



# HIGH IMAGE CORPORATE OFFICE BLDG

±26,648 SF | FOR SALE



**STANCE**  
COMMERCIAL REAL ESTATE

 [StanceRealEstate.com](https://StanceRealEstate.com)

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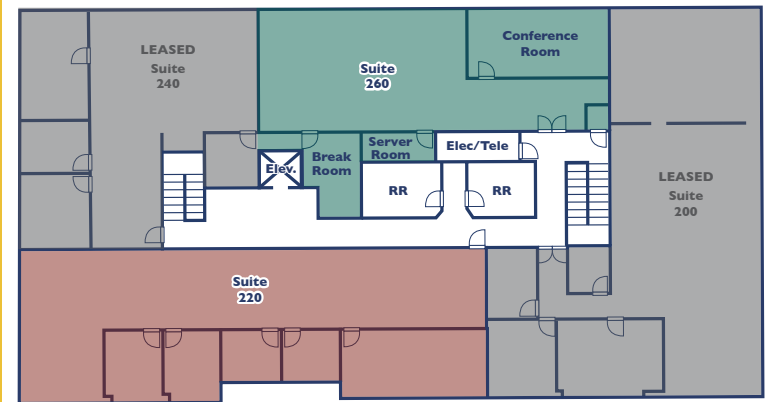


# CHICAGO

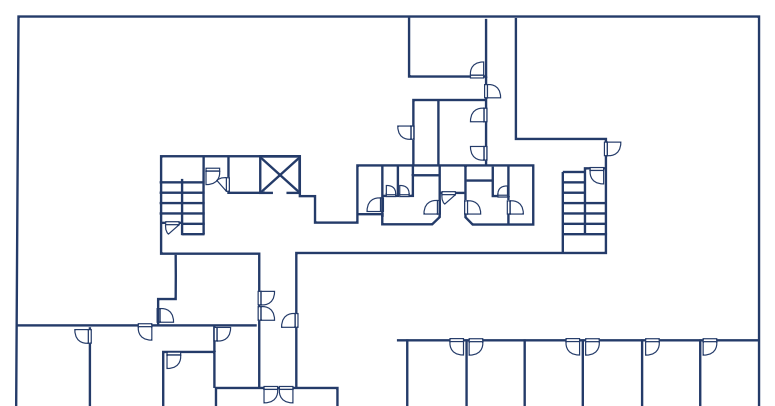
## G A T E W A Y

1825 CHICAGO AVENUE, RIVERSIDE, CA 92507

**2**  
FLOOR



**G**  
FLOOR





# Property Highlights

- ±26,648 SF Total Building
- ±20,212 SF Available Space (±6,436 SF Leased Space)
- Two-Story - Elevator Served (with New Hydraulics)
- Parking Ratio 4.00/1,000 SF
- Keycard-Controlled Access 24/7
- Street Frontage on Chicago Ave
- 60,91, & 215 Freeway Access
- New Interior Renovations
- Multiple New HVAC Units
- Year Built 2006



## DOWNTOWN RIVERSIDE



**319,190**  
ESTIMATED  
POPULATION



**151,000**  
WORKERS IN THE  
CITY OF RIVERSIDE



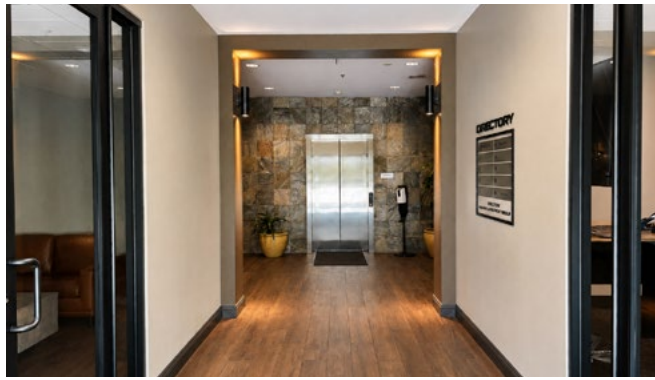
**\$113,485**  
ESTIMATED AVERAGE  
HOUSEHOLD INCOME



**VIBRANT CIVIC  
& COMMERCIAL  
DISTRICT**

Source: [riversideca.gov/mayor/our-work/data-dashboard](https://riversideca.gov/mayor/our-work/data-dashboard) Date: 2025





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PROUDLY SERVING RIVERSIDE • CA

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CHORIEGO**

**HEIDI  
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**JOE  
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