



Riverside Community Hospital Medical Campus

Now Leasing

svninsight.com

Clinic Space From $\pm 1,250$ - $\pm 15,000$ SF

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Executive Summary

SVN Commercial Real Estate Advisors is pleased to present a prime healthcare leasing opportunity on the campus of Riverside Community Hospital in Riverside, CA, including two 3-story Class A medical office buildings and a single single-CMS-certified ambulatory surgery center (ASC). Located in the heart of Downtown Riverside, the campus is conveniently accessible from both the 60 and 91 freeways, providing excellent regional connectivity for patients and medical professionals traveling from across Riverside County and the greater Inland Empire.

About Riverside Community Hospital

Founded in 1901, Riverside Community Hospital is a full-service acute care hospital located in the heart of the Inland Empire and is home to the region's largest Emergency Room and Level I Trauma Center. The hospital operates over 540 licensed beds, an 82-bed emergency department, and a 69-bed intensive care unit — supported by more than 800 physicians and 2,500 staff delivering a comprehensive range of specialty services including cardiac surgery, neuroscience, oncology, orthopedics, and robotic surgery. Nationally recognized with Healthgrades' America's 250 Best Hospitals Award and America's 50 Best Hospitals for Surgical Excellence Award, Riverside Community Hospital stands as one of the region's premier healthcare destinations— making its campus an outstanding location for medical office tenants seeking immediate proximity to a high-volume, nationally acclaimed facility.





Property Overview



Medical Office Suites Available From
2,100 SF - 15,000 SF



Excellent User Mix with Great Synergy



Ample Free Parking – Surface Parking,
5-Story Parking Structure, & 2nd Parking
Structure Under Construction



