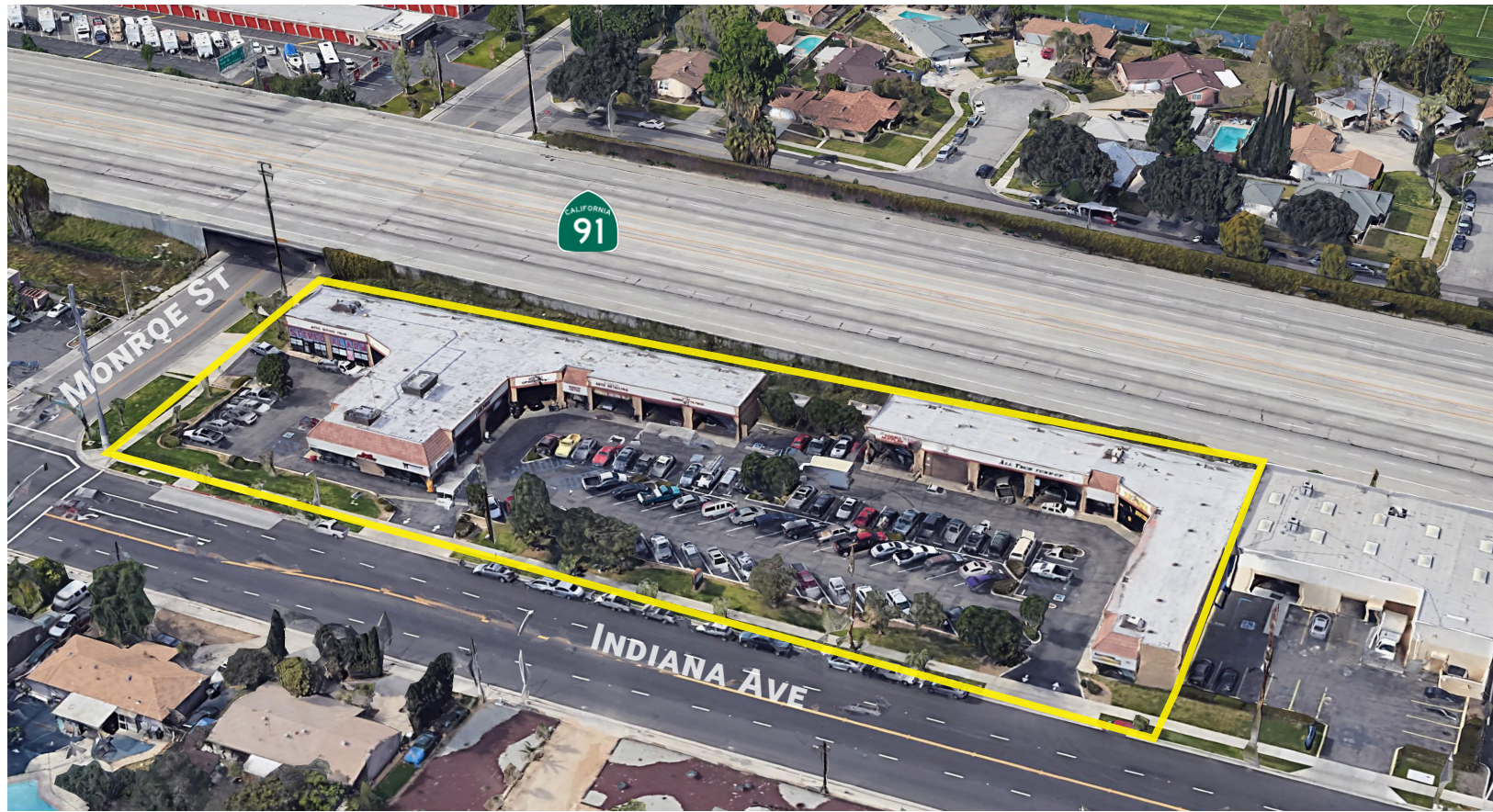


FOR LEASE

±2,451 SF

Indiana Monroe Auto Service Center

8651 Indiana Ave., Unit A, Riverside, California 92504

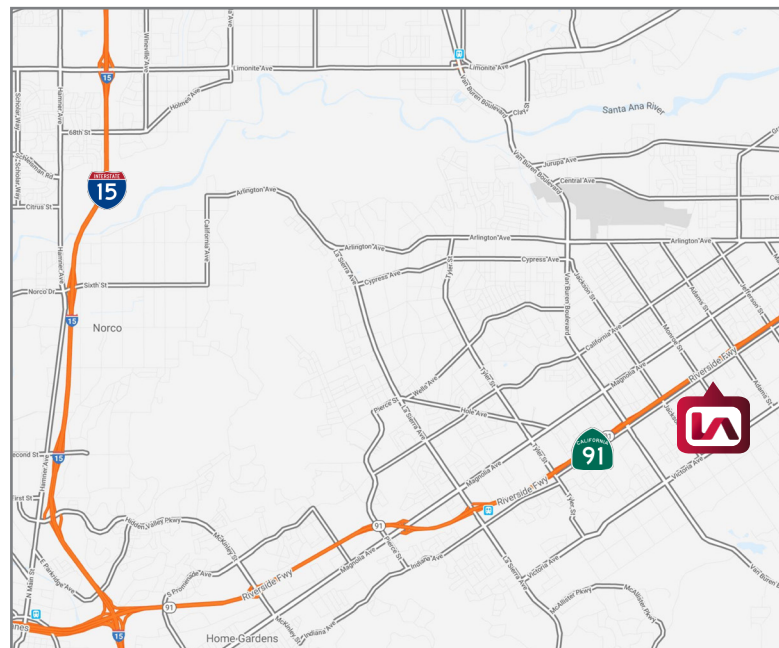


MONROE ST

INDIANA AVE

PROPERTY FEATURES

- ±2,451 SF Available Part of Larger ±19,765 SF Building
- 10 Unit Auto Service Center
- ±1.49 Acre Lot (±63,597 SF)
- Located Immediately by CA-91 Freeway
- Clear Freeway Visibility
- Stable Tenants, Most with Over 20 Years of Occupancy
- Internet-Resistant Center, Service Oriented and Widely Regarded as E-Commerce Resistant
- Close Proximity to the Riverside Auto Center



