

±5,897 - 12,080 SF
Available For Lease
\$1.25 PSF Modified Gross



La Sierra
Professional Center

10769 Hole Avenue, Riverside, CA 92507

LEE & ASSOCIATES
MUDGE TEAM
COMMERCIAL REAL ESTATE ADVISORS

DAVE MUDGE, SIOR
951.276.3611 // DRE#: 01070762
DMUDGE@LEERIVERSIDE.COM

LINDSAY MINGEE
951.276.3622 // DRE#: 01920658
LMINGEE@LEERIVERSIDE.COM

REID SISSON
951.276.3620 // DRE#: 01981528
RSISSON@LEERIVERSIDE.COM



Join Our Vibrant Tenant Mix of Essential Community Services:



Property Information & Availability

Suite C1 - ±5,897 RSF

Expanded Suite C1 - up to ±12,080 RSF

Lease Rate: \$1.25/SF Modified Gross

4.5 per 1,000 SF Parking Ratio

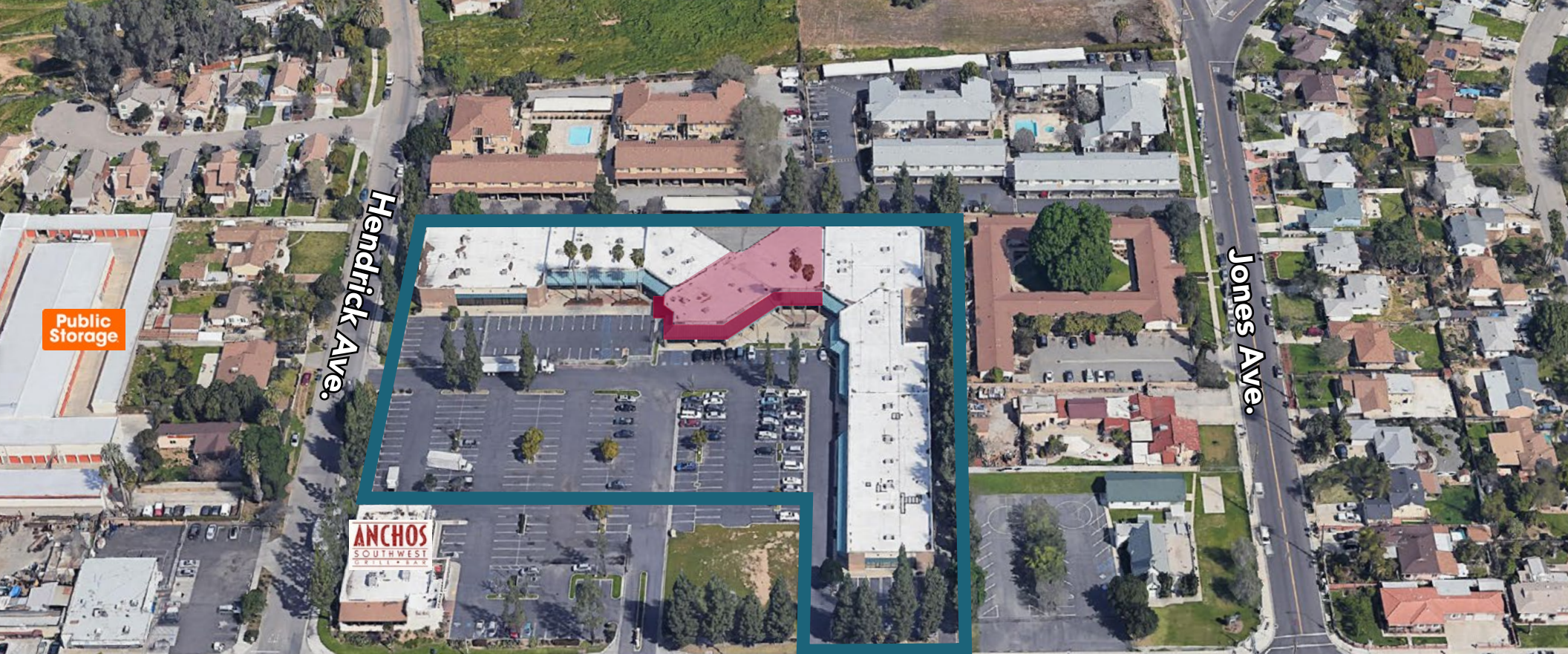
**La Sierra
Professional Center**
10769 Hole Ave., Riverside, CA 92505

**LEE &
ASSOCIATES**
MUDGE TEAM
COMMERCIAL REAL ESTATE ADVISORS

DAVE MUDGE, SIOR
951.276.3611 // DRE#: 01070762
DMUDGE@LEERIVERSIDE.COM

LINDSAY MINGEE
951.276.3622 // DRE#: 01920658
LMINGEE@LEERIVERSIDE.COM

REID SISSON
951.276.3620 // DRE#: 01981528
RSISSON@LEERIVERSIDE.COM



Hendrick Ave.

Jones Ave.

Hole Ave.

