

# FOR LEASE

Magnolia Retail West - 9426-9440 Magnolia Ave. & 3796 Farnham Pl, Riverside, CA 92503

Total Project Size: 6,916 SF  
**AVAILABLE: 928 SF - 2,200 SF**

## Traffic Counts

Magnolia 29,523 ADT

## Demographics

	1 Mile	3 Mile	5 Mile
Population	21,936	143,901	258,484
Avg. HH Income	\$77,042	\$87,319	\$98,599
Households	6,097	41,158	77,213

## Property Highlights:

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

**Scott Duhs** - Partner

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

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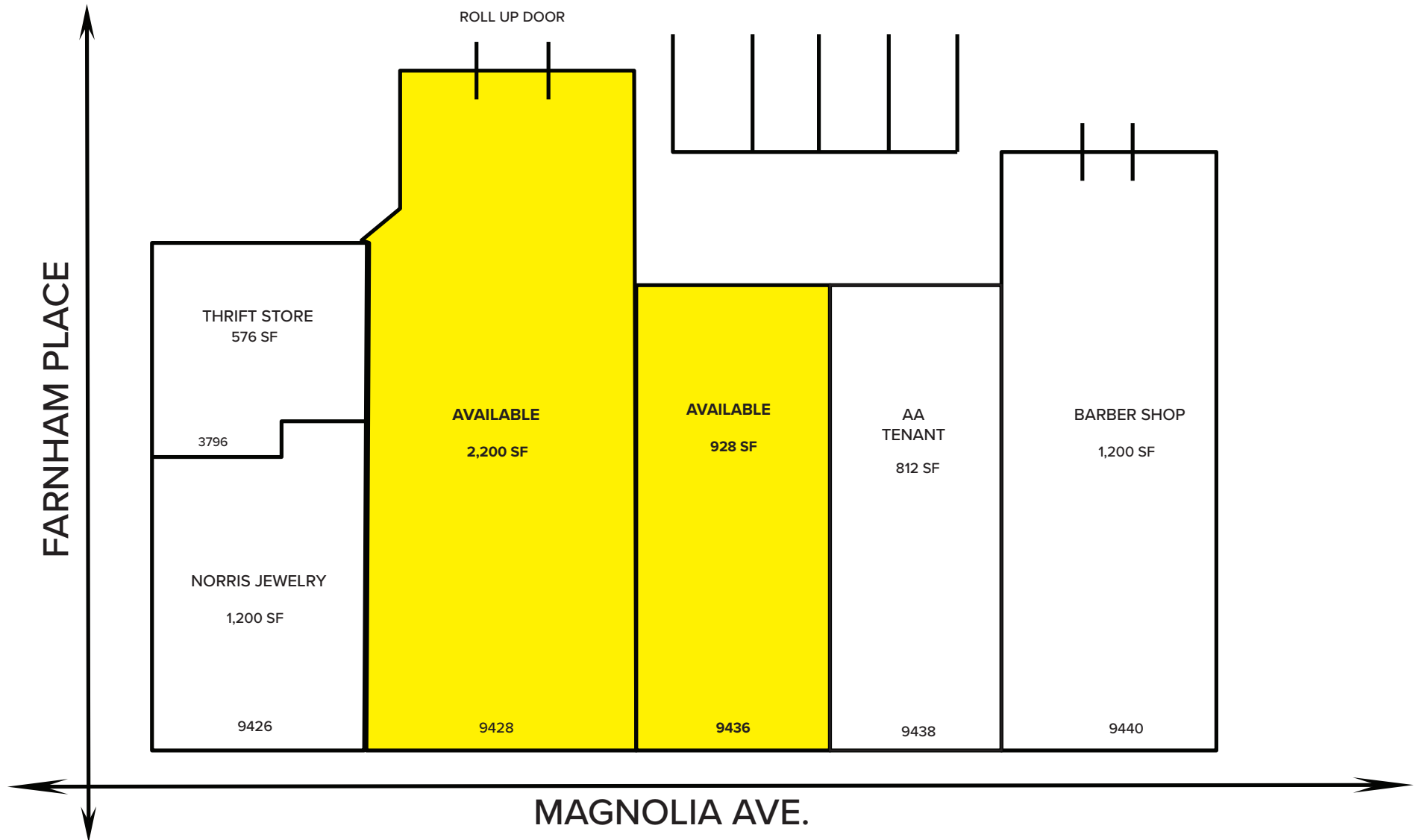


