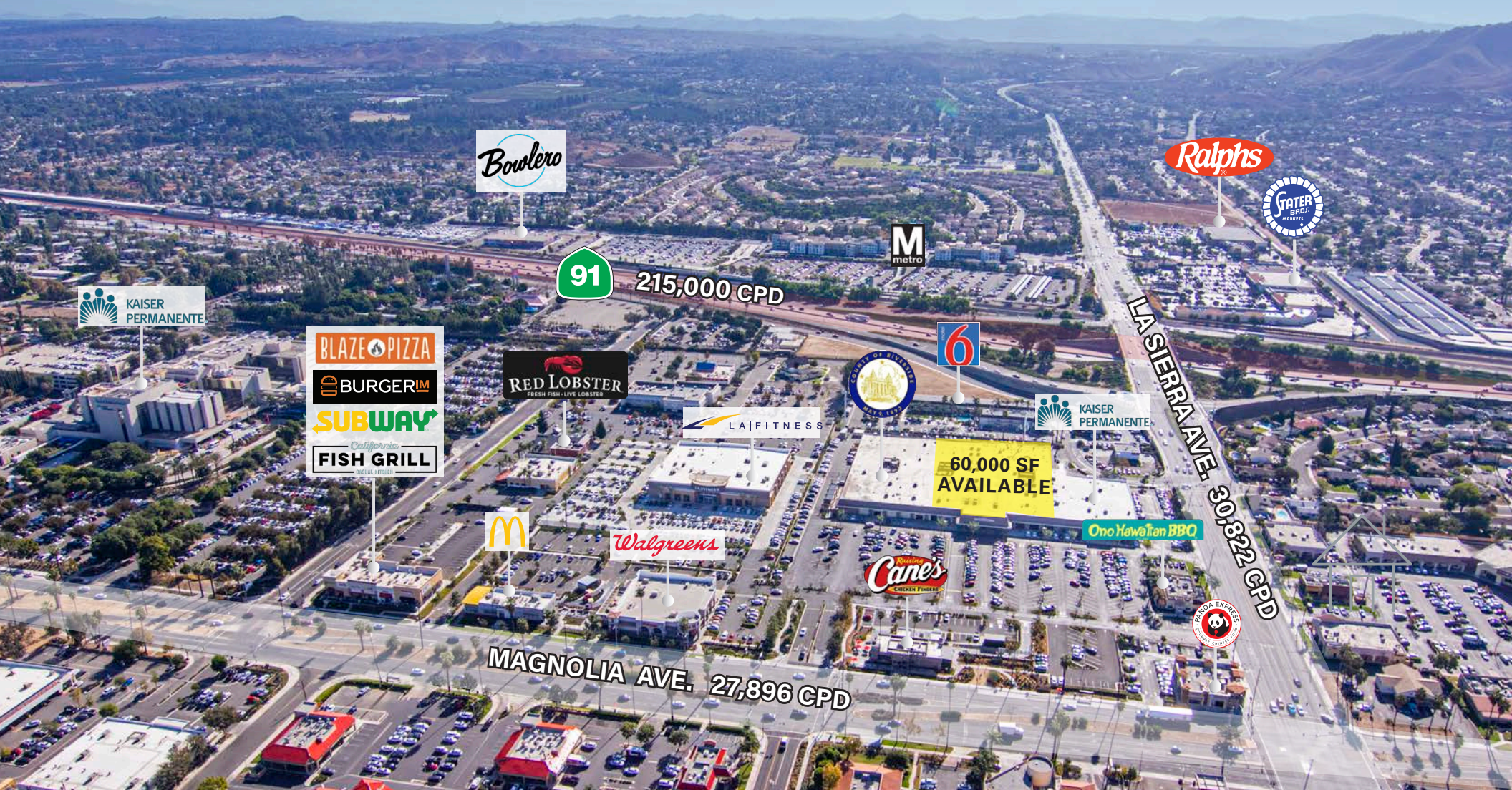


60,000 SF Anchor Space Available

MAGNOLIA AVE. & LA SIERRA AVE. @ 91 FREEWAY
RIVERSIDE, CA



Property Features

- 60,000 SF Anchor Space Available located in a very competitive market
- Sits directly off the 91 Freeway at La Sierra Ave. exit
- Situated on high traffic, signalized corner at Magnolia & La Sierra Ave.
- Anchored by LA Fitness, Walgreens, Raising Canes, Kaiser, Mc Donalds, Blaze Pizza, California Fish Grill
- 4,000 employees across the street at Kaiser Permanente Riverside Medical
- Close proximity to Galleria at Tyler Mall, anchored by Nordstrom and Macy's



