

# 60,000 SF ANCHOR AVAILABLE

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



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## PROPERTY HIGHLIGHTS

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

## NEIGHBORHOOD DEMOGRAPHICS

### POPULATION



1 MILE: 22,591  
3 MILES: 127,587  
5 MILES: 232,659

### EMPLOYEES



1 MILE: 9,848  
3 MILES: 41,427  
5 MILES: 90,686

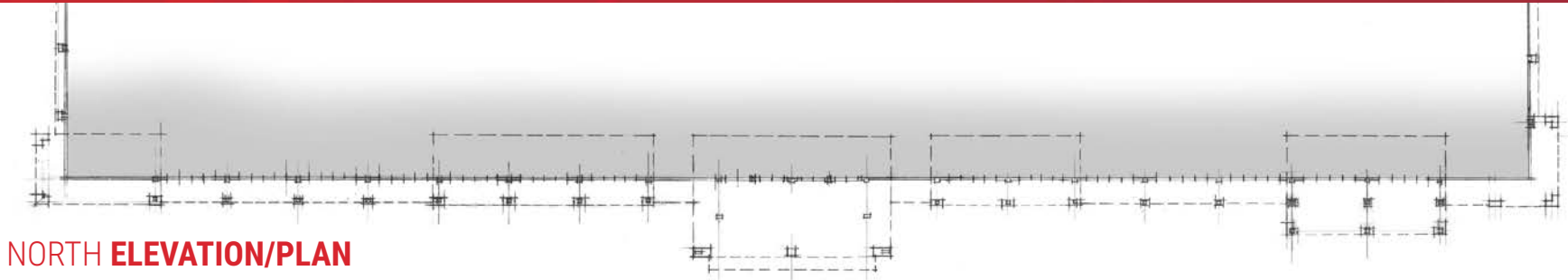
### AVG HH INCOME



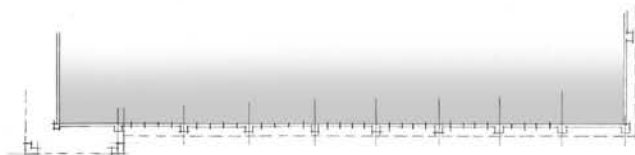
1 MILE: \$63,544  
3 MILES: \$72,393  
5 MILES: \$73,087

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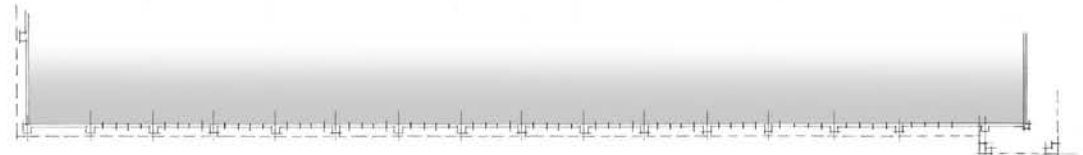
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**NORTH ELEVATION/PLAN**



**EAST ELEVATION/PLAN**



**WEST ELEVATION/PLAN**



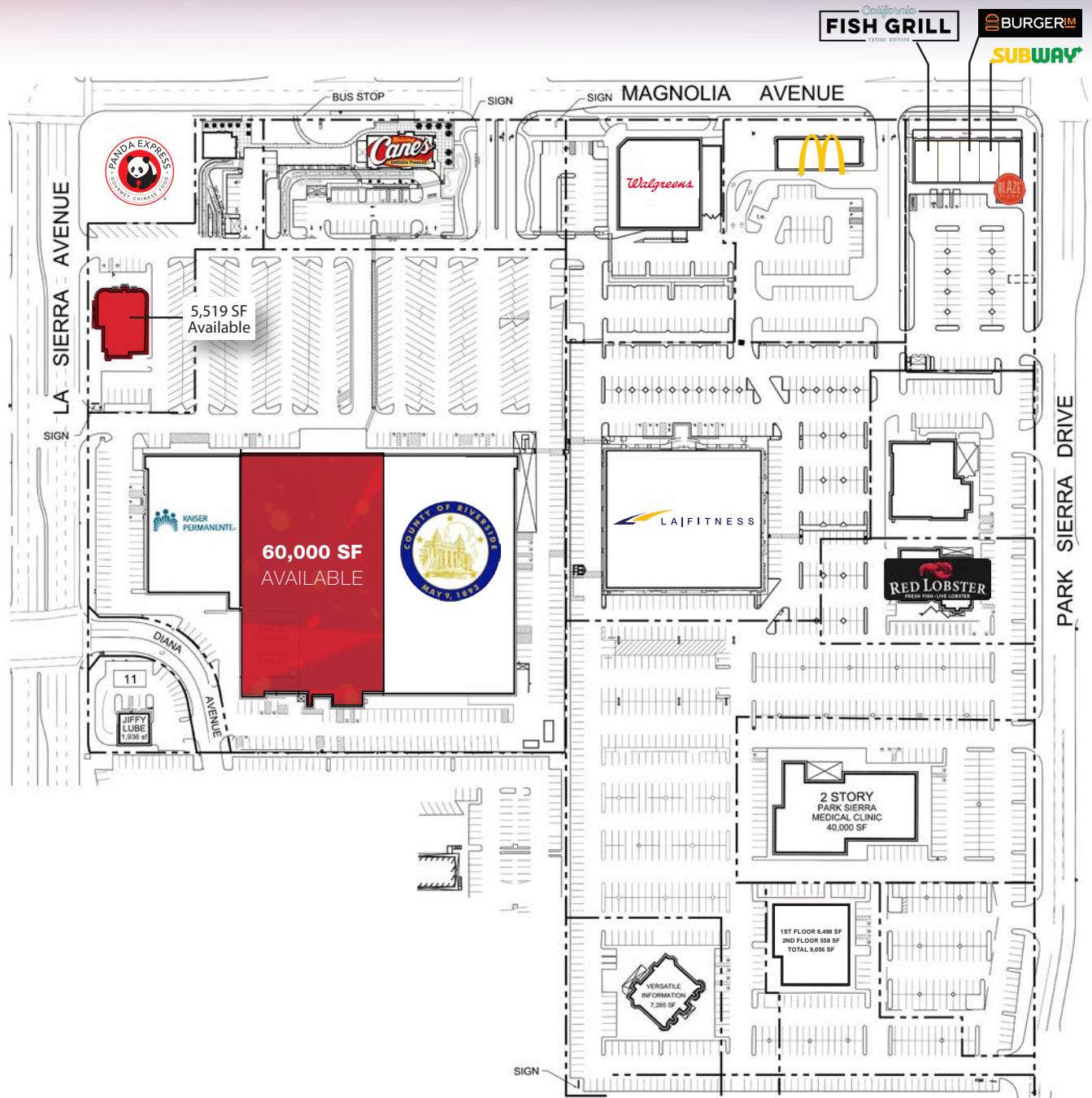
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# CURRENT AVAILABILITY

**60,000 SF** FOR LEASE



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