

# FOR LEASE

Magnolia Retail East - 9406 - 9418 Magnolia Ave. & 3785 - 3795 Farnham Pl, Riverside, CA 92503

Total Project Size: 6,365 SF

Available: **615 SF**

## DEMOGRAPHICS

	1 Mile	2 Miles	3 Miles
Population	22,131	52,714	272,025
Average HH Income	\$60,042	\$75,708	\$88,353
Households	6,136	43,595	81,048
Traffic Count	Magnolia: 29,223 ADT		

## Highlights

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

**Scott Duhs** - Partner

[Scott@duhscommercial.com](mailto:Scott@duhscommercial.com) | (619) 491-0614

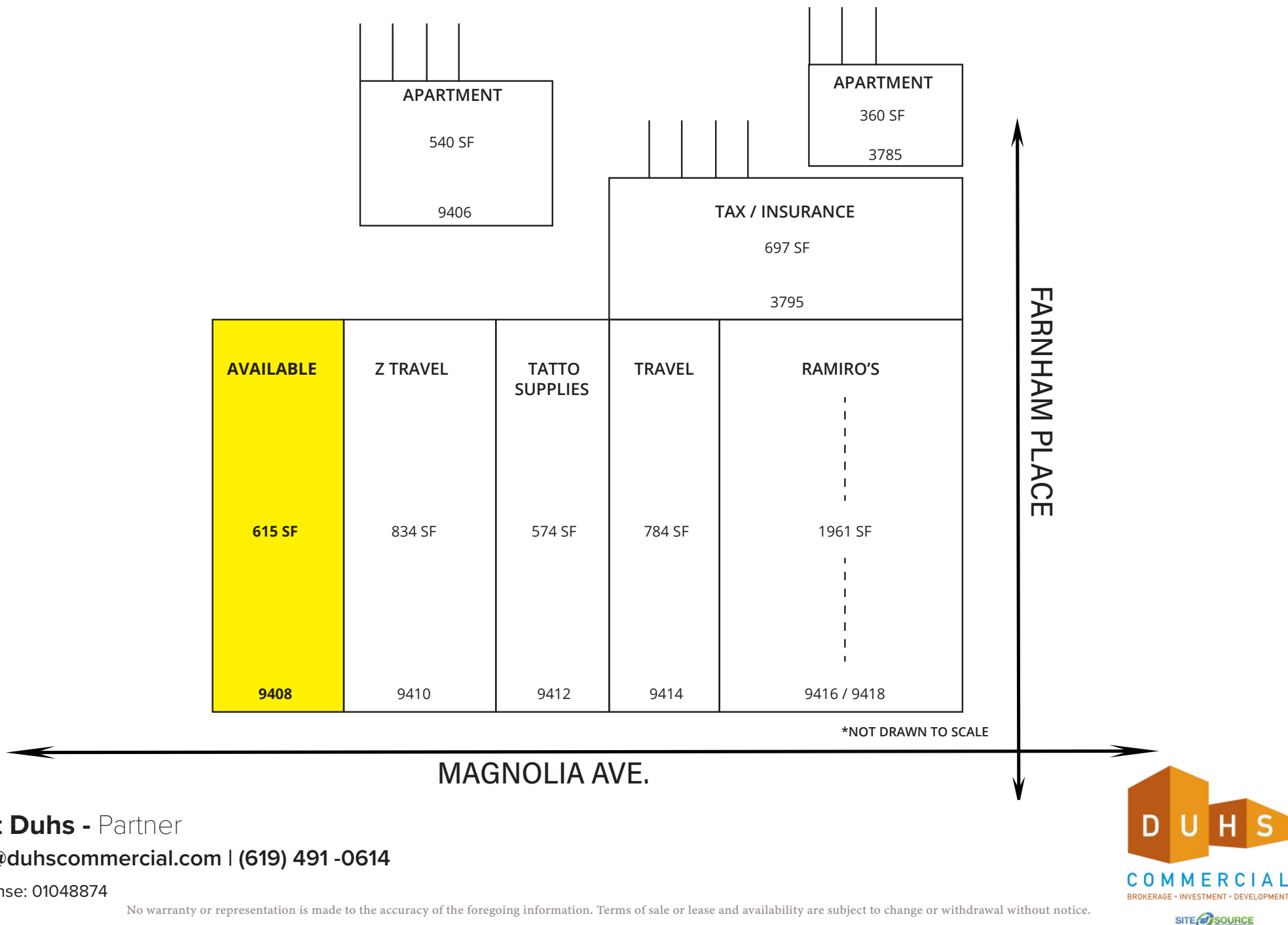
CA License: 01048874

No warranty or representation is made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice.



