

2000 Market Street, Riverside, CA
OWNER-USER &/OR INVESTMENT OPPORTUNITY

ANTHONY YING
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FOR SALE & LEASE

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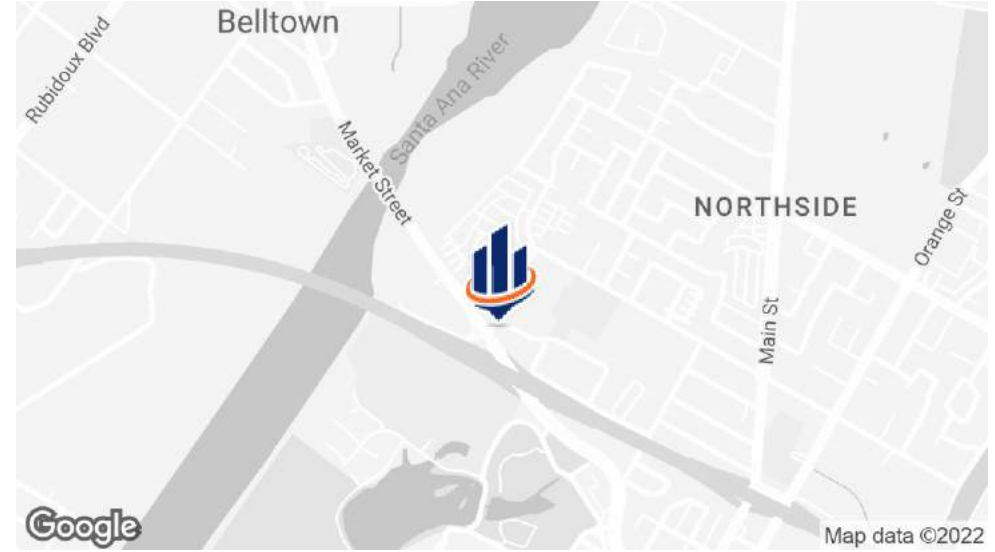
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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

INVESTMENT SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$4,500,000
LEASE RATE:	\$2.00 SF/yr (Full Service)
BUILDING SIZE:	19,751 SF
AVAILABLE SF:	19,751 SF
PRICE / SF:	\$227.84
YEAR BUILT:	1991

PROPERTY OVERVIEW

SVN Vanguard is pleased to present an owner/user opportunity strategically located in Riverside, California. This 19,751 SF elevator-served building is beautifully appointed and ideal for any business. Multiple offices, bullpens, conference rooms, file/blueprint and viewing rooms with kitchens and restrooms on both floors. Additional Amperage will meet any power requirement.

PROPERTY HIGHLIGHTS

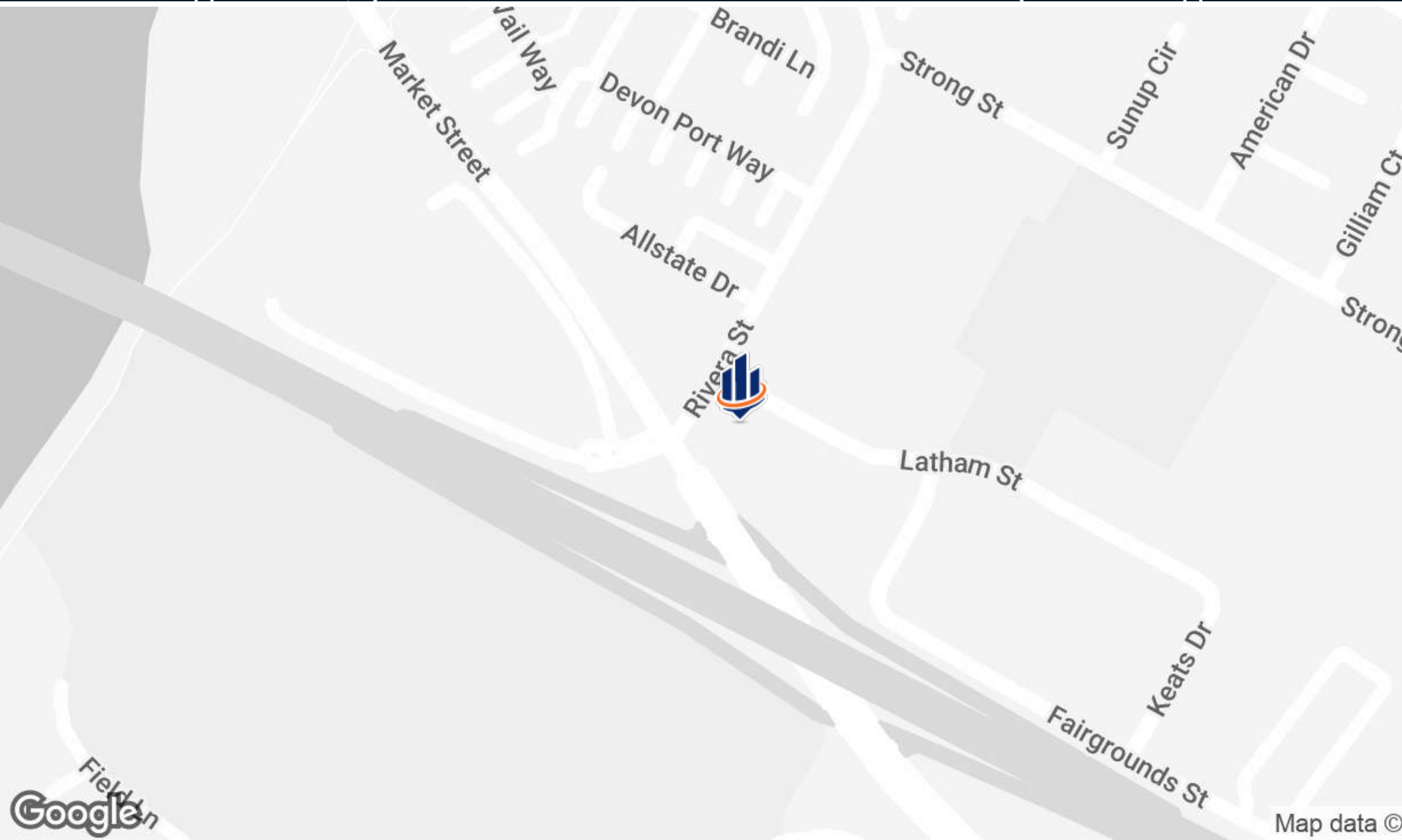
- Highly desirable business park area near downtown Riverside.
- This opportunity will yield an owner user the ability to occupy all 19,751 or approximately 9,800 SF of 2nd floor office space (elevator served) and lease the 1st floor to one or multiple operators.
- Multi Tenant Office Building offers multiple suites, multi story configurations and ample parking
- Elevator Served, ADA Accessible
- Lease Entire Building or potentially individual Floors
- Entire Building Vacant | Ready for Immediate Occupancy
- Separate men's and women's ADA restrooms on both floors

