



NNN Walgreens Investment Property FOR SALE

Harvest are pleased to present the opportunity to acquire 6600 Magnolia Ave, a 12,706 square foot retail building located in the affluent and rapidly growing community of Riverside



Christine Li

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6600 MAGNOLIA AVE , RIVERSIDE, CA, 92506



PROPERTY SUMMARY

Offering Price: \$11,000,000.00

Building SqFt : 12,706 SqFt

Year Built: 2002

Lot Size : 56,192 SqFt

Parcel ID: 225-231-029

Zoning Type : Commercial

County: Riverside

INVESTMENT SUMMARY

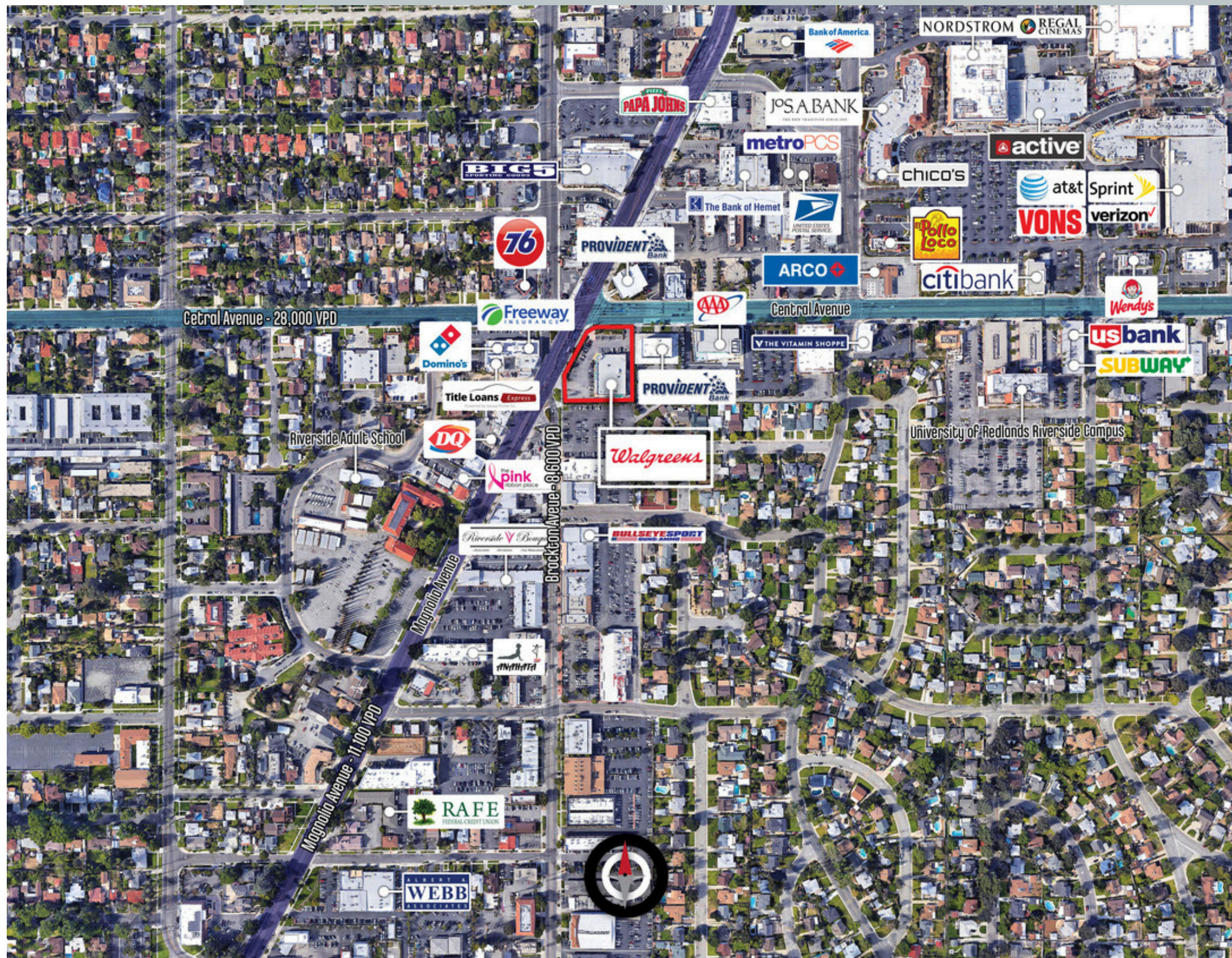
Harvest Realty is pleased to offer the opportunity to acquire the fee simple interest (land & building ownership) in 6600 Magnolia Ave, a Walgreens investment property located in Riverside, CA. The lease is absolute NNN with zero landlord responsibilities making it an ideal, management free investment opportunity for a passive investor.



