

BUCHANNAN PLAZA

FOR LEASE

12321 Magnolia Avenue | Riverside, CA 92503

High-Traffic Signalized Corner • Flex/Retail Space • Immediate Freeway Access

Hythum | Pacific Peak RE Investment Group | Lyon Stahl Investment Real Estate | DRE #01313520

Buchanan Plaza is a well-maintained, 14,223 SF multi-tenant flex property situated at the high-traffic signalized corner of Magnolia Avenue and Buchanan Street in the La Sierra corridor of Riverside, CA. Suites A and B, totaling approximately 2,445 SF, are now available for lease at \$1.54/SF Modified Gross, offering versatile configurations suitable for retail, showroom, service, or office use with drive-in access and ample surface parking. The property benefits from exceptional vehicular visibility and daily traffic counts that rank among the highest in the submarket, with immediate access to the Riverside (91) Freeway via McKinley and Pierce Street on/off ramps. Currently 100% occupied, these newly available units represent a rare leasing opportunity in a proven, high-demand location surrounded by established national retailers and dense residential neighborhoods. Prospective tenants will benefit from competitive lease rates and a landlord open to tenant improvement negotiations.

PROPERTY OVERVIEW

Property Type	Flex / Light Manufacturing	Slab to Slab	10'
Building Class	B	Tenancy	Multi-Tenant
Year Built	1989	Parking	40 Surface Spaces (2.81/1,000 SF)
Total Building SF	14,223 SF	Drive-Ins	9 tot. / 10' W x 12' H
Lot Size	63,162 SF (1.45 Acres)	Location	NWC Magnolia Ave & Buchanan St
Stories	1	Zoning	Urban / Flex
Clear Height	12'	APN	See Tax Records

AVAILABLE SPACES

Suite	Size (SF)	Use Type	Rate (Est.)	Availability
A	1,200 SF	Flex / Retail	\$1.54/SF MG	Now
B	1,245 SF	Flex / Retail	\$1.54/SF MG	Now

MG = Modified Gross | Tenant improvements negotiable. Contact listing broker for details.
Actual asking rate subject to landlord approval. Tenant improvements negotiable.

KEY HIGHLIGHTS

- High-Visibility Signalized Corner**
NWC of Magnolia Ave & Buchanan St — one of the highest-traffic corridors in the La Sierra submarket.
- Immediate 91 Freeway Access**
Minutes from McKinley St and Pierce St on/off ramps to the 91 Freeway for IE and OC connectivity.
- Strong Retail & Residential Density**
Dense surrounding commercial corridor with national tenants, restaurants, and established neighborhoods.
- Flexible Use Configuration**
Retail, service, showroom, office, or light industrial with drive-in access and 12' clear heights.
- 0% Vacancy — Proven Demand**
100% occupied property — two units becoming available represent a rare opportunity in this submarket.
- Favorable Parking Ratio**
40 surface spaces at 2.81/1,000 SF — well-suited for customer-facing retail and service businesses.

MARKET SNAPSHOT

SUBJECT VACANCY

0.0%

vs. 6.5% Submarket

ASKING RENT

\$1.36/SF

+1.1% YOY Growth

LOCATION & ACCESS

- Signalized intersection at Magnolia Ave & Buchanan St — high daily traffic counts for the La Sierra corridor
- Easy freeway access via McKinley St and Pierce St exits off the Riverside (91) Freeway
- Walk Score: 40 (Fairly Friendly) | Bike Score: 40 | Transit Score: 50 | Car Friendly: 100 (Exceptionally Friendly)
- Surrounded by established retail, food service, and residential neighborhoods with strong daytime and evening traffic
- Part of the Corona / Eastvale submarket — a growing Inland Empire commercial corridor

RECENT LEASE ACTIVITY

Sign Date	Leased SF	Use	Rent/SF	Services	Type
Apr 2025	1,080 SF	Flex	\$1.31	MG	Asking
Dec 2023	2,400 SF	Flex	\$1.25	MG	Asking

