

FOR LEASE

MAGNOLIA RETAIL WEST

9426 - 9440 MAGNOLIA AVE. & 3796 FARNHAM PL, RIVERSIDE, CA 92503

TOTAL PROJECT SIZE: 6,916 SF
Available: 812 SF

TRAFFIC COUNTS:

Magnolia: 29,523 ADT

DEMOGRAPHICS:

	<u>1 MILE</u>	<u>2 MILE</u>	<u>3 MILE</u>
Population:	21,936	143,901	258,484
Avg. HH Income:	\$77,042	\$87,319	\$98,599
Households:	6,097	41,158	77,213



HIGHLIGHTS:

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

Scott Duhs
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Craig Duhs
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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.

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

PHOTOS

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COMMERCIAL
BROKERAGE · INVESTMENT · DEVELOPMENT

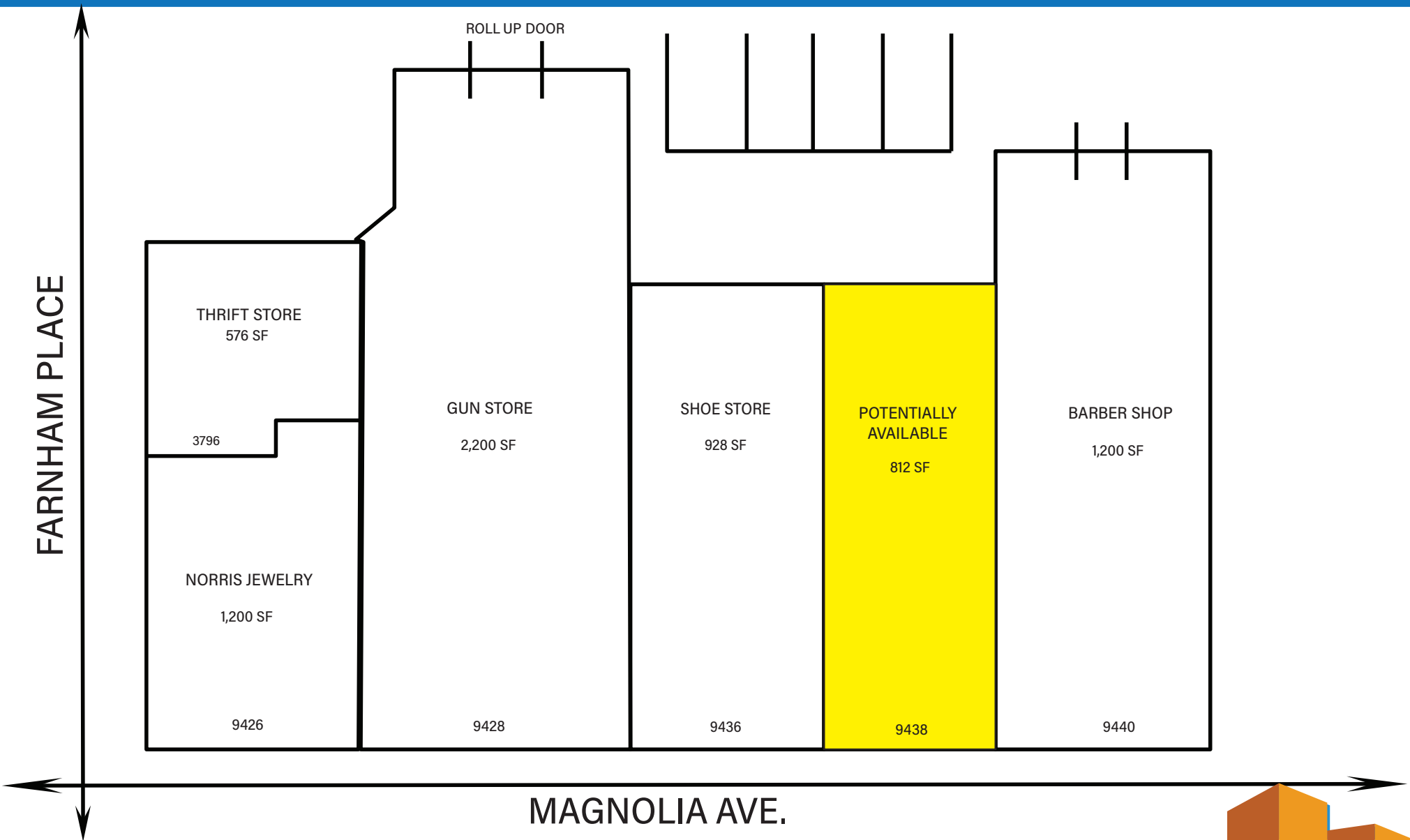
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SITE PLAN

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