CONTACT

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Demographics

POPULATION

1 Mile	26,383
3 Mile	131,918
5 Mile	238,997

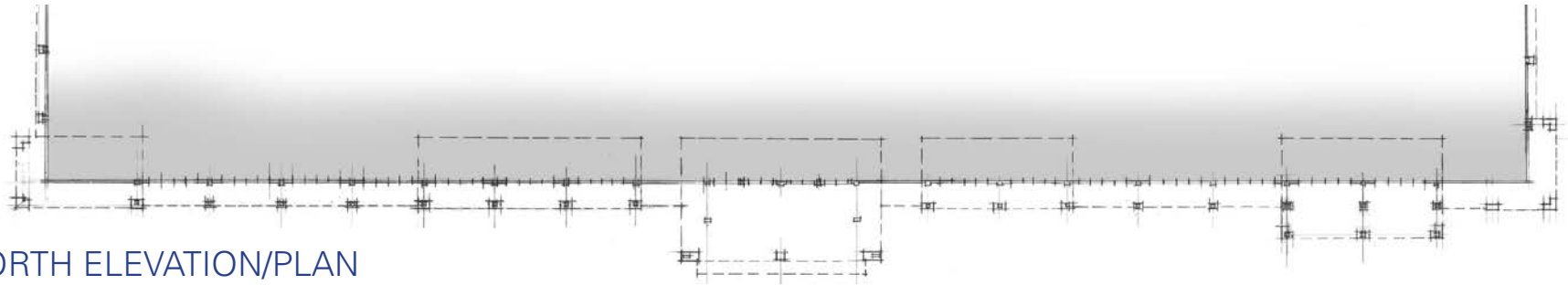
EMPLOYEES

1 Mile	8,319
3 Mile	34,524
5 Mile	74,907

