

FREESTANDING OFFICE BUILDING



OFFERING SUMMARY

Available SF:

Fully Leased

Lease Rate:

N/A

PROPERTY OVERVIEW

Now leased! Coming soon: premier hair salon! prime Magnolia Center location with impressive wood door entry, vaulted ceiling, freshly painted throughout - immediate move-in available. reception area, 3 offices, conference room, break area and two restrooms. Approximate room dimensions: reception area: 23'-6" x 15'-3"; front conference room: 13' x 14'; office #1: 12'-4" x 13'-3"; office #2: 10'-9"; office #3: 14'-7" x 12'-6"; break area 6'-8" x 13'-3"

LOCATION OVERVIEW

Now leased! free-standing, single story office building with charming character

PROPERTY HIGHLIGHTS

- Now leased!
- wood flooring throughout
- many business uses possible
- signage on Magnolia Avenue possible

STEVEN D. ROPPEL

909.297.0881
sroppe@gmail.com
CalDRE #01151111



LEASED: MAGNOLIA CENTER BUILDING // 6886 Magnolia Avenue, Riverside, CA 92506

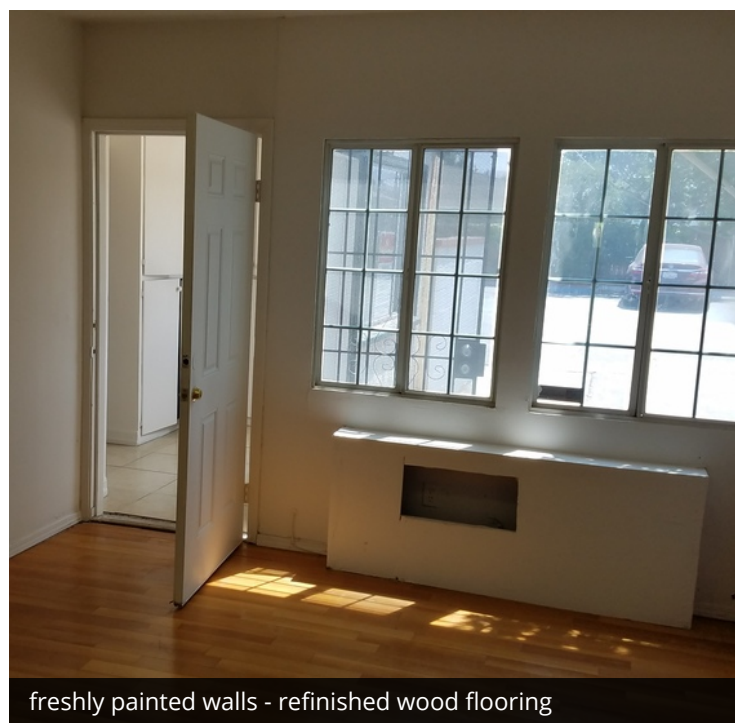
MOVE-IN READY



front parking area



open reception area with vaulted ceiling



freshly painted walls - refinished wood flooring

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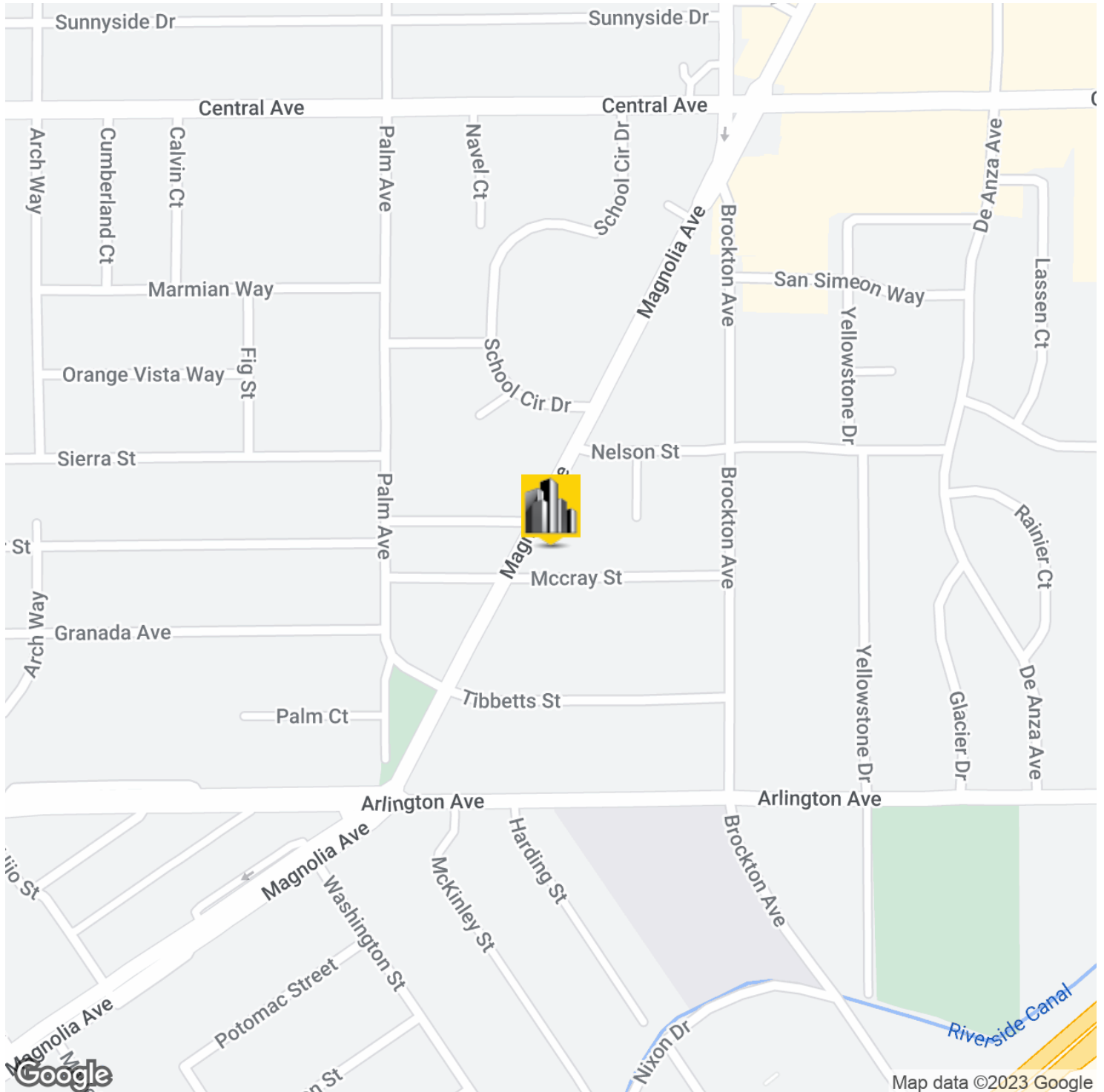
9327 Fairway View Place, Suite 300 // Rancho Cucamonga, CA 91730 // 909.786.4300 // alliedcommercialrealestate.com