# FOR LEASE

Magnolia Retail East - 9406 - 9418 Magnolia Ave. & 3785 - 3795 Farnham Pl, Riverside, CA 92503



**Scott Duhs** - Partner  
Scott@duhscommercial.com | (619) 491-0614

CA License: 01048874

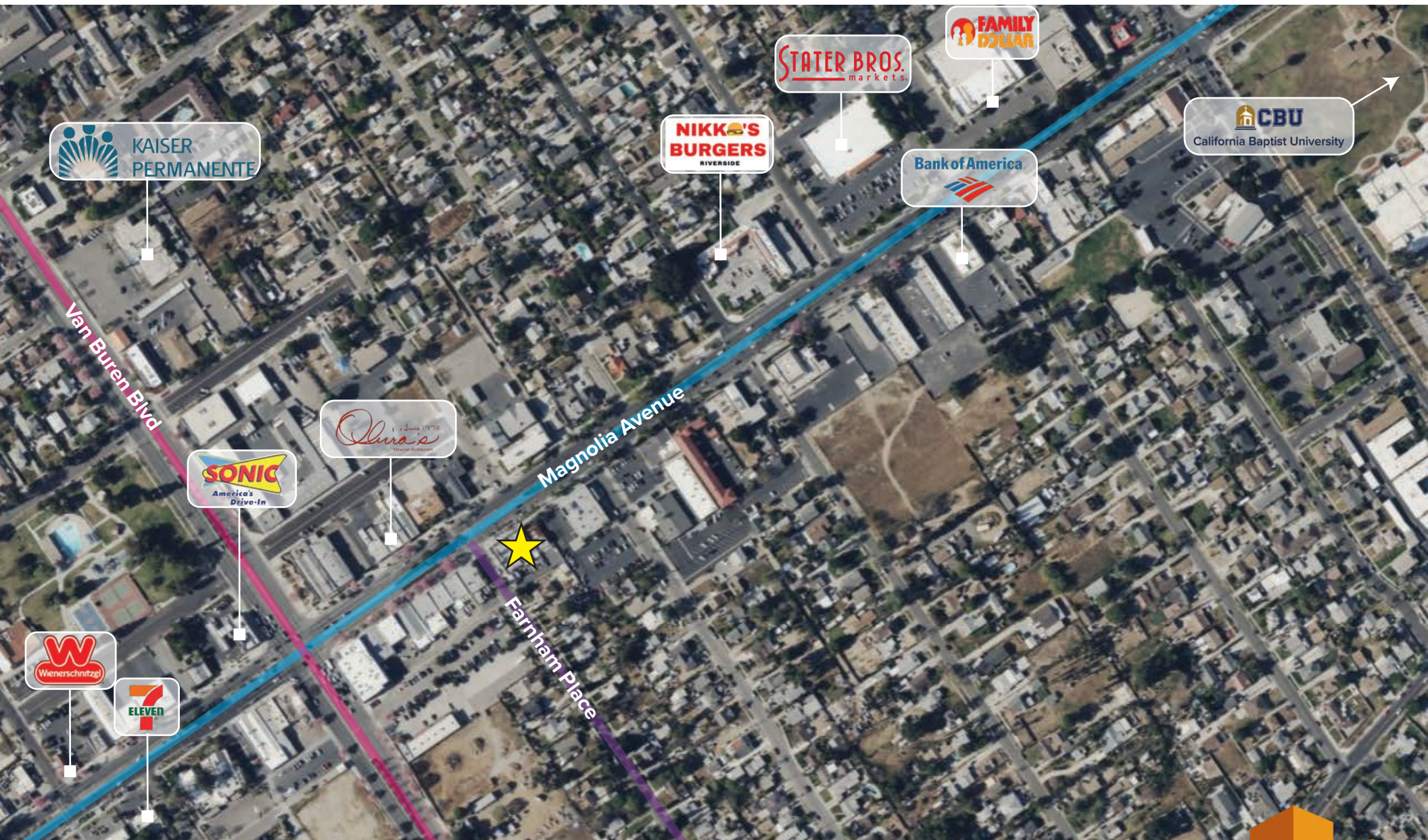
No warranty or representation is made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice.