Public Storage

ANCHOS
SOUTHWEST



±1.2
MILES



±1.3
MILES



±1.5
MILES



±3.2
MILES



±4.1
MILES

**La Sierra
Professional Center**
10769 Hole Ave., Riverside, CA 92505

LEE & ASSOCIATES
MUDGE TEAM
COMMERCIAL REAL ESTATE ADVISORS

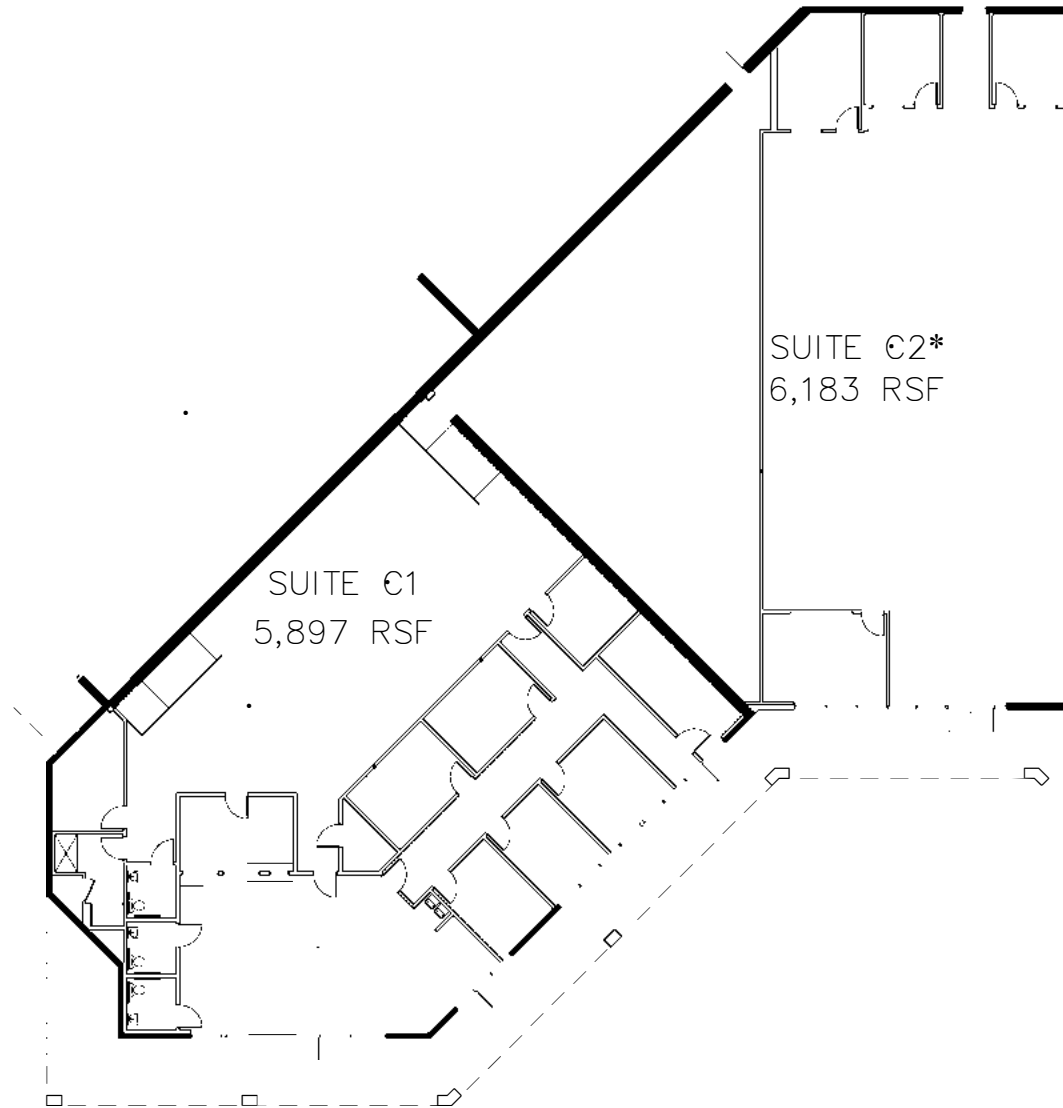
DAVE MUDGE, SIOR
951.276.3611 // DRE#: 01070762
DMUDGE@LEERIVERSIDE.COM

LINDSAY MINGEE
951.276.3622 // DRE#: 01920658
LMINGEE@LEERIVERSIDE.COM

REID SISSON
951.276.3620 // DRE#: 01981528
RSISSON@LEERIVERSIDE.COM

No warranty or representation has been made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice. Lee & Associates Commercial Real Estate Services, Inc. -Riverside. 3240 Mission Inn Ave, Riverside, CA 92507 | 951.276.3600 | Corp. DRE#: 01048055 | www.lee-associates.com

Floor Plan



*Suite C2 only available when combined with Suite C1

**La Sierra
Professional Center**
10769 Hole Ave., Riverside, CA 92505

**LEE &
ASSOCIATES**
MUDGE TEAM
COMMERCIAL REAL ESTATE ADVISORS

DAVE MUDGE, SIOR
951.276.3611 // DRE#: 01070762
DMUDGE@LEERIVERSIDE.COM

LINDSAY MINGEE
951.276.3622 // DRE#: 01920658
LMINGEE@LEERIVERSIDE.COM

REID SISSON
951.276.3620 // DRE#: 01981528
RSISSON@LEERIVERSIDE.COM