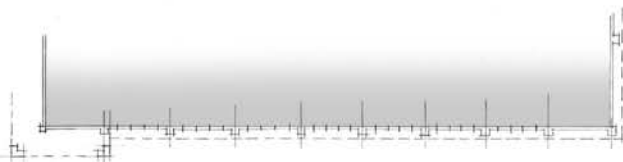
AVG HH INCOME

1 Mile	\$94,177
3 Mile	\$107,630
5 Mile	\$86,156

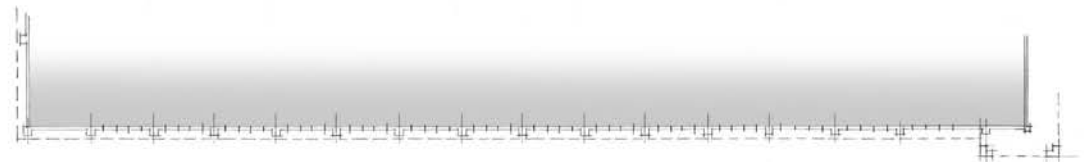
Elevation



NORTH ELEVATION/PLAN



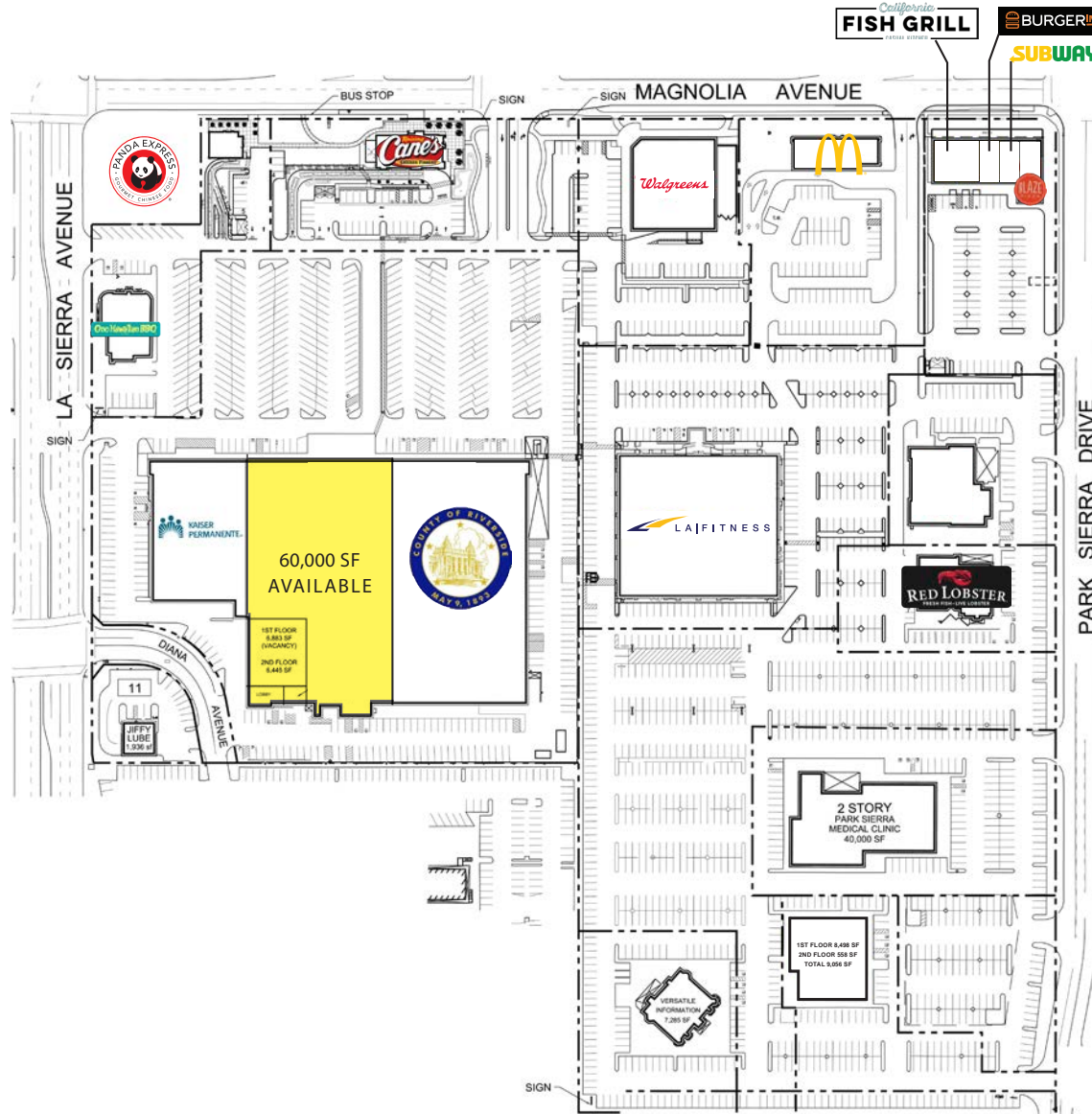