Dual Elevators In All Multi-Story Buildings



Professionally Managed



Low Load Factors



Close Proximity to Local Freeways

Evans Park Medical Office Building

📍 4500 Brockton Ave., Riverside, CA 92501

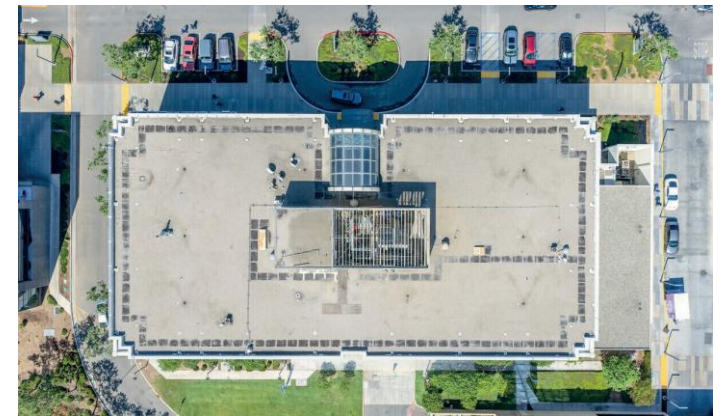


Rentable Area
 $\pm 56,607$ SF

Floors
3

Year Built
1988

Construction
Steel Frame





Evans Park Medical Office Building

Suite 201

Rentable SF

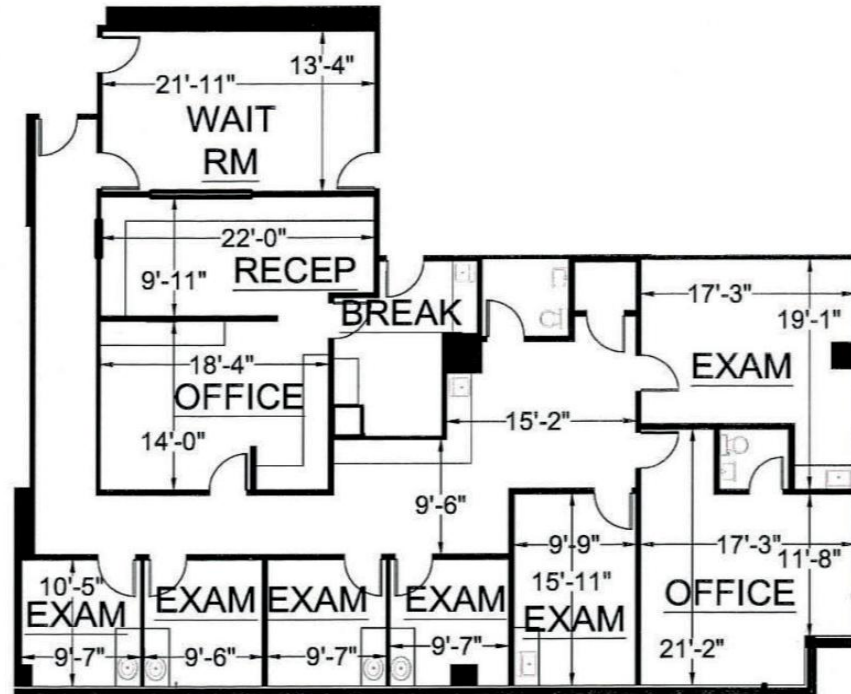
± 3,244

Usable SF

± 2,896

Lease Rate

\$2.83 / SF / mo. MG





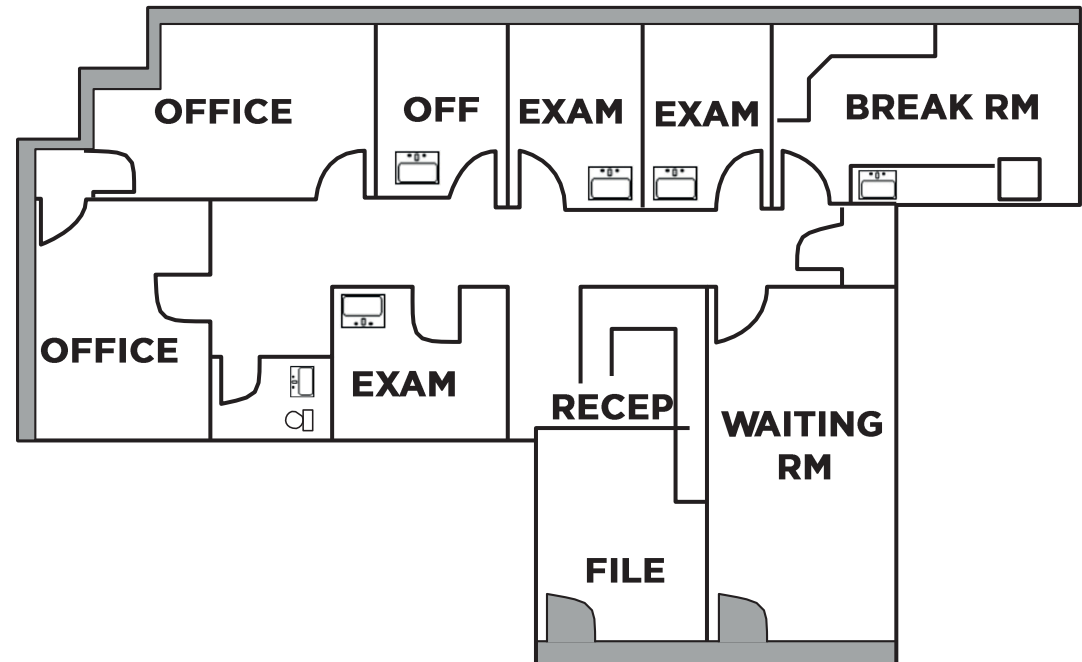
Evans Park Medical Office Building

Suite 305

Rentable SF
 $\pm 2,134$

Usable SF
 $\pm 1,905$

Lease Rate
\$2.83 / SF / mo. MG



Riverbrock Medical Plaza

📍 4510 Brockton Ave., Riverside, CA 92501



Rentable Area
± 54,650 SF

Floors
3

Year Built
2014

Construction
Steel Frame





Riverbrock Medical Plaza

Suite 350

Rentable SF

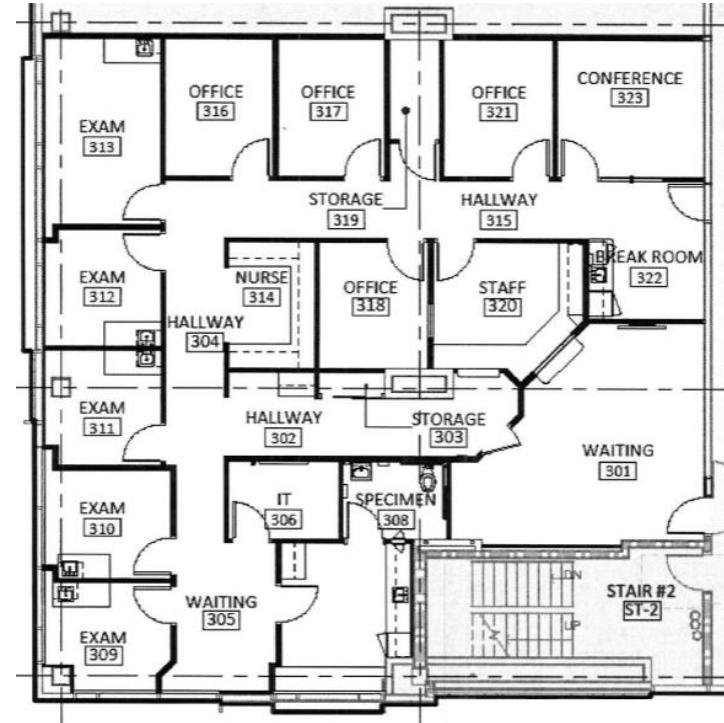
± 3,051

Usable SF

± 2,630

Lease Rate

\$3.05 / SF / mo. FSG





Riverbrock Medical Plaza

Suite 380