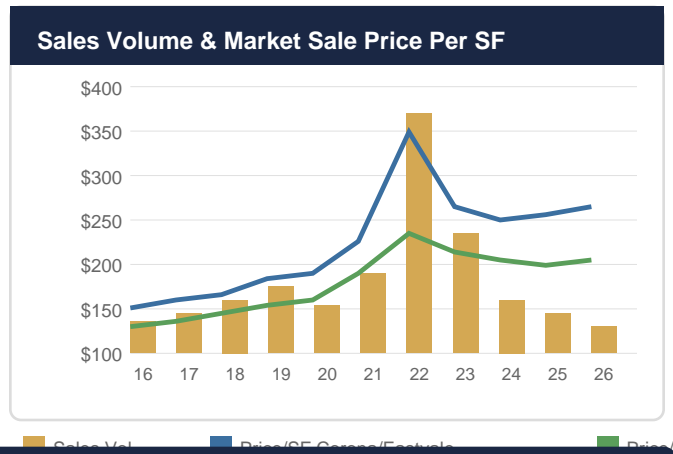
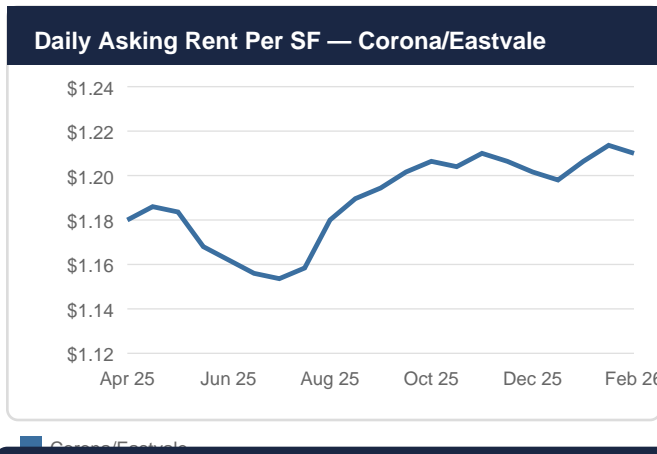
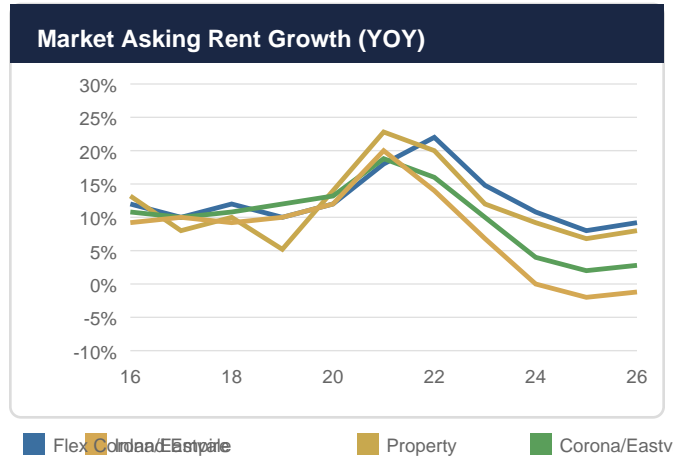
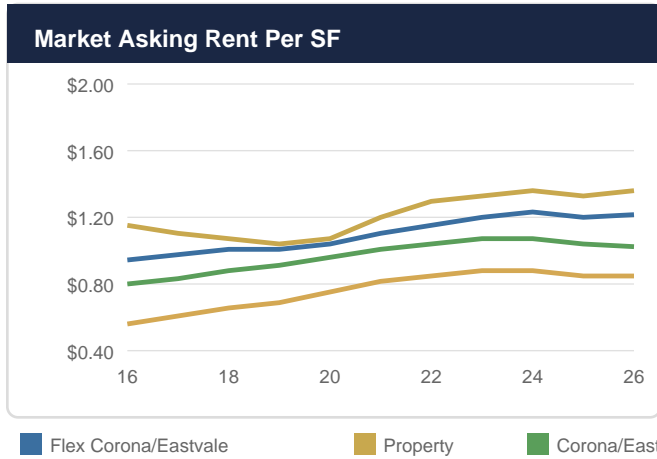
INQUIRIES & TOURS:

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Source: CoStar | Additional leases on file

MARKET ANALYTICS

Source: CoStar | Corona/Eastvale Submarket | Flex Segment | Data through Q1 2026



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