

FOR LEASE

MAGNOLIA RETAIL EAST

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

Total Project Size: 6,365 SF
Available: 574 SF

Traffic Counts:

Magnolia: 29,223 ADT

Demographics:

| | 1 mile | 3 mile | 5 mile |
|-----------------------|----------|----------|----------|
| Population (2020) | 22,131 | 152,714 | 272,025 |
| Avg. Household Income | \$67,042 | \$75,708 | \$88,353 |
| Households | 6,136 | 43,595 | 81,048 |

HIGHLIGHTS:

- Signalized Intersection
- Great Visibility—SEC of Magnolia and Farnham
- Growing Area
- Remodel Coming Soon

Craig Duhs

Partner

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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.

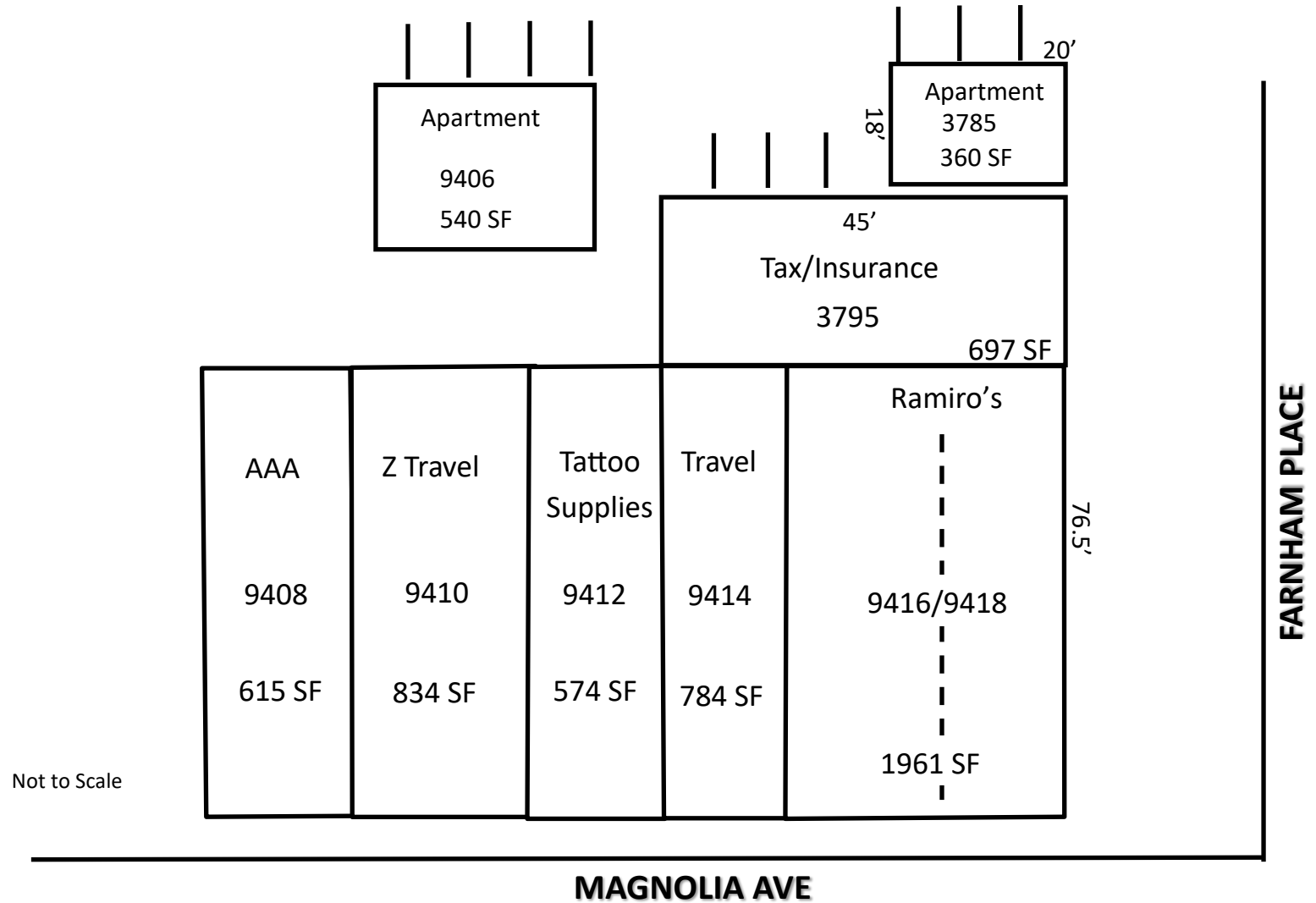
3830 Ray Street, San Diego, CA 92104 | Phone (619) 491-0335 | Fax (619) 491-0696 | www.DuhsCommercial.com



SITE PLAN

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