

FOR SALE
NEC VAN BUREN BLVD &
MAGNOLIA AVE

PROGRESSIVE
REAL ESTATE PARTNERS

**0.12 AC City Owned
Also Available**

0.54 AC

**75,299
CPD**

**0.54 - 0.66 AC
75,299 CPD INTERSECTION**

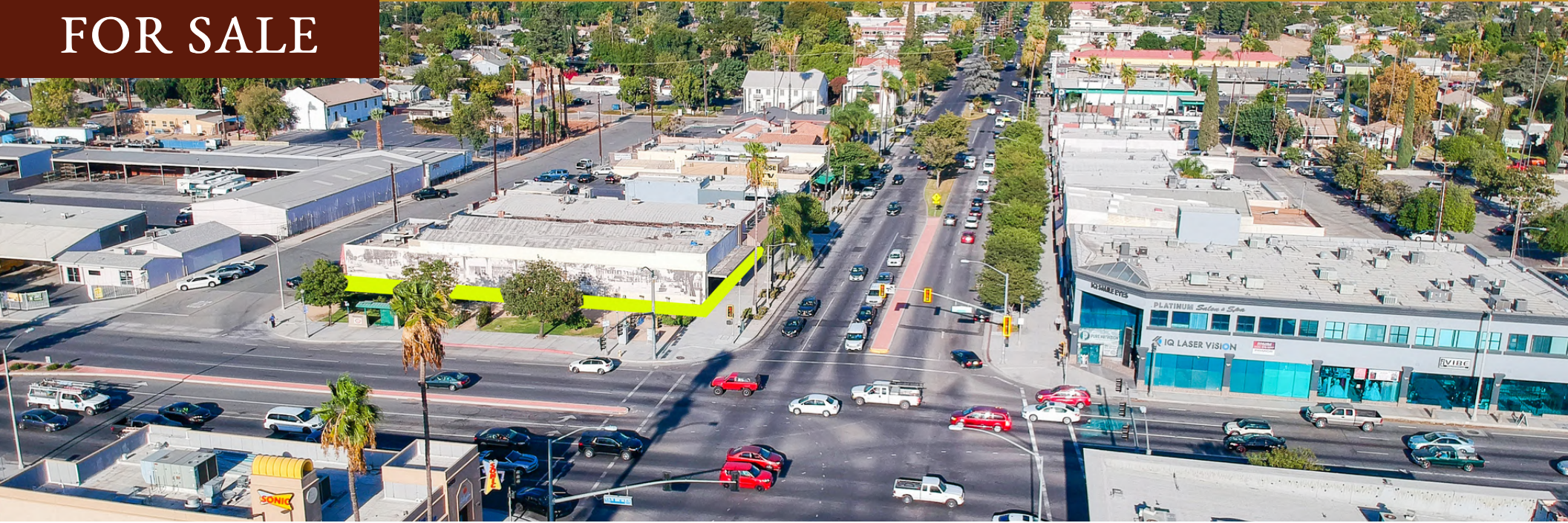
9471 - 9477 Magnolia Ave., Riverside, CA 92503



0.54 - 0.66 AC REDEVELOPMENT SITE (75,299 CPD)

9471-9477 Magnolia Ave | Riverside, CA 92503
 NEC Van Buren Blvd & Magnolia Ave

FOR SALE



FEATURES

- Price: **\$1,500,000**
- Outstanding redevelopment opportunity at **75,299 car per day intersection**
- Existing pylon signage along Magnolia Ave
- Opportunity to acquire City owned corner lot (±5,600 SF) for nominal price to expand total size to 0.66 AC (call for details)
- One of Riverside's most visible and highly trafficked intersections. High barriers to entry.

DEMOGRAPHICS	1 MILE	2 MILES	3 MILES
Population	20,828	77,670	149,030
Average Income	\$66,916	\$70,533	\$73,353
Daytime Population	12,925	26,804	45,382
TRAFFIC COUNTS			
75,299 CPD (Van Buren: 42,814; Magnolia: 32,485)			
<i>* Derived from SitesUSA</i>			



