

FOR LEASE

MAGNOLIA RETAIL EAST

9406-9418 MAGNOLIA AVE. & 3785-3795 FARNHAM PL, RIVERSIDE, CA 92503

TOTAL PROJECT SIZE: 6,365 SF

TRAFFIC COUNTS:

Magnolia: 29,223 ADT

DEMOGRAPHICS:

| | 1 MILE | 2 MILE | 3 MILE |
|-----------------|----------|----------|----------|
| Population: | 22,131 | 52,714 | 272,025 |
| Avg. HH Income: | \$67,042 | \$75,708 | \$88,353 |
| Households: | 6,136 | 43,595 | 81,048 |



HIGHLIGHTS:

- Signalized Intersection
- Great Visibility - SEC Magnolia & Farnham
- Growing Area

Scott Duhs
Partner | CA License: 01048874
619.491.0614 | Scott@DuhsCommercial.com

Craig Duhs
Partner | CA License: 01086079
619.491.0612 | Craig@DuhsCommercial.com



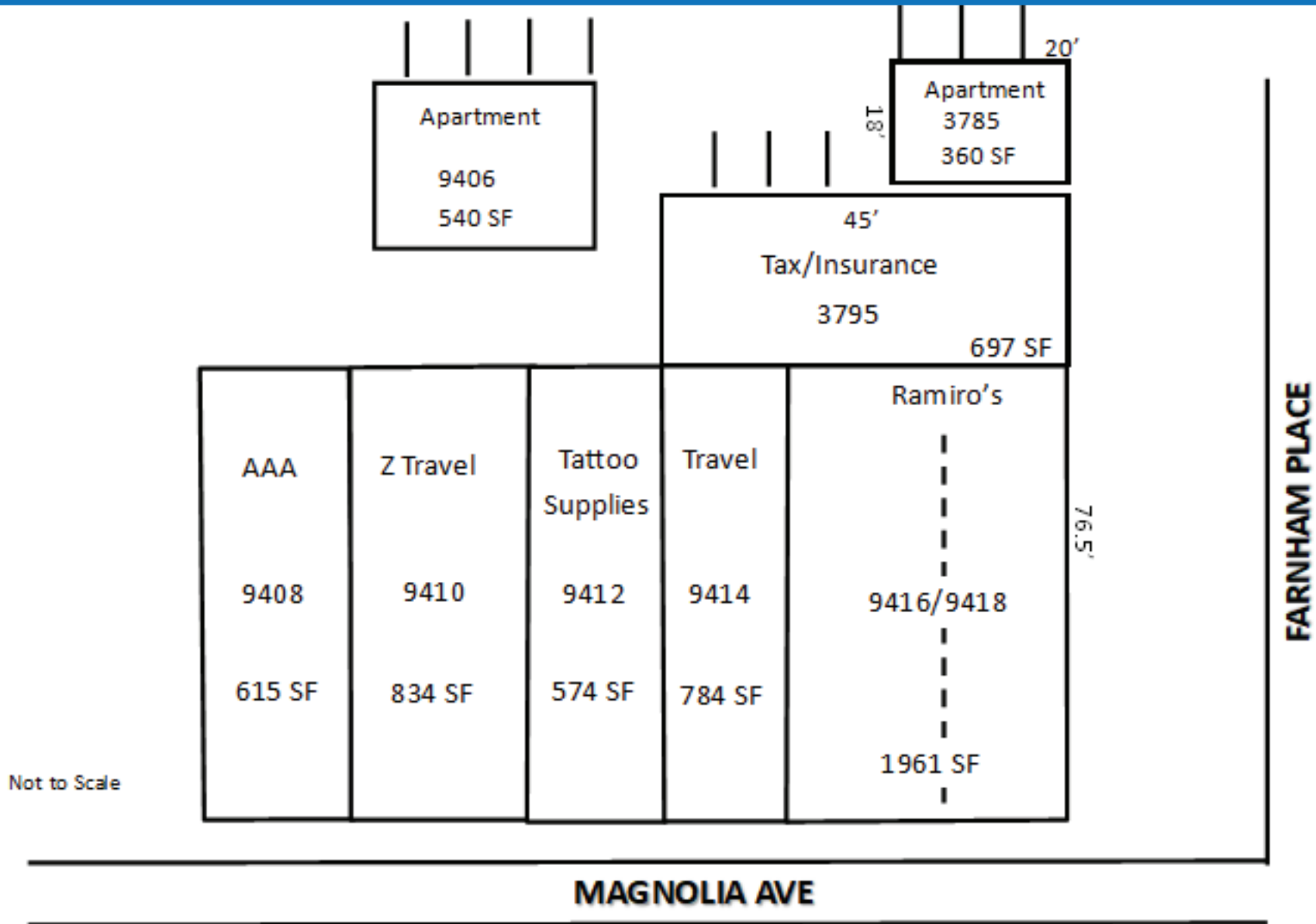
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3830 Ray Street, San Diego, CA 92104 | Phone (619) 491-0335 | Fax (619) 491-0696 | www.DuhsCommercial.com

SITE PLAN

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