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MAP VIEW

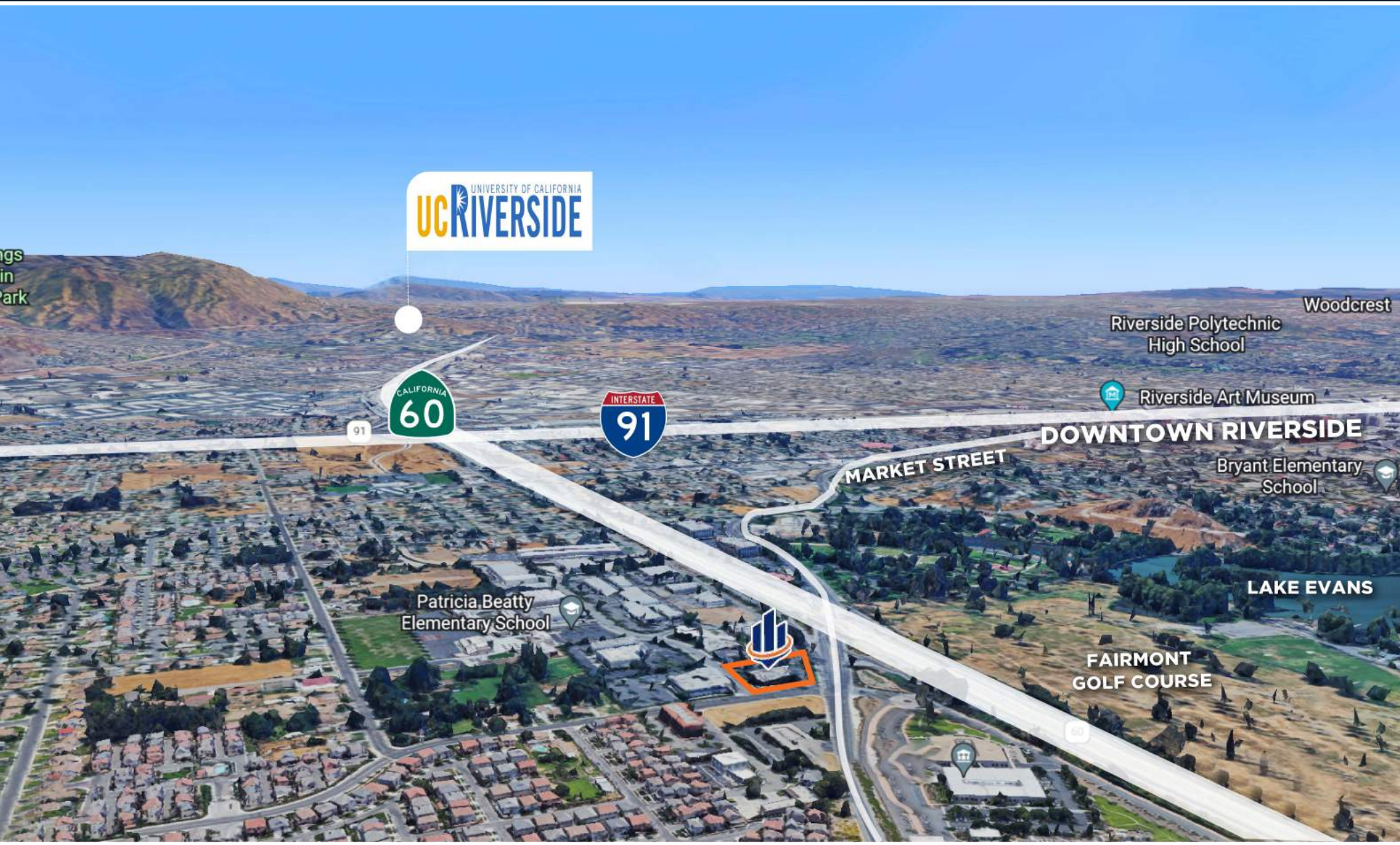


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AERIAL MAP VIEW



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PROPERTY
PHOTOS

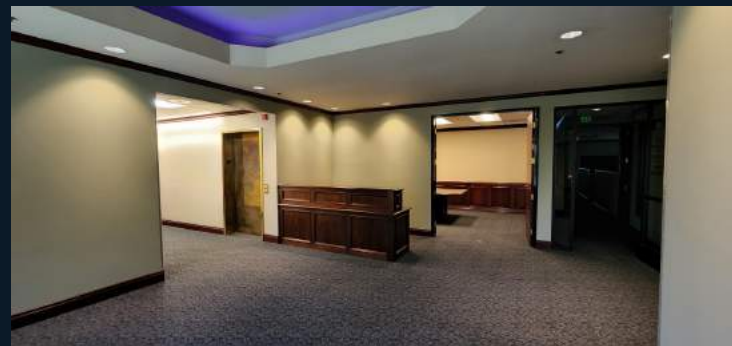


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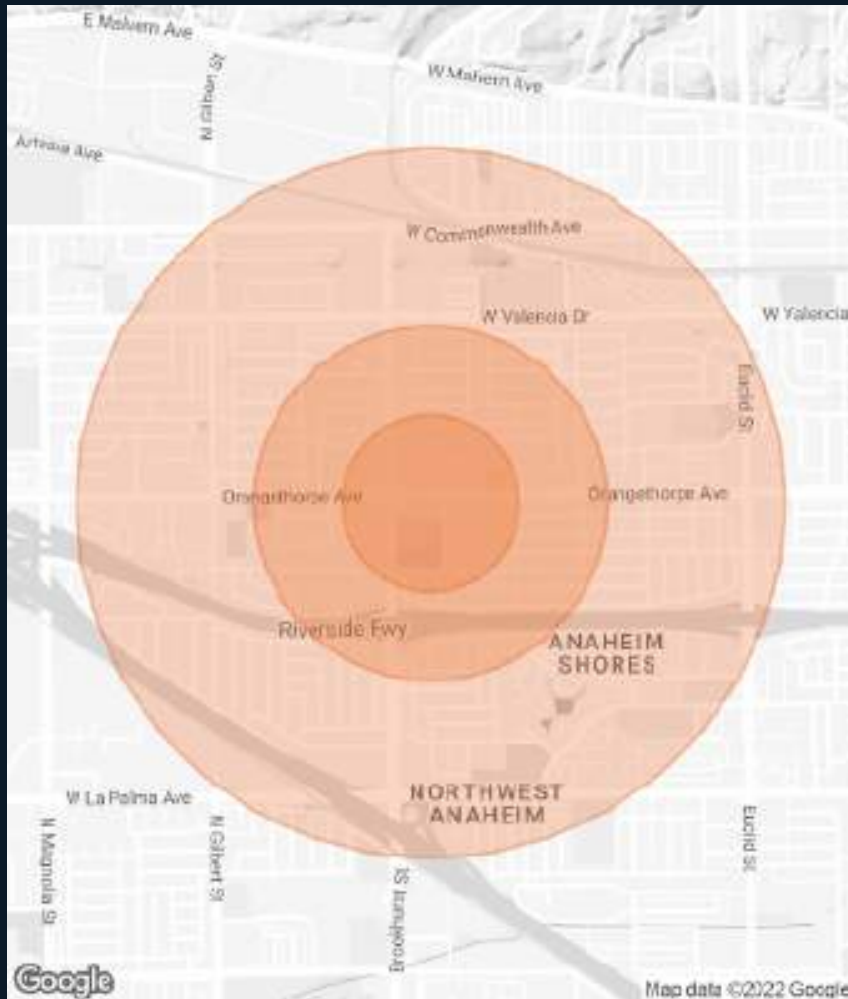


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DEMOGRAPHIC REPORT



POPULATION	0.25 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	373	2,285	9,804
AVERAGE AGE	39.6	33.6	32.6
AVERAGE AGE (MALE)	38.8	32.1	30.4
AVERAGE AGE (FEMALE)	36.4	36.0	35.6

HH & INCOME	0.25 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	125	659	2,882
# OF PERSONS PER HH	3.0	3.5	3.4
AVERAGE HH INCOME	\$93,057	\$90,330	\$86,665
AVERAGE HOUSE VALUE	\$336,177	\$343,539	\$340,060

* Demographic data derived from 2020 ACS - US Census

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