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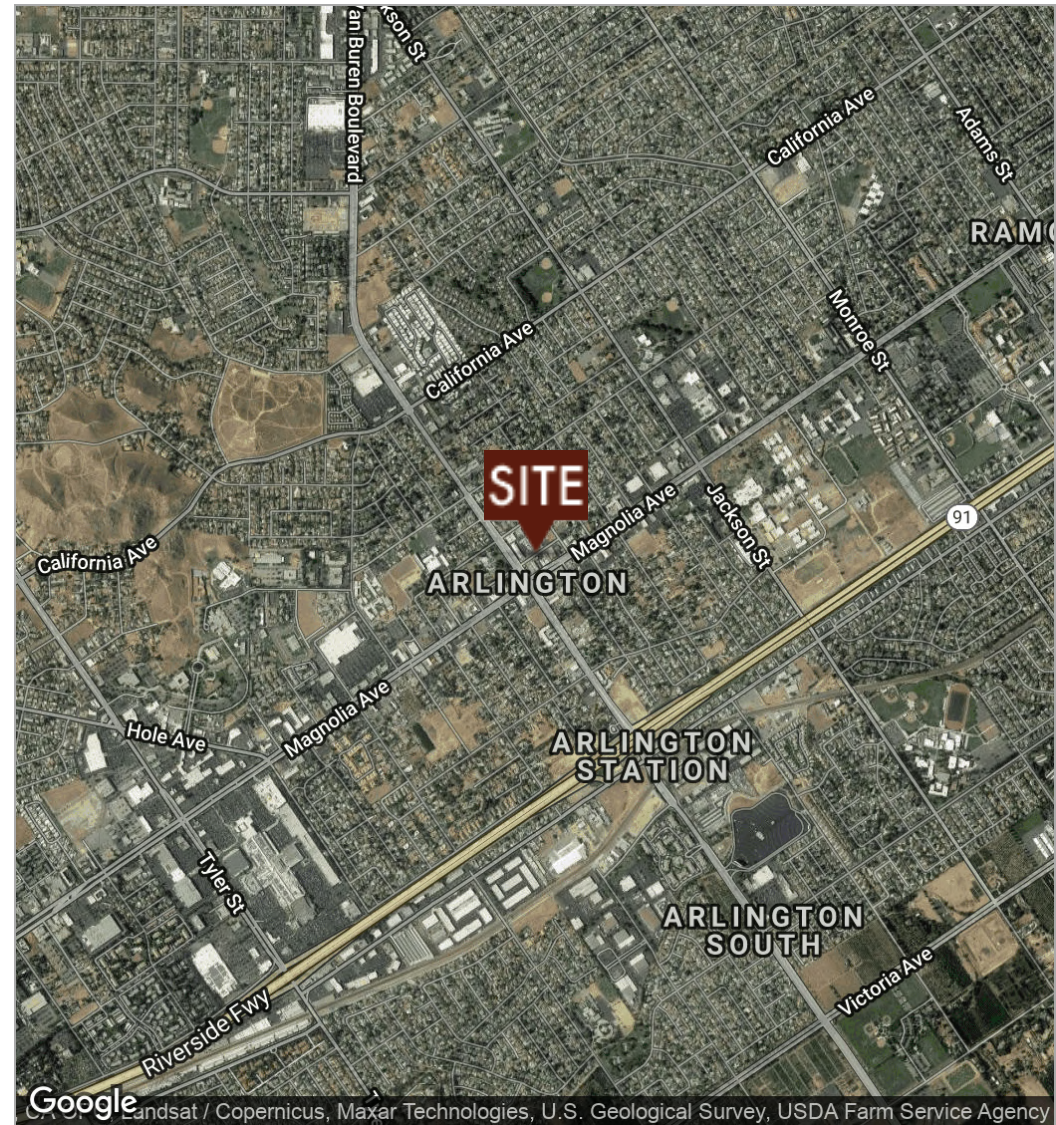
Google

