

# FOR LEASE

## MAGNOLIA RETAIL WEST

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

### HIGHLIGHTS:

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

### Craig Duhs

Partner

Craig@duhscommercial.com

619.491.0612

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### Scott 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.

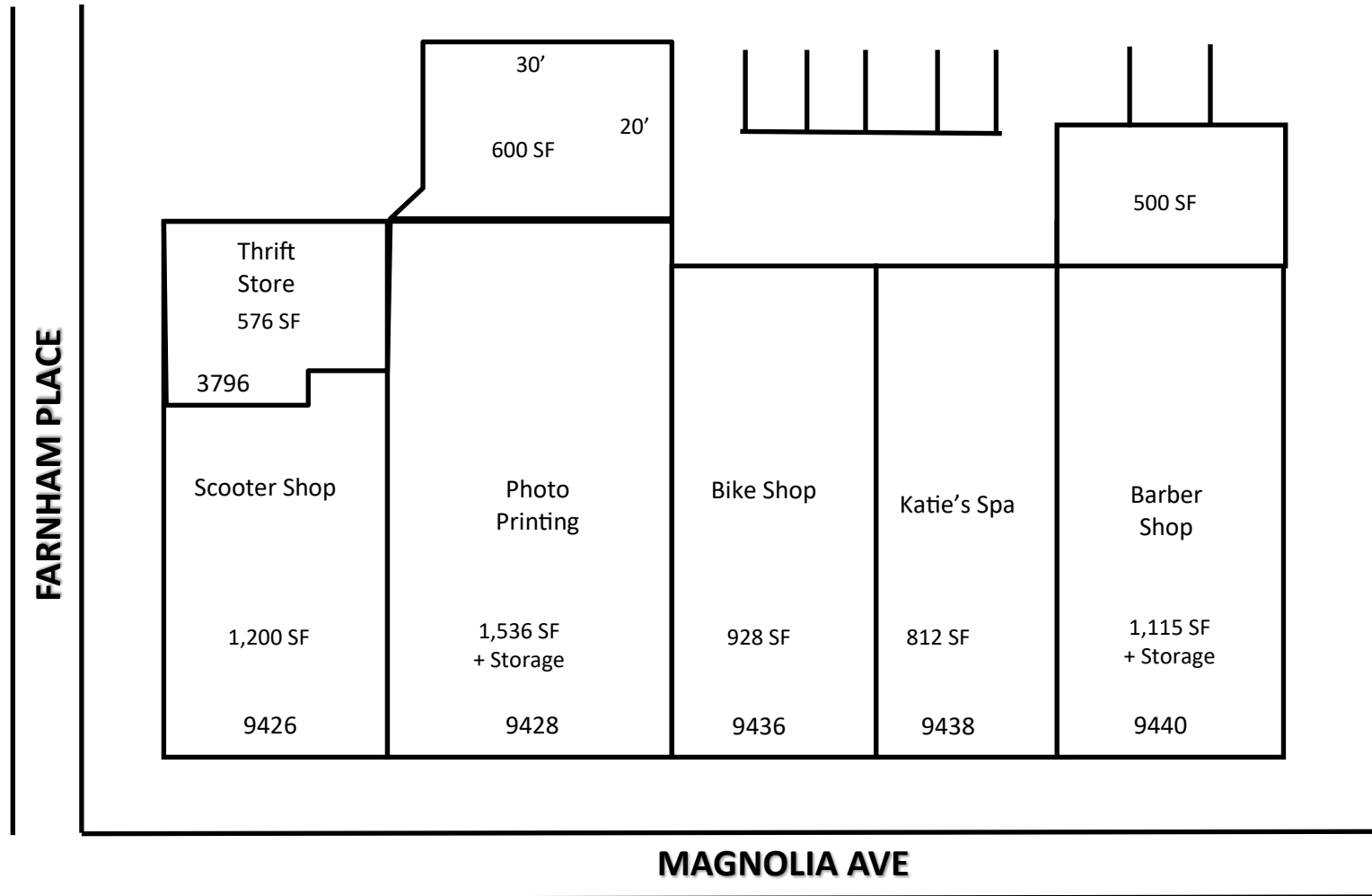
3830 Ray Street, San Diego, CA 92104 | Phone (619) 491-0335 | Fax (619) 491-0696 | [www.DuhsCommercial.com](http://www.DuhsCommercial.com)



# SITE PLAN

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# AERIAL

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