

FREESTANDING RETAIL BUILDING

±8,550 TOTAL SF AVAILABLE FOR SALE OR LEASE



9518 MAGNOLIA AVE, RIVERSIDE, CA 92503



JOE STANCE, CCIM
HEIDI STANCE, Ed.D.



MAIN LINE: 909.772.1212
Joe@StanceRealEstate.com
DRE:# 01788741



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StanceRealEstate.com

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GROUND LEVEL
ROLL-UP DOOR



OPEN FLOOR
STORE FRONT



Property Highlights

- ±8,550 SF retail storefront
- Situated on over ±26,000 total SF lots
- 2 Restrooms
- 12' Ceiling height
- Drop ceiling
- One (1) GL roll-up door (9'x11')
- Full HVAC throughout
- Bonus mezzanine (office & storage)
- Open space floor plan
- Major Visibility from Magnolia Ave
- Dedicated Parking (±65 Stalls)



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3 MILE RADIUS DEMOGRAPHICS



147,841

Estimated
Population



87,262

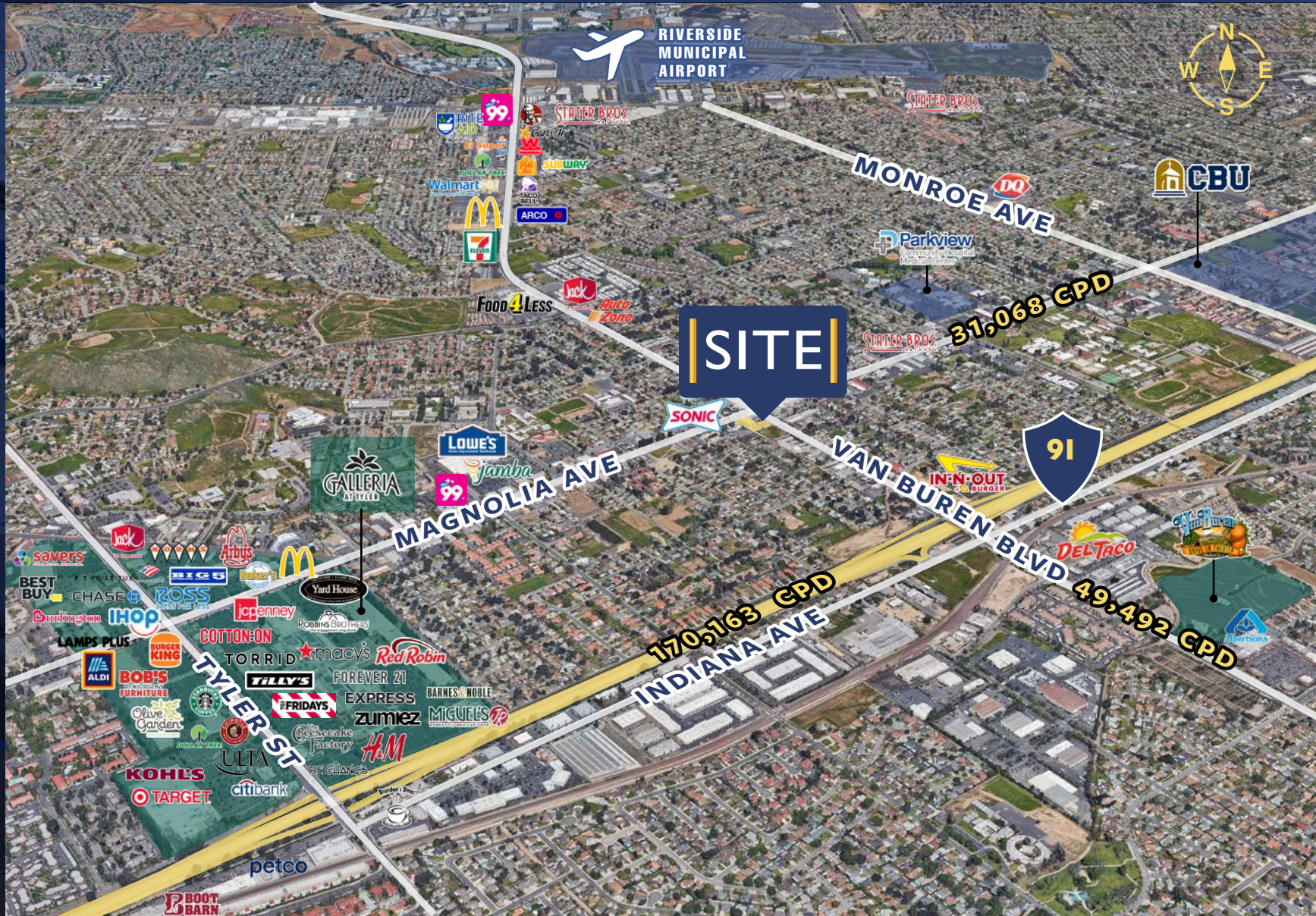
Adjusted Daytime
Demographics



\$83,503

Estimated Average
Household Income

Source: Regisonline.com
Date: 2023



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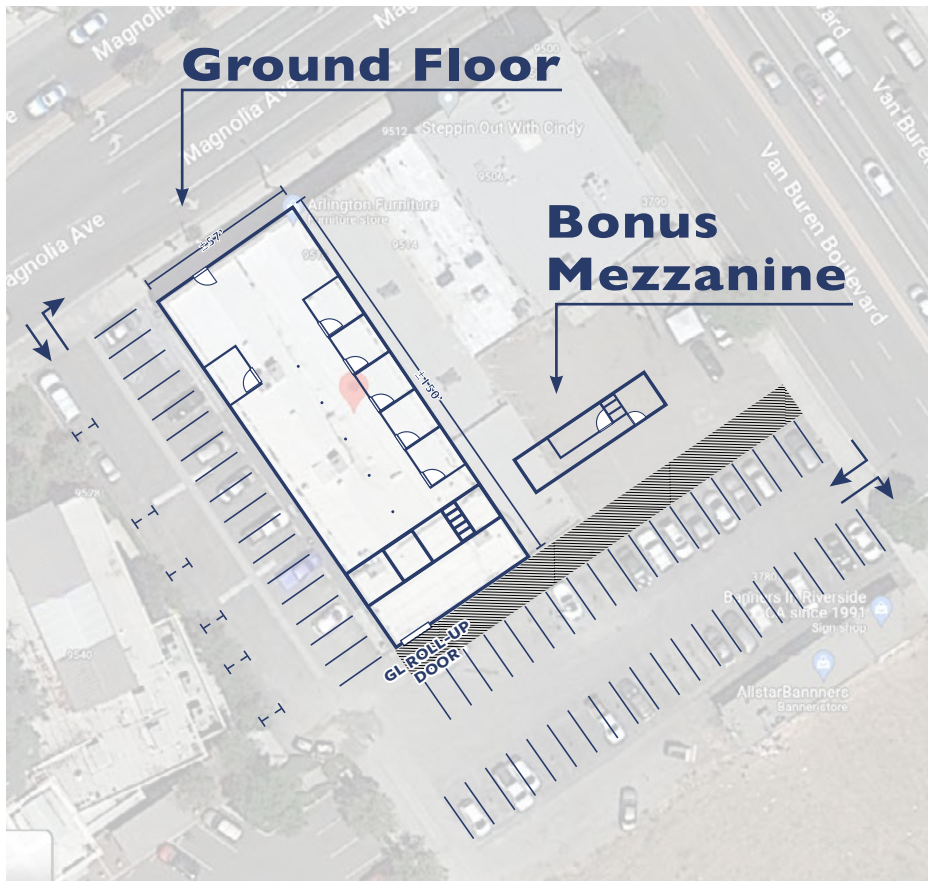
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Site Plan



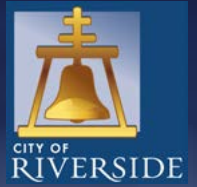
***NOT TO SCALE**

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PROUDLY SERVING RIVERSIDE • CA



“We have faith that serving others the way we want to be served will bring success, and it has proven to be true.”

- Joe & Heidi Stance

**& JOE STANCE, CCIM
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