VISIT INTERACTIVE MAP

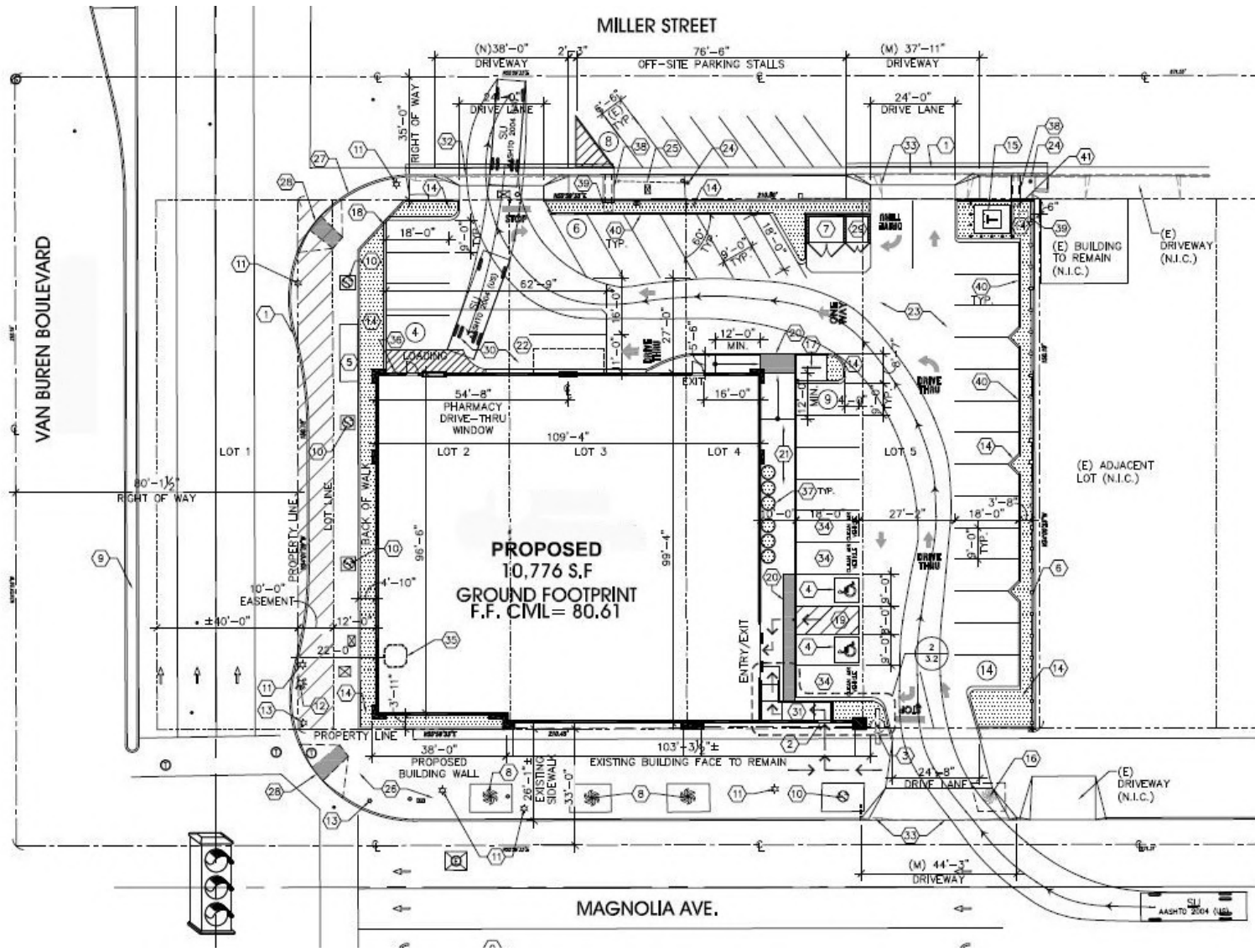
Map data ©2019 Google

LOCATION MAPS | 9471 Magnolia Ave, Riverside, CA 92503

VISIT INTERACTIVE MAP



SAMPLE SITE PLAN | 9471 Magnolia Ave, Riverside, CA 92503



RETAILER MAP | 9471 Magnolia Ave, Riverside, CA 92503



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DEMOGRAPHICS | 9471 Magnolia Ave, Riverside, CA 92503

	<u>1-Mile</u>	<u>2-Mile</u>	<u>3-Mile</u>
Population			
2024 Projection	21,646	81,193	155,625
2019 Population	20,828	77,670	149,030
2010 Census	19,486	72,058	137,499
2000 Census	17,049	64,709	119,620
Growth 2000-2010	14.3%	11.4%	14.9%
Growth 2010-2018	6.9%	7.8%	8.4%
Growth 2018-2023	3.9%	4.5%	4.4%
Average Household Income			
2019 (current)	\$66,916	\$70,533	\$73,353
2024 (projected)	\$80,255	\$83,535	\$86,587
2019 Population by Ethnicity			
White Alone	49.8%	51.8%	51.6%
Black or African American Alone	5.2%	5.3%	5.4%
American Indian/Alaska Native Alone	1.8%	1.4%	1.3%
Asian Alone	4.2%	3.9%	4.8%
Pacific Islander Alone	0.5%	0.5%	0.5%
Other Race	33.2%	31.8%	31.2%
Two or More Races	5.4%	5.4%	5.3%
2019 Population by Ethnicity (Hispanic or Latino)			
Hispanic or Latino	67.5%	65.7%	65.5%
Not Hispanic or Latino	32.5%	34.3%	34.5%