



PIERCE AUTO CENTER

11881-11883 MAGNOLIA
RIVERSIDE, CA 92503

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**AUTO
GLASS**
POWER
WINDOW
REPAIR

Property Summary



OFFERING SUMMARY

Available SF:	1,700 SF
Lease Rate:	\$3,500.00 SF/yr (NNN)
Lot Size:	75,359 SF
Building Size:	23,065 SF

PROPERTY OVERVIEW

Introducing a prime lease opportunity at 11881-11883 Magnolia, Riverside, CA, 92503. Boasting a spacious 1,700 sq. ft., this property offers an ideal setup for Automotive Repair Use, complete with a designated office area and restrooms. Its strategic location near the on/off ramp of the 91 freeway ensures convenient accessibility for clients and customers. This versatile space is thoughtfully designed to accommodate the needs of automotive-related businesses, providing the perfect platform for growth and success. With its functional layout and strategic positioning, this property presents an enticing prospect for tenants seeking a well-equipped, high-visibility space in a prime location.

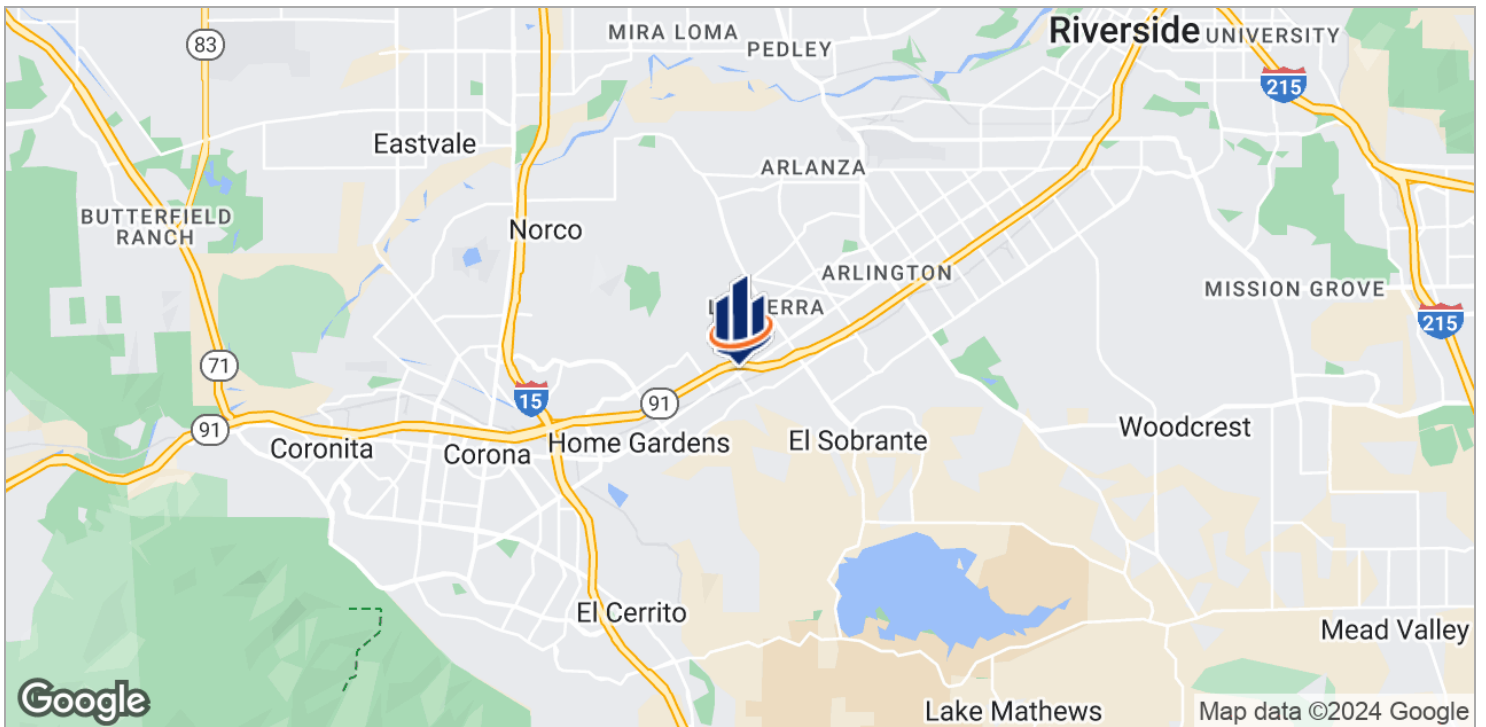
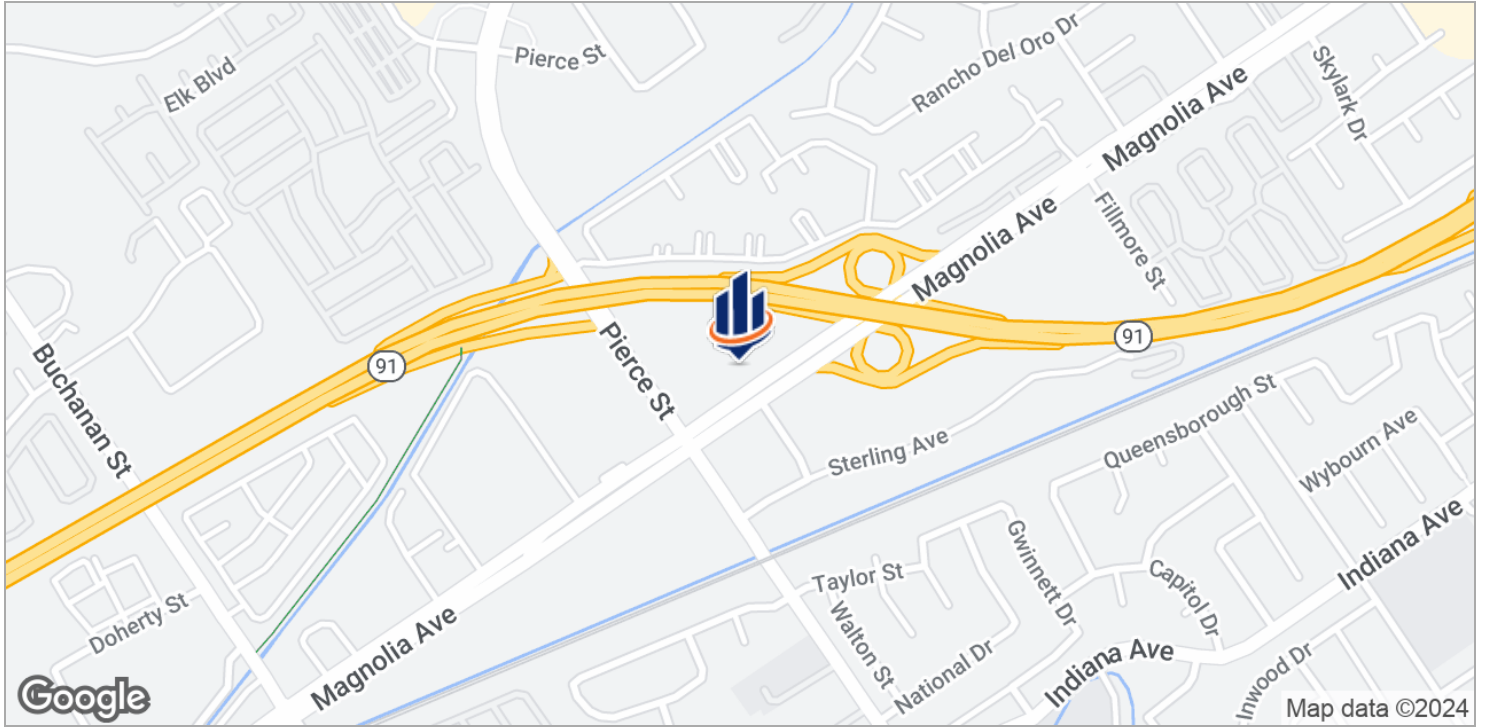
PROPERTY HIGHLIGHTS

- Automotive Repair Use
- 4 GL Doors
- Office with restrooms
- Close to on/off ramp of 91 freeway
- Lifts not included

Additional Photos



Location Maps



Demographics Map



POPULATION	1 MILE	2 MILES	3 MILES
Total population	16,829	61,164	110,850
Median age	30.1	30.7	30.6
Median age [Male]	29.8	30.5	30.1
Median age [Female]	30.9	31.3	31.1
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total households	5,199	18,366	31,729
# of persons per HH	3.2	3.3	3.5
Average HH income	\$74,283	\$70,992	\$72,752
Average house value	\$388,111	\$346,797	\$365,123

* Demographic data derived from 2020 ACS - US Census