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Investment Highlights

Fully Stabilized Asset:

100% occupancy with a diverse tenant mix, ensuring steady income.

Prime Location:

High-traffic corridor with excellent visibility and accessibility.

Strong Demographics:

Growing population with increasing income levels and educational attainment.

Economic Growth:

Riverside's economy is bolstered by education, healthcare, logistics, and manufacturing sectors.



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Location Highlights

- Educational Institutions:
 - Riverside City College – directly across the street, serving over 19,000 students.
 - University of California, Riverside (UCR) – approximately 10 minutes away, with a student population exceeding 25,000.
- Retail Centers:
 - Riverside Plaza – featuring major retailers such as Trader Joe's, Regal Cinemas, and numerous dining options.
 - Galleria at Tyler – a regional shopping mall with anchors like Macy's, Nordstrom, and Apple Store.
- Healthcare Facilities:
 - Riverside Community Hospital – a full-service, acute care hospital located within 2 miles.
- Transportation:
 - Immediate access to State Route 91 and Interstate 215, facilitating easy connectivity throughout the Inland Empire and to Orange County and Los Angeles.
 - Close to Metrolink stations, providing commuter rail services.



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INVESTMENT HIGHLIGHT



- High-performing intersection with excellent visibility.
- Mix of national and local tenants.
- Ample parking available parking spaces for shoppers and employees.
- The shopping center is over 100% leased out to major national tenant.
- Excellent Visibility from Magnolia Ave and Surrounding Businesses.
- One of the fastest growing cities in California.
- Located on Magnolia Ave, a major thoroughfare and premier location in the submarket.
- Dense Residential Neighborhood.
- Dominant retail corridor.
- One of the strongest and most desirable retail trade areas within Riverside, CA.
- University town with large student population.
- The area surrounding the subject property is developing at a rapid rate with many residential and commercial projects currently in progress.
- Excellent access, frontage and visibility.
- The site also benefits from its positioning in an extremely dense and growing residential area.



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DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	15,608	105,277	241,270
2010 Population	16,077	113,772	270,738
2024 Population	17,683	118,692	283,002
2029 Population	18,063	121,252	291,713
2024-2029 Growth Rate	0.43 %	0.43 %	0.61 %
2024 Daytime Population	25,451	142,886	304,306

2024 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15000	491	2,543	6,368
\$15000-24999	216	1,444	3,927
\$25000-34999	329	2,352	5,104
\$35000-49999	409	3,526	8,328
\$50000-74999	1,112	6,258	13,971
\$75000-99999	755	4,804	11,223
\$100000-149999	1,427	7,927	17,796
\$150000-199999	770	4,720	9,927
\$200000 or greater	658	3,972	8,787
Median HH Income	\$ 90,992	\$ 87,103	\$ 84,495
Average HH Income	\$ 112,449	\$ 112,446	\$ 109,403



HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Households	5,873	34,956	76,348
2010 Total Households	5,788	35,840	80,343
2024 Total Households	6,168	37,546	85,432
2029 Total Households	6,325	38,655	88,711
2024 Average Household Size	2.83	3.05	3.17
2024 Owner Occupied Housing	3,483	21,111	46,634
2029 Owner Occupied Housing	3,694	22,233	49,109
2024 Renter Occupied Housing	2,685	16,435	38,798
2029 Renter Occupied Housing	2,631	16,422	39,602
2024 Vacant Housing	218	1,647	3,525
2024 Total Housing	6,386	39,193	88,957



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HARVEST REALTY
COMMERCIAL

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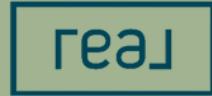


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- Harvest Realty Development is proud to offer the exclusive opportunity to acquire 6600 Magnolia Avenue, a 100% leased, stabilized retail center located in the heart of Riverside, California.
- This ±12,706 square foot retail building offers investors the rare chance to secure a high-performing asset with strong corporate tenancy and minimal management requirements.
- The property features Walgreens as a major tenant — a nationally recognized, investment-grade credit tenant — along with a complementary mix of service-oriented retailers.
- Strategically positioned along Magnolia Avenue, a major arterial road with exceptional traffic counts, the center enjoys high visibility and easy access to Riverside's dense residential neighborhoods, Riverside City College, and multiple major employers.



CONFIDENTIALITY STATEMENT

EXCLUSIVELY PRESENTED BY



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