COMMERCIAL REAL ESTATE

The information above has been obtained from sources believed reliable. While we do not doubt its accuracy we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial, and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

CONVENIENT LOCATION



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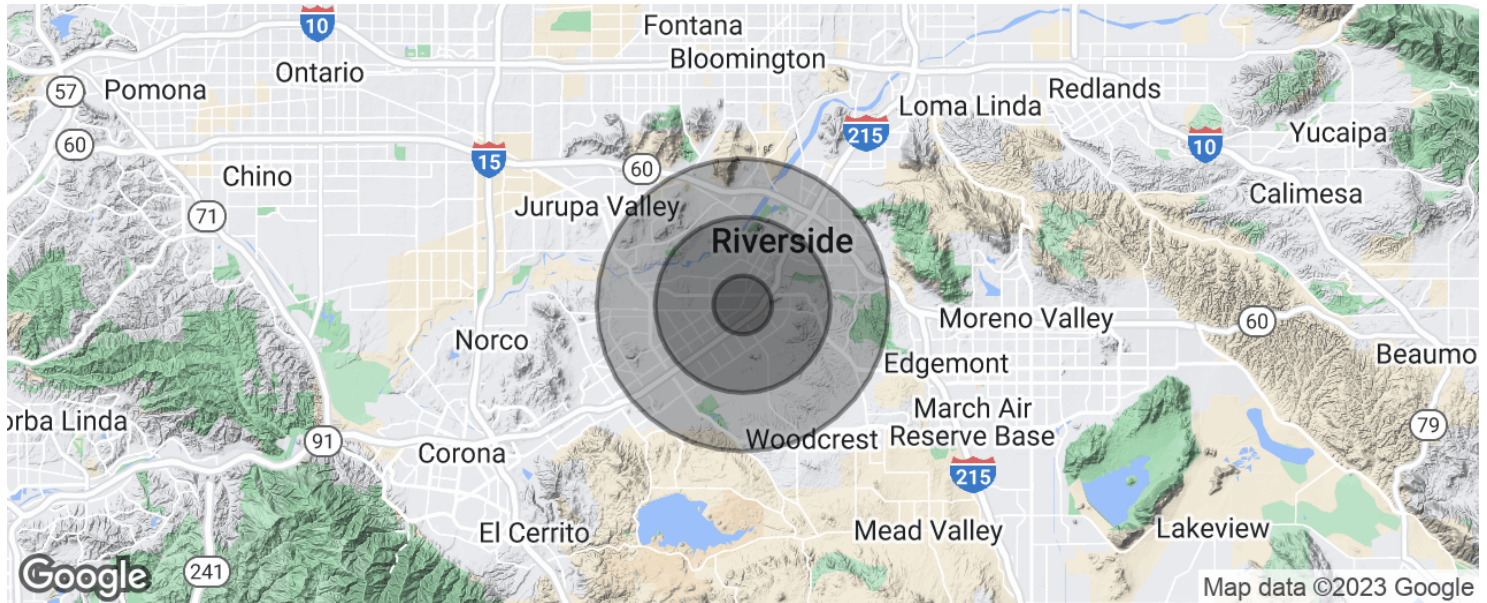
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total population	17,732	107,079	264,726
Median age	33.2	33.4	31.5
Median age (Male)	32.1	31.7	30.5
Median age (Female)	34.7	35.1	32.6
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	6,006	34,564	78,570
# of persons per HH	3.0	3.1	3.4
Average HH income	\$60,779	\$69,722	\$70,951
Average house value	\$305,942	\$321,201	\$352,606
* Demographic data derived from 2020 ACS - US Census			

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