

# FOR LEASE

## MAGNOLIA RETAIL SOUTH

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

### 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

## Total Project Size: 6,421 SF

## Available: 1,250 SF



### HIGHLIGHTS:

- Signalized Intersection
- Dynamic Corner—SEC of Magnolia and Farnham
- Beautiful Architecture
- Remodel Coming Soon

### Craig Duhs

Partner

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### Scott Duhs

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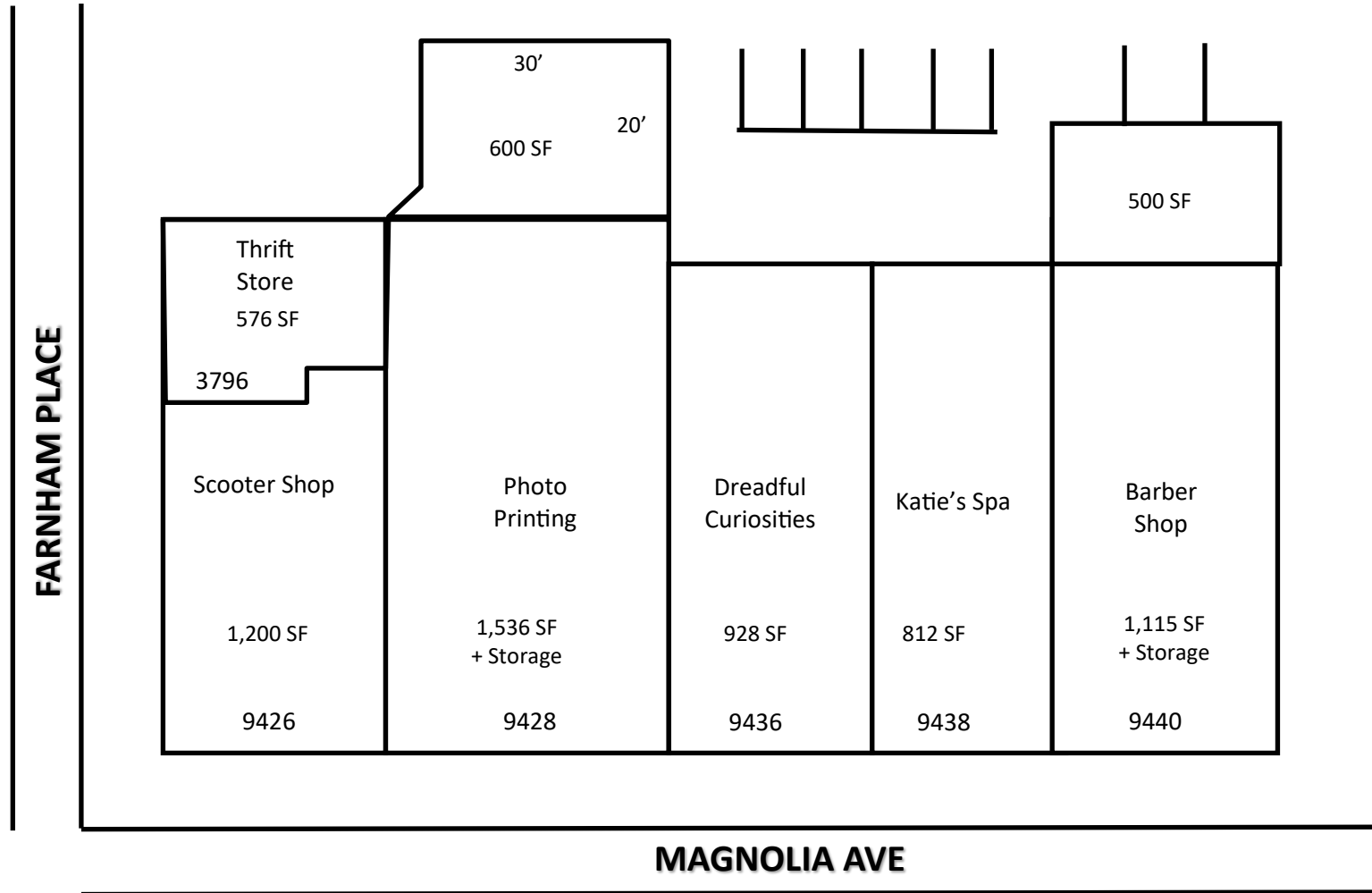
3830 Ray Street, San Diego, CA 92104 | Phone (619) 491-0335 | Fax (619) 491-0696 | www.DuhsCommercial.com



# SITE PLAN

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# AERIAL

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