EAST ELEVATION/PLAN



WEST ELEVATION/PLAN



Site Plan



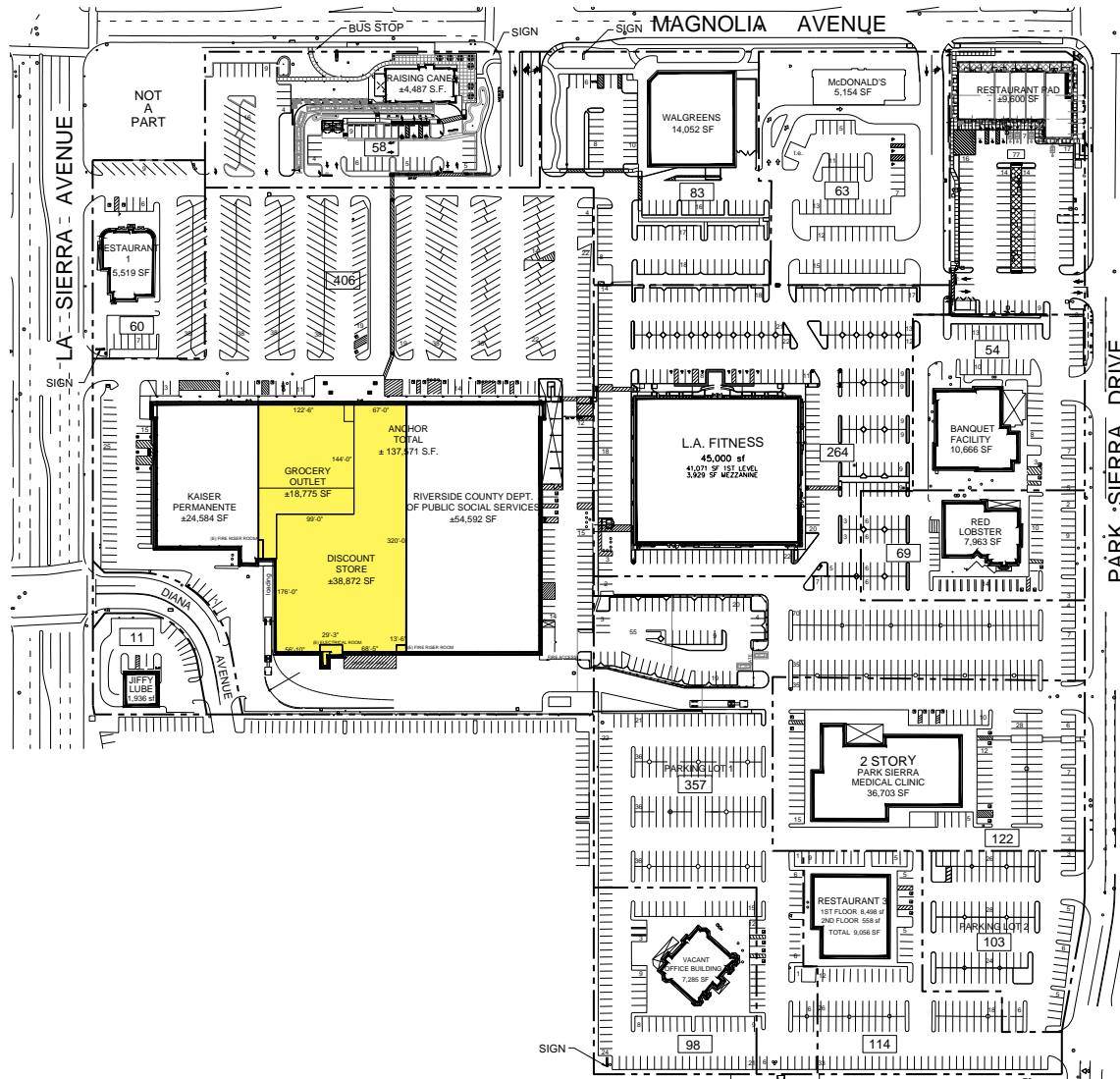
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Proposed Split Site Plan



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