**COMMERCIAL**  
BROKERAGE • INVESTMENT • DEVELOPMENT

SITE SOURCE

# SITE PLAN

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# PHOTOS

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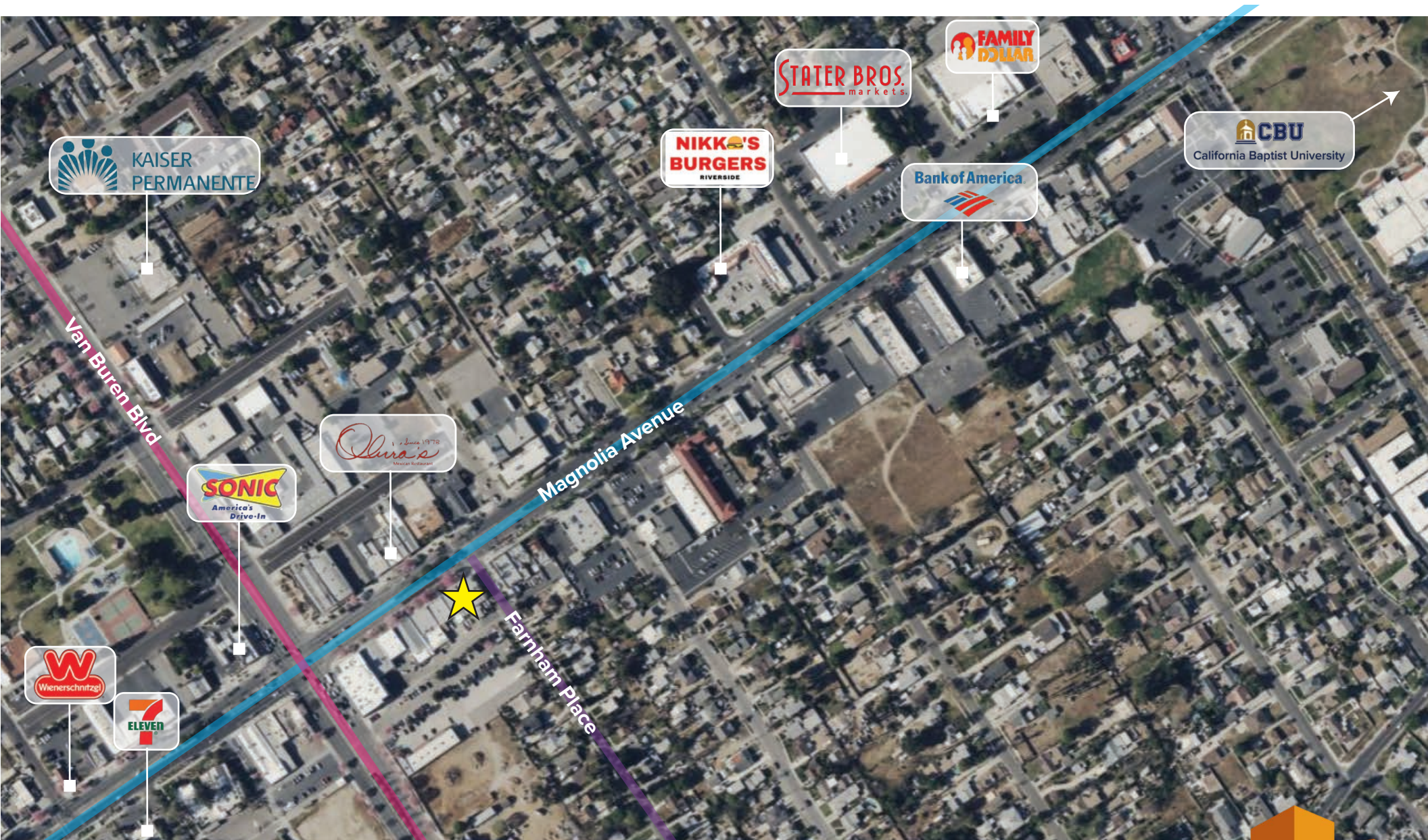
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# AERIAL