# AERIAL

Magnolia Retail East - 9406 - 9418 Magnolia Ave. & 3785 - 3795 Farnham Pl, Riverside, CA 92503



**Scott Duhs** - Partner

Scott@duhscommercial.com | (619) 491-0614

CA License: 01048874

No warranty or representation is made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

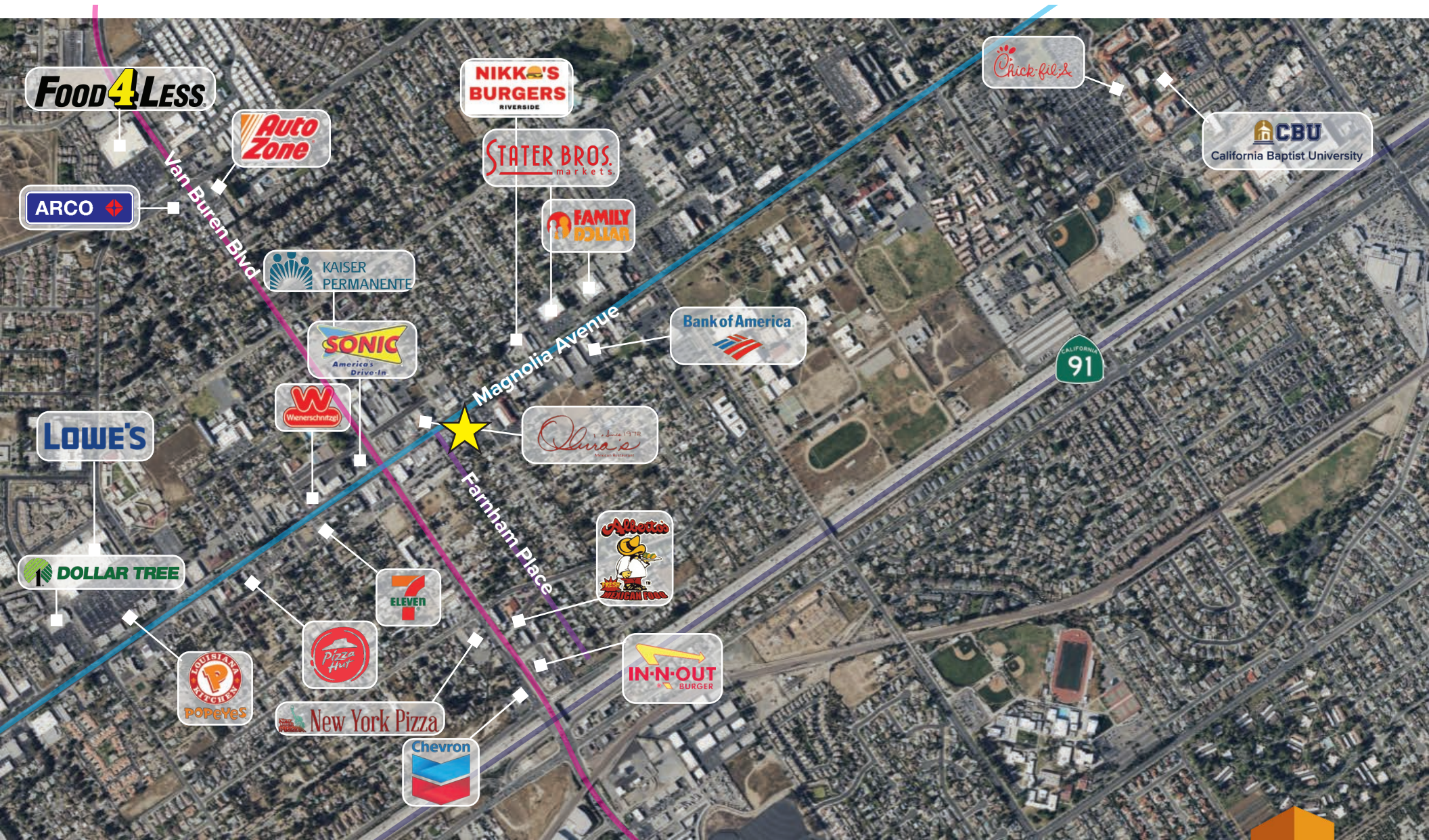


SITE SOURCE



# AERIAL

Magnolia Retail East - 9406 - 9418 Magnolia Ave. & 3785 - 3795 Farnham Pl, Riverside, CA 92503



**Scott Duhs** - Partner

Scott@duhscommercial.com | (619) 491-0614

CA License: 01048874

No warranty or representation is made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice.



SITE SOURCE