

FOR LEASE

6236 RIVER CREST DRIVE, UNIT G, RIVERSIDE, CA 92507

±2,468 SF FLEX PROPERTY

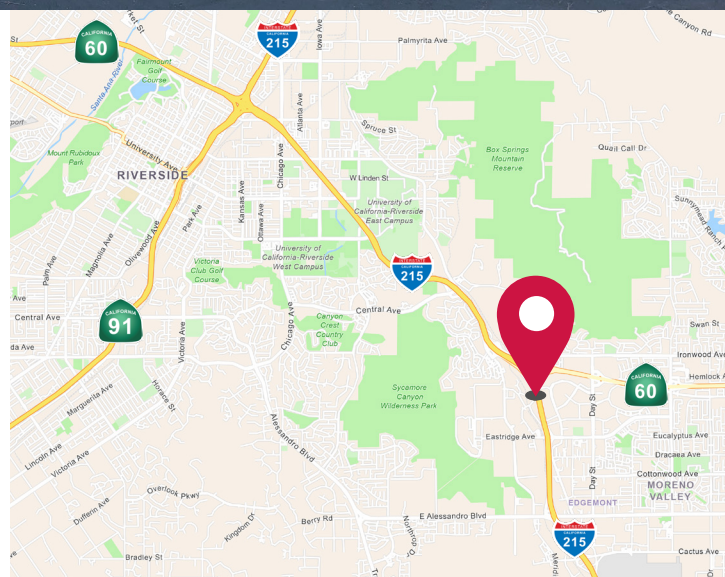


ASKING PRICE: \$1.10/SF/MG

www.TeamLazarHull.com

PROPERTY FEATURES

- ±600 SF Office
- ±1,800 SF Warehouse
- I-215 Freeway Signage/Visible
- 18 Ft Ceiling Clearance
- Office: Reception Area, 2 Private Offices, Kitchenette, 2 Restrooms
- 3:1,000 Parking Ratio
- Zoning BMP
- \$538/Month HOA - Tenant to Pay on top of Rent



SPENCER HULL

951.276.3651 | DRE#: 01507542
shull@leeriverside.com

RICK LAZAR

951.276.3652 | DRE#: 00549349
rlazar@leeriverside.com

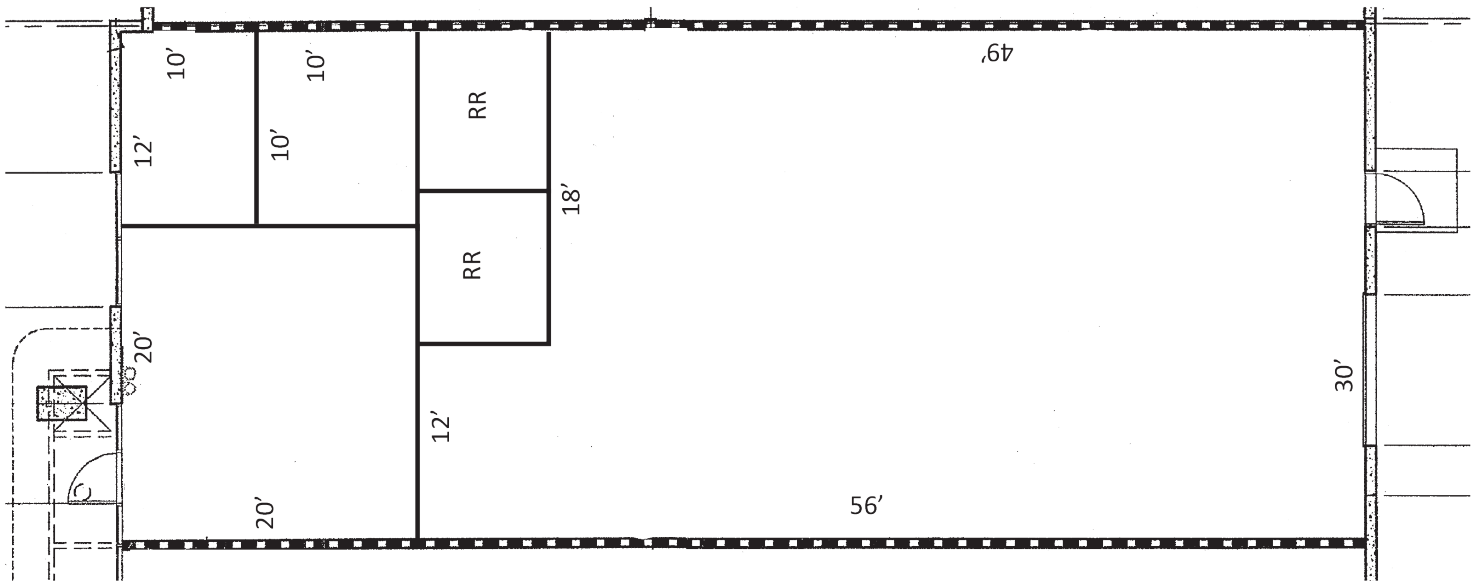
LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

No warranty or representation has been made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice.
Lee & Associates Commercial Real Estate Services, Inc. - Riverside | 3240 Mission Inn Avenue, Riverside, CA 92507 | Corporate DRE# 01048055 | www.lee-associates.com

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DEMOGRAPHICS (5 MILE)



POPULATION
247,697



HOUSEHOLDS
73,377



TOTAL EMPLOYEES
56,898



AVG HOUSEHOLD INCOME
\$124,002

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