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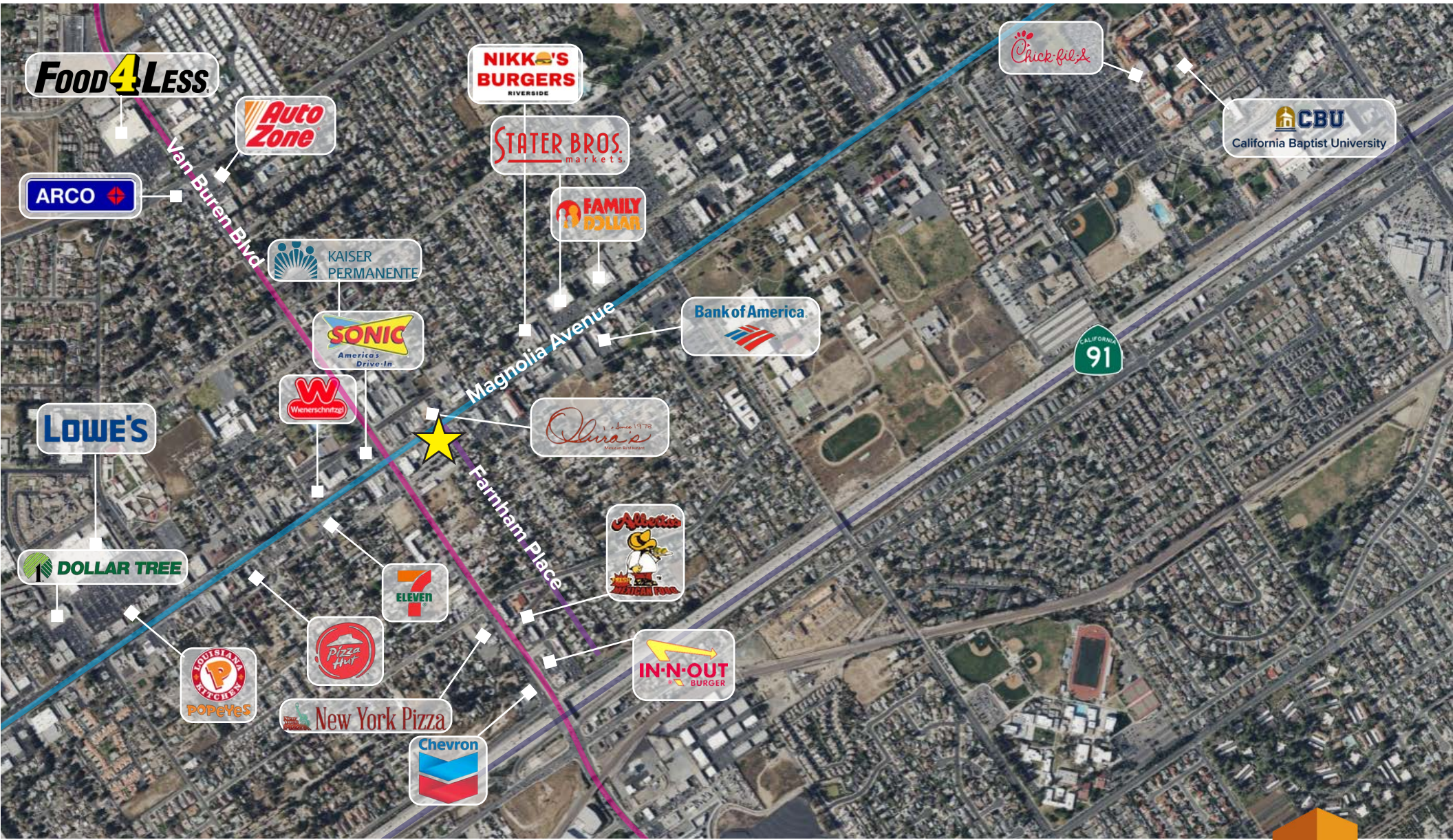


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