

3711

STANCE
COMMERCIAL REAL ESTATE

PRIME RIVERSIDE LOCATION
±4,400 SF BUILDING FOR SALE OR LEASE



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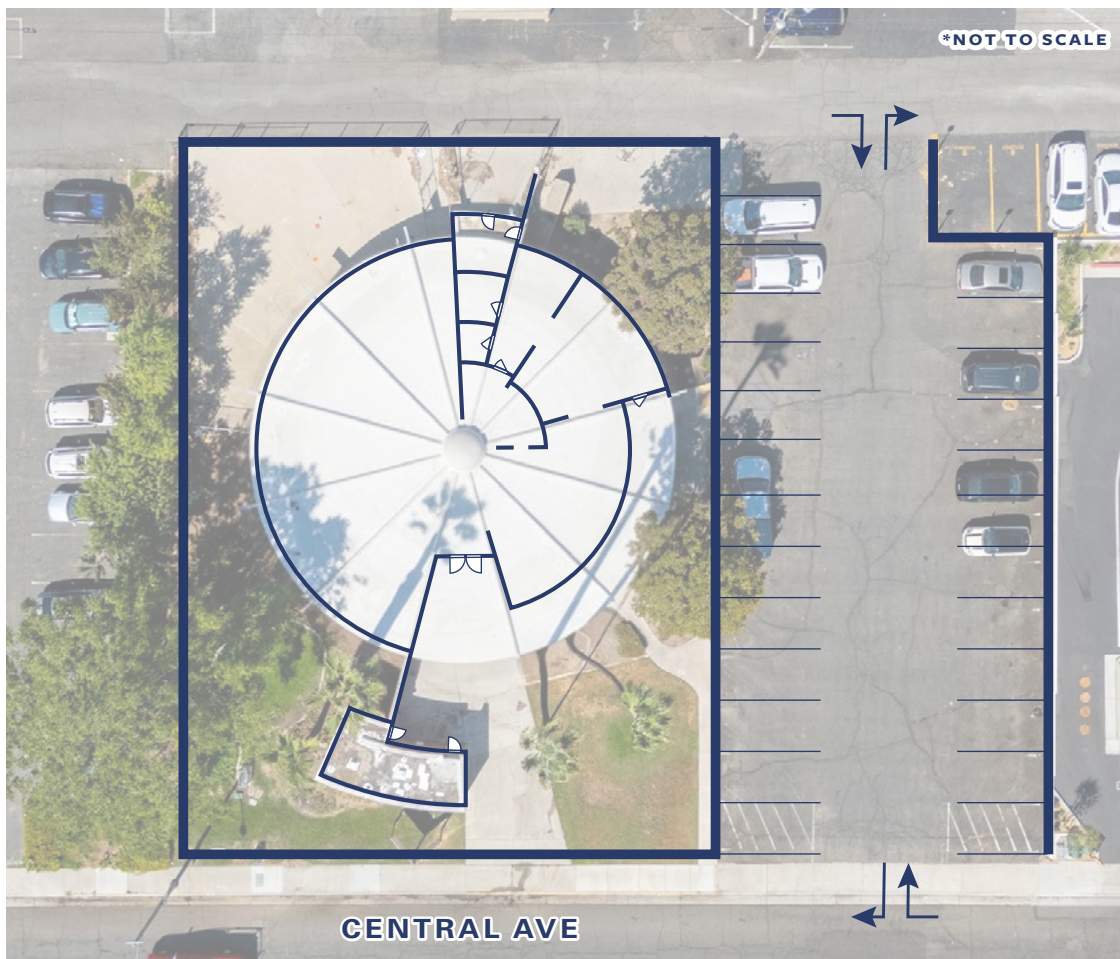
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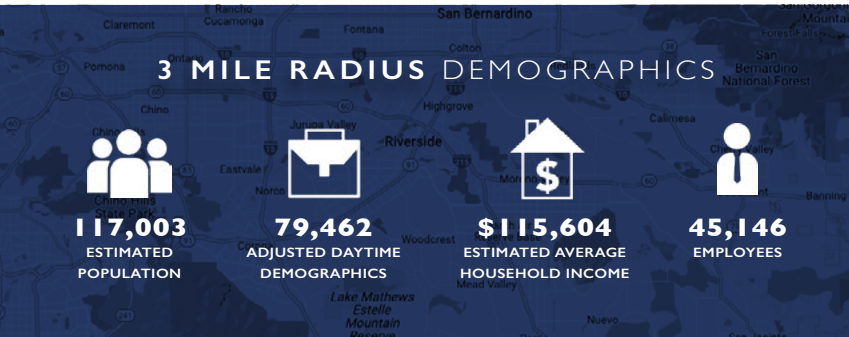
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Property Highlights

- ±4,400 SF Freestanding Building
- (3) Restrooms, (1) Office, & Open Area
- 71' Frontage on Central Avenue
- Situated on (2) Parcels Totaling ±22,651 SF Lot
- Concrete Patio
- Possible Outdoor Space
- 24 Parking Spaces (5.45/1,000 SF)
- Mid-Century Architecture



RIVERSIDE PLAZA





The Marcy Building

Serving Riverside For Generations

Built in 1957, the former Marcy Branch Library stands as one of Riverside's most distinctive Mid-Century Modern buildings. Its circular design and open interior layout made it the only library of its kind in the United States, reflecting a forward-looking vision for community use and flexibility.

Located in the newly imagined Midtown District, known for its tree-lined streets, walkability, and family-oriented community. The Riverside Plaza is a premier shopping center, only steps away from the building. This is one of Riverside's best commercial corridors where office and retail vacancy is historically low. The Marcy Building offers an exceptional opportunity for a buyer or tenant.

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"We have faith that serving others the way we want to be served will bring success, and it has proven to be true."

- Stance Commercial Real Estate



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