Rentable SF

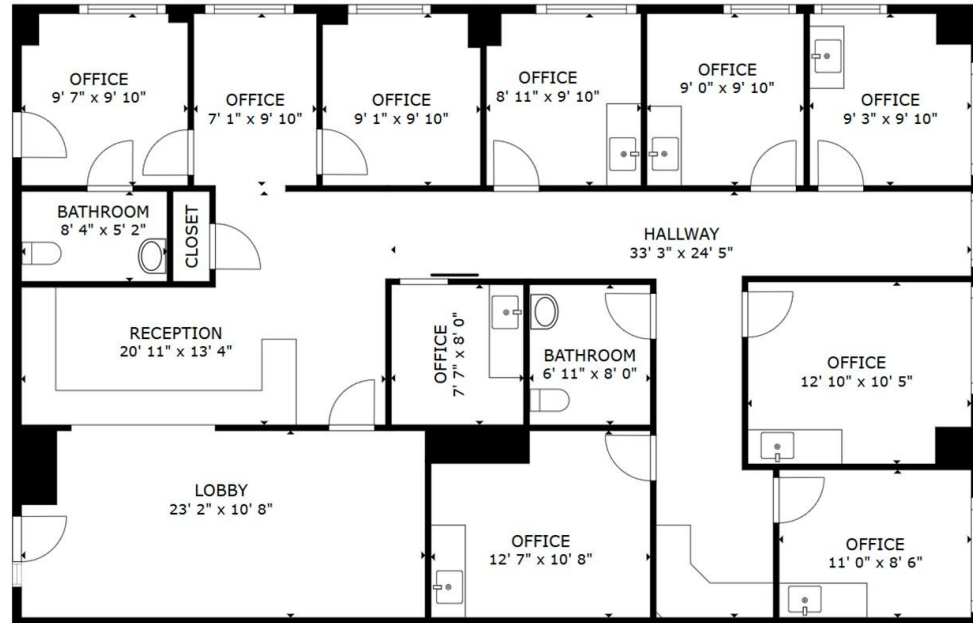
± 2,294

Usable SF

± 1,978

Lease Rate

\$4.88 / SF / mo. FSG



FLOOR PLAN



De Anza Surgery Center

📍 4444 Magnolia Ave., Riverside, CA 92501



Rentable Area
± 35,680 SF

Floors
1

CMS-Certified
Yes

Construction
Masonry





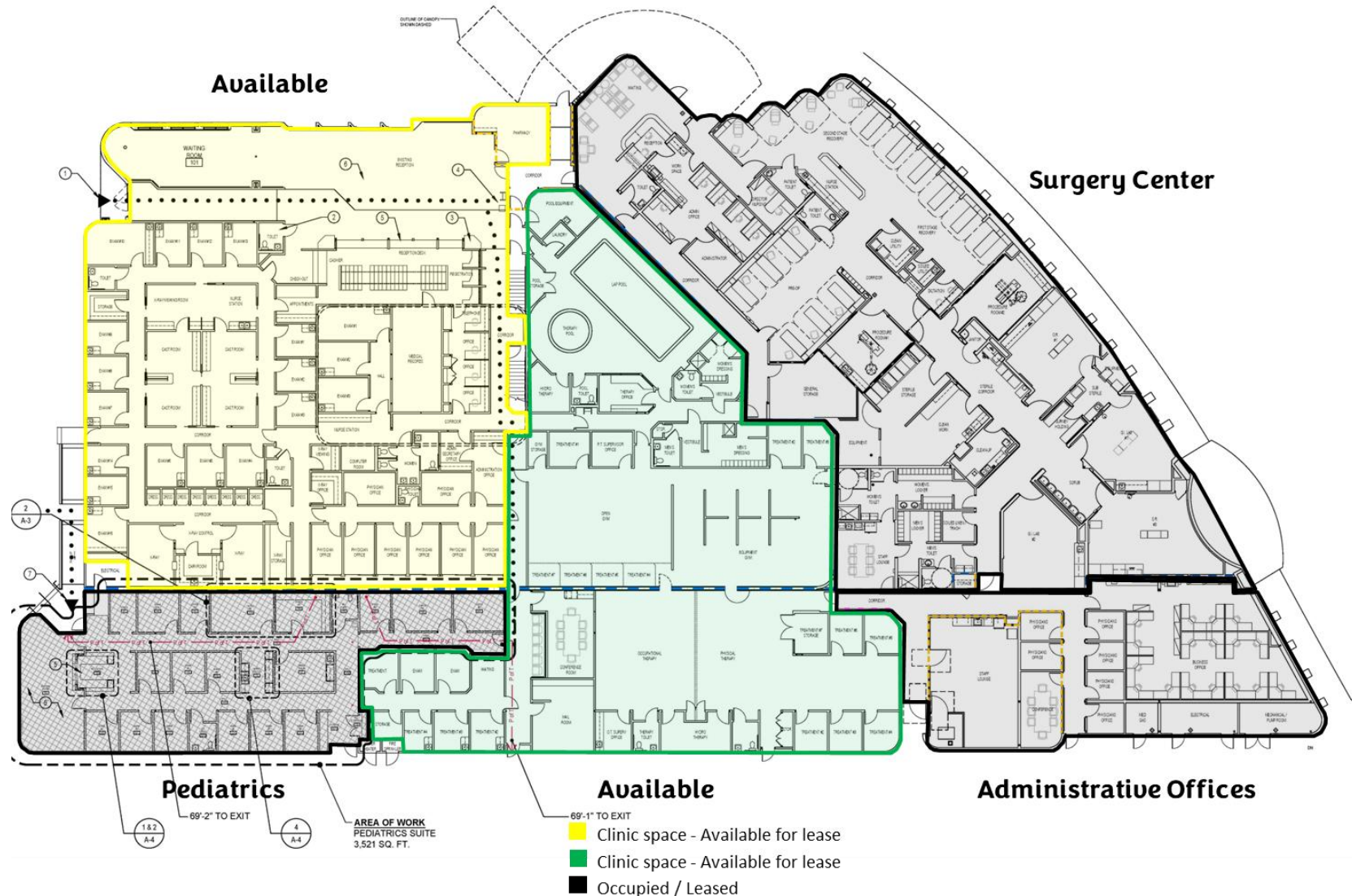
De Anza Surgery Center

Clinic Space (Divisible)

Rentable SF
± 5,000 – 15,000

Usable SF
± 4,332 – 12,995

Lease Rate
\$2.57 / SF / mo. MG

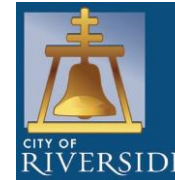


Demographics

3-Mile Radius



State — California
 County — Riverside
 Mayor — Patricia Lock Dawson
 Website — riversideca.gov



EMPLOYMENT

50%

WHITE COLLAR

20%

SERVICES

30%

BLUE COLLAR

7%

UNEMPLOYMENT RATE



EDUCATION

29%

HIGH SCHOOL GRADUATE

29%

SOME COLLEGE

26%

BACHELORS/GRAD/ PROF
DEGREE



POPULATION

121,101

POPULATION

33.9

MEDIAN AGE



INCOME

\$82,209

MEDIAN
HOUSEHOLD
INCOME

\$33,794

PER CAPITA
INCOME

\$127,858

MEDIAN NET
WORTH



Demographics

3-Mile Radius

