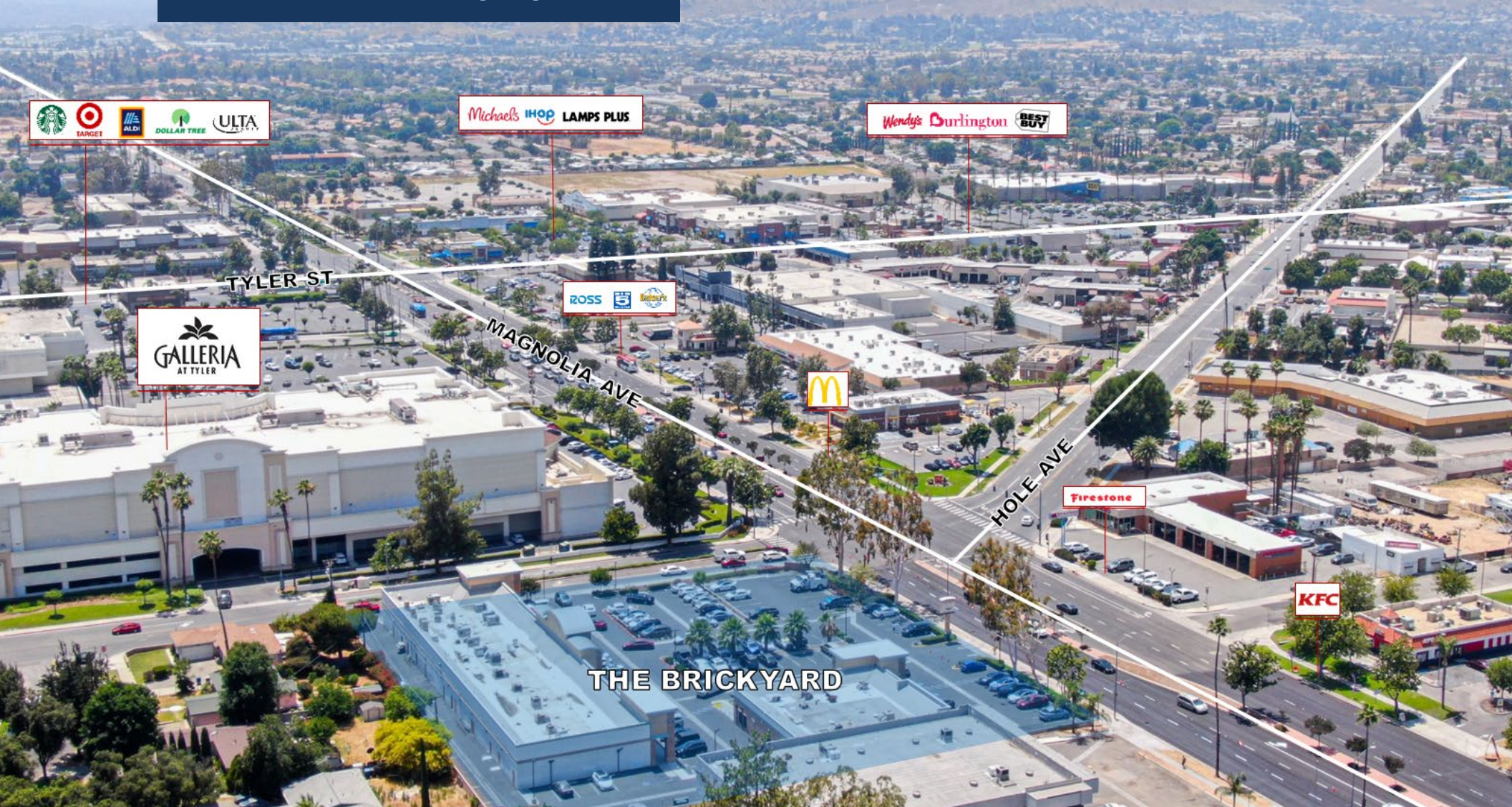


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## AERIAL PHOTO

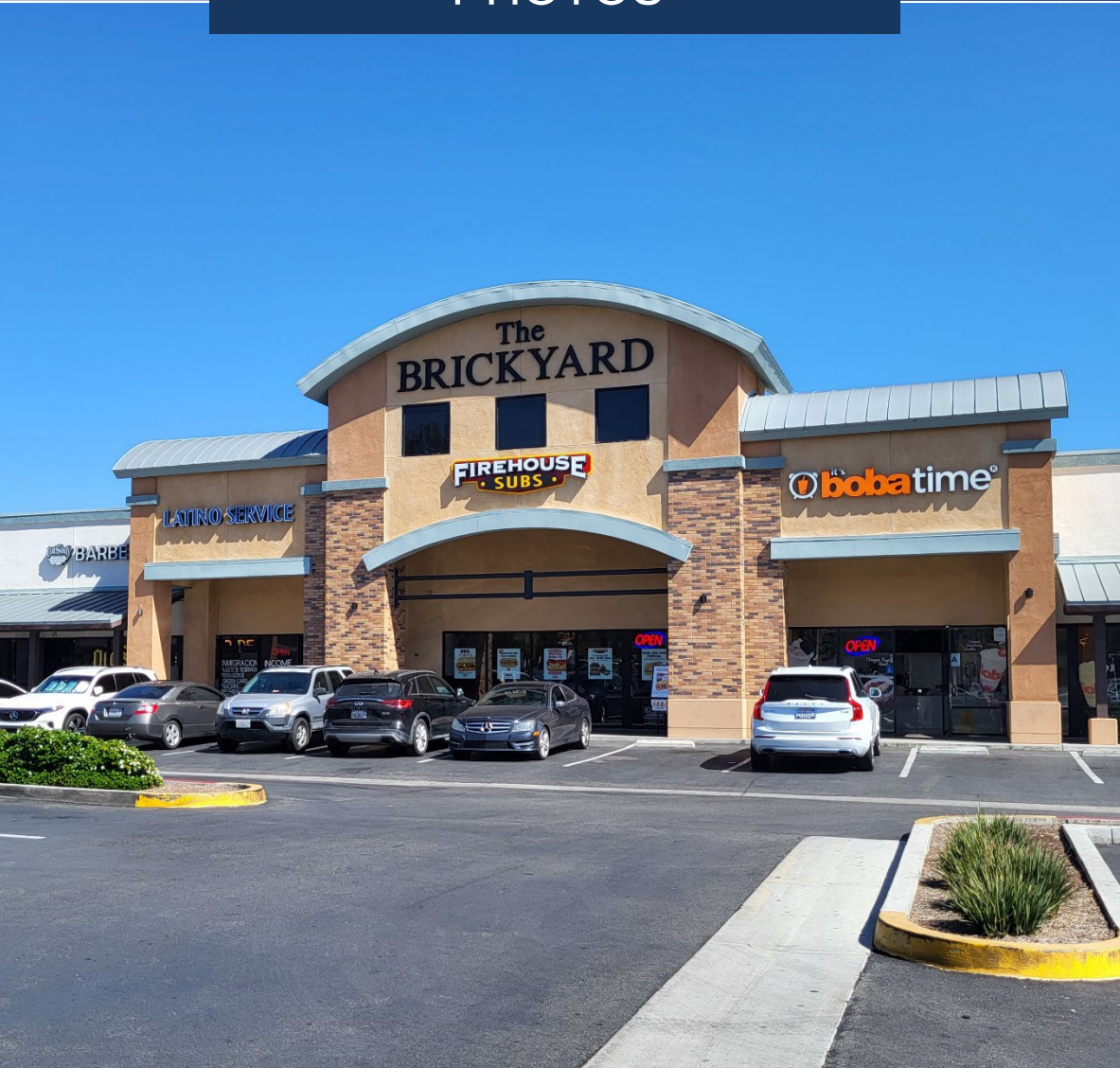


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## PHOTOS



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## PROPERTY INFO

- Rent negotiable
- NNN fees \$0.99 SF/MO
- End cap available with frontage on Magnolia Ave.
- High traffic count
- Immediately adjacent to The Galleria at Tyler
- Shopping Center remodeled in 2019

### Demographics >>

|                   | 1 mile   | 3 miles  | 10 Min. Drive |
|-------------------|----------|----------|---------------|
| Population        | 19,688   | 142,527  | 217,630       |
| Households        | 5,826    | 40,892   | 63,201        |
| Median Age        | 34.40    | 34.60    | 34.80         |
| Median HH Income  | \$60,319 | \$74,494 | \$76,592      |
| Daytime Employees | 13,618   | 42,041   | 105,434       |



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FLOOR PLAN COMING SOON



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