

FOR SALE OR LEASE

# FREESTANDING RETAIL BUILDING

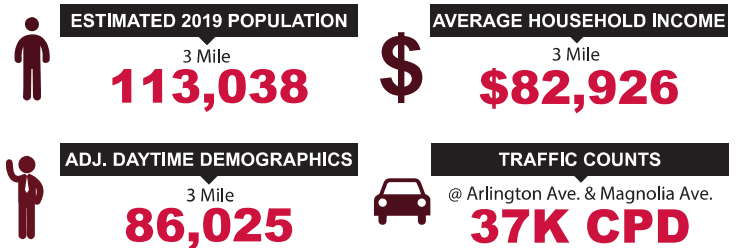
6948 MAGNOLIA AVE., RIVERSIDE, CA 92506



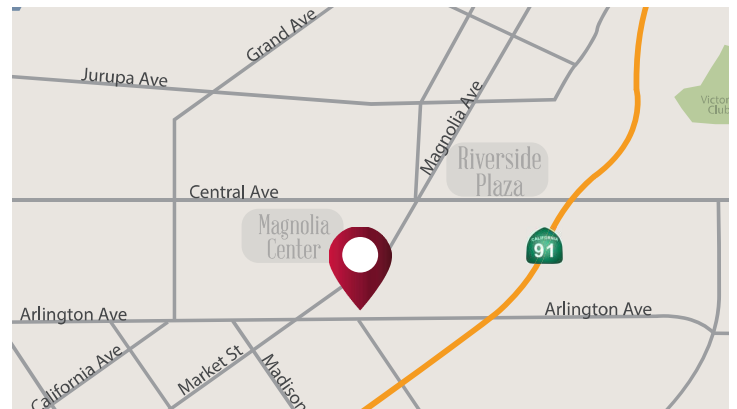
## PROPERTY HIGHLIGHTS

- Hard corner location
- Rare Magnolia Avenue opportunity
- Prominent location offering outstanding visibility
- Can be subdivided into multiple spaces
- Building and monument signage available
- Near Riverside Plaza
- Excellent owner/user opportunity
- ±3,600 SF building on ±13,500 SF of land

## DEMOGRAPHICS



\*Source: Regis



**NICK WIRICK | 951.276.3636 | DRE#: 01304661 | NWIRICK@LEERIVERSIDE.COM**  
**CHRIS BEAUCHAMP | 951.276.3612 | DRE#: 01982753 | CBEAUCHAMP@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. 3240 Mission Inn Ave., Riverside, CA 92507 Lee & Associates Commercial Real Estate Services, Inc. - Riverside. Corporate DRE#: 01048055

FOR SALE OR LEASE  
**FREESTANDING RETAIL BUILDING**  
 6948 MAGNOLIA AVE., RIVERSIDE, CA 92506



**LEE & ASSOCIATES**  
 COMMERCIAL REAL ESTATE SERVICES

**NICK WIRICK | 951.276.3636 | DRE#: 01304661 | NWIRICK@LEERIVERSIDE.COM**  
**CHRIS BEAUCHAMP | 951.276.3612 | DRE#: 01982753 | CBEAUCHAMP@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. 3240 Mission Inn Ave., Riverside, CA 92507 Lee & Associates Commercial Real Estate Services, Inc. - Riverside. Corporate DRE#: 01048055