

FOR LEASE | 16,784 SF Building

8280 Magnolia Avenue, Riverside, California



PROPERTY FEATURES:



Excellent infill Riverside location positioned along Magnolia Avenue, one of the city's primary commercial corridors with strong daily traffic counts and consumer visibility.



Strategic location within the densely populated Magnolia Center trade area, serving a large and established residential customer base throughout Riverside.



Prominent street frontage with strong signage opportunities and convenient ingress/egress for customers and tenants alike.



Surrounded by a synergistic mix of national retailers, grocery stores, restaurants, medical users, and neighborhood-serving businesses that drive consistent daily traffic.



Highly accessible location with close proximity to the 91 Freeway, providing convenient regional connectivity throughout Riverside County and the Inland Empire.



Ideally positioned across the street from California Baptist University, the property benefits from immediate access to a thriving student, faculty, and staff population of more than 12,500, providing a built-in demand driver and strong daily traffic.



For additional information, please contact:

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AVAILABLE: 16,784 SF BUILDING FOR LEASE

8280 MAGNOLIA AVE, RIVERSIDE, CA



2025 DEMOGRAPHICS:



POPULATION

1 Mile	21,278
2 Miles	120,754
3 Miles	288,022



AVERAGE HH INCOME

1 Mile	\$101,766
2 Miles	\$106,280
3 Miles	\$121,018



DAYTIME POPULATION

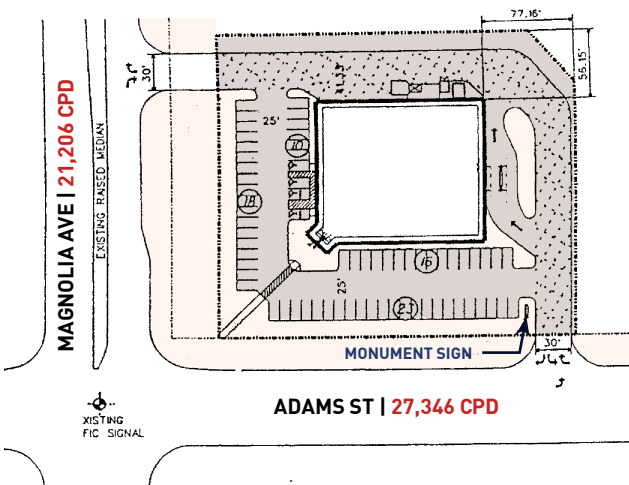
1 Mile	5,792
2 Miles	42,015
3 Miles	81,699



HOUSING UNITS

1 Mile	6,955
2 Miles	39,253
3 Miles	92,930

Demographic Source: Applied Geographic Solutions 11/2025, TIGER Geography



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