

**BROCHURE**

# 3890 10TH STREET

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Riverside, CA 92501

**PRESENTED BY:**

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## OFFERING SUMMARY

<b>SALE PRICE:</b>	\$1,490,000
<b>BUILDING SIZE:</b>	5,458 SF
<b>LOT SIZE:</b>	6,970 SF
<b>APN:</b>	215-091-001
<b>PRICE / SF:</b>	\$272.99

## PROPERTY OVERVIEW

SVN Vanguard is pleased to present this three story free-standing office building located in Downtown Riverside. This property is ideal for an investment or owner user. Currently leased out to a single tenant law firm. Ample private parking with close proximity to the Riverside Community Hospital and Justice Center. Easy access to 91 and 60 Freeways.

### PROPERTY HIGHLIGHTS

- Private Parking
- Owner User or Investment
- Located in Downtown Riverside





## INVESTMENT OVERVIEW

PRICE	\$1,490,000.00
PRICE PER SF	\$272.99
CAP RATE	3.95%

## ANNUAL OPERATING DATA

GROSS SCHEDULED INCOME	84,000.00
OPERATING EXPENSES	25,200.00
NET OPERATING INCOME	58,800.00



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## POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	13,174	108,418	236,578
AVERAGE AGE	31.9	30.3	31.0
AVERAGE AGE (MALE)	30.4	29.1	29.9
AVERAGE AGE (FEMALE)	34.4	31.6	32.4

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	4,237	32,760	71,737
# OF PERSONS PER HH	3.1	3.3	3.3
AVERAGE HH INCOME	\$61,056	\$62,564	\$67,656
AVERAGE HOUSE VALUE	\$375,929	\$336,771	\$334,398

\* Demographic data derived from 2010 US Census