4445 MAGNOLIA AVE | RIVERSIDE, CA



\$2,217

Annual Medical Care Expenditures



\$4,044

Annual Health Insurance Expenditures



Has One Type Of Health Insurance



Population (ACS)



No Health Insurance

Health Care

Annual Expenditure

Blue Cross/Blue Shield	\$1,025
Medicare Payments	\$910
Physician Services	\$229
Dental Services	\$507
Eyecare Services	\$75
Lab Tests/X-Rays	\$68
Hospital Room/Service	\$211
Convalescent/Nursing Home	\$37

19<

19-34

35-64

64+

23.0%

22.7%

27.6%

4.8%

25.8%

25.6%

35.4%

10.2%

1.0%

4.0%

5.2%

0.2%

Regional Map

Riverbrook Medical
Plaza

Riverside Community
Hospital

Evans Park Medical
Office Building

De Anza Surgery
Center

Riverside Community Hospital Medical Campus



RIVERSIDE
Community Hospital

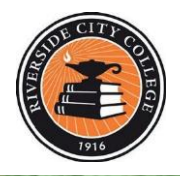
The Mission Inn
HOTEL & SPA
A NATIONAL HISTORIC LANDMARK

**Riverside
Civic Center**

**Riverbrook
Medical Plaza**

**Evans Park
Medical Office
Building**

**De Anza
Surgery Center**





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