For More Information Please Contact:

DENNIS ZHANG Senior Vice President
(909)373-2728 | (310)980-6538
Dzhang@lee-assoc.com
DRE #01419022

Lee & Associates® - Ontario
3535 Inland Empire Blvd., Ontario, CA 91764
909.989.7771 • lee-assoc.com
Corp ID 00976995

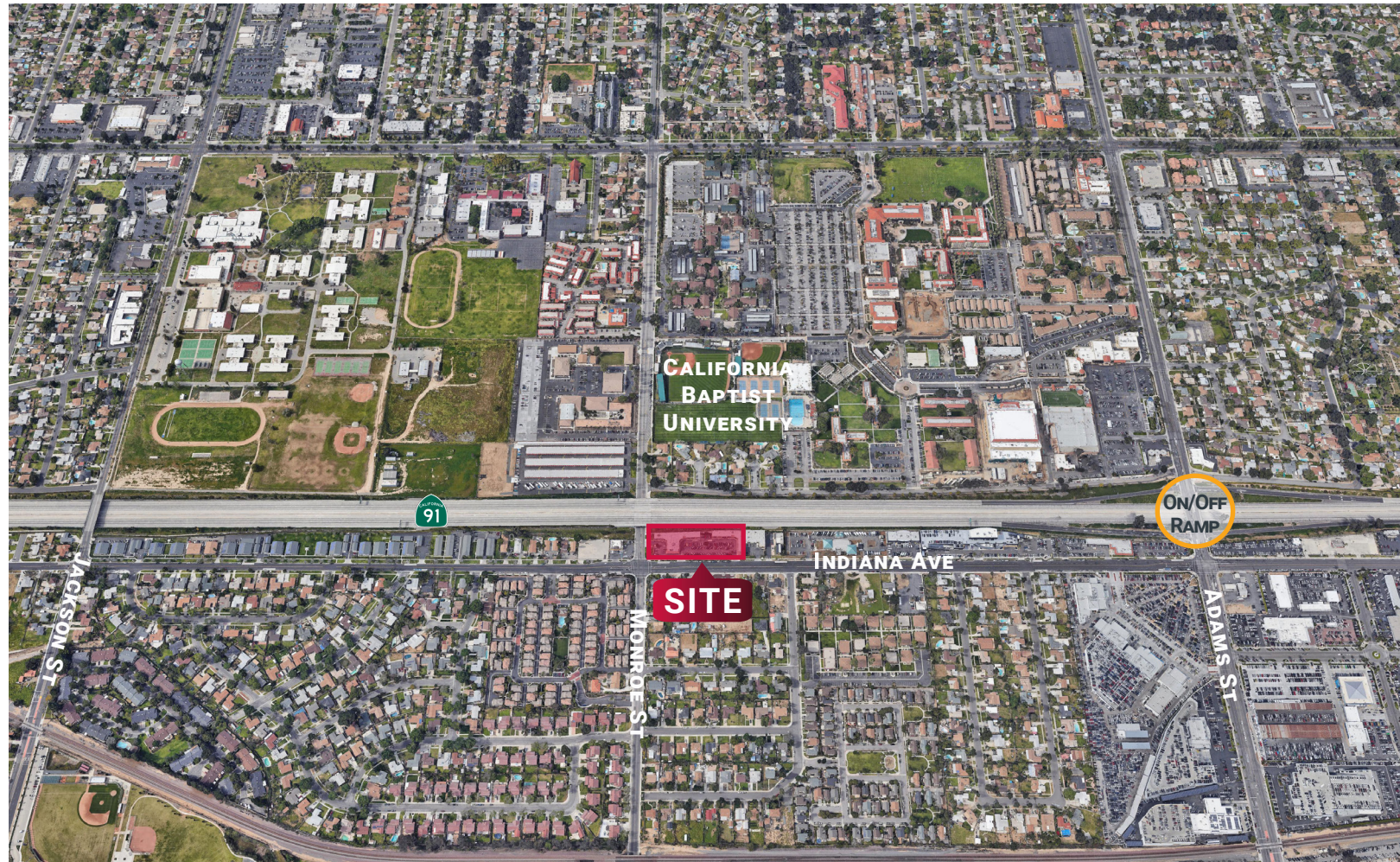
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DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population (2019)	20,085	129,706	275,096
Households (2019)	6,111	38,805	82,566
Population Median Age (2019)	32.7	33.3	34.6
5 Yr Population Growth (Total %)	5.6%	5.9%	6.0%

5 MILE INFORMATION



85,937

Employees



\$76,565

Median HH Income



10,806

Businesses

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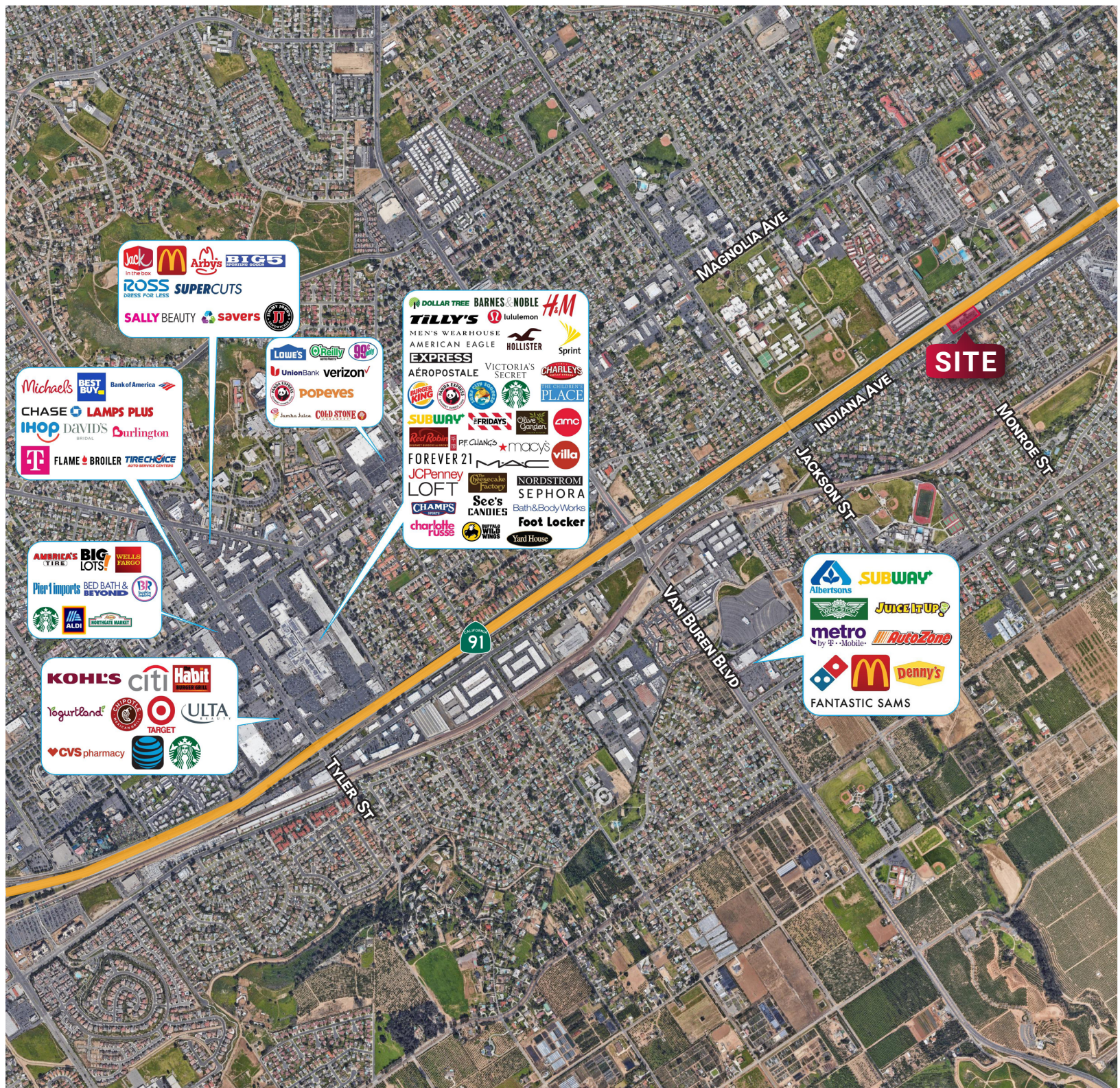
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