



OFFICE BUILDING FOR SALE

3730 & 3734 ELIZABETH ST

RIVERSIDE, CA 92506

9327 Fairway View Pl., #300 // Rancho Cucamonga, CA 91730 // 909.786.4300 // alliedcommercialrealestate.com

Presented By:

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CalDRE #01301532



COMMERCIAL REAL ESTATE

EXECUTIVE SUMMARY



OFFERING SUMMARY	
Sale Price:	Subject To Offer
Building Size:	5,156 SF
Lot Size:	9,583 SF
Price / SF:	-
Zoning:	CR

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PROPERTY OVERVIEW

The subject property consists of two structures on an approx. 9,583 sq. ft lot. The first structure, 3730 Elizabeth St, is a single-story approx. 2,636 sq. ft. freestanding office building built in 1960. Currently occupied by Elizabeth St Studio and Gallery tattoo shop. The second structure, 3734 Elizabeth St, is a two story approx. 2,540 sq. ft. freestanding office building built in 1973. New Paint and Recent Upgrades completed. Currently, the ground floor is occupied by Garver Lending and the upstairs is vacant. Please contact the agent for more info.

LOCATION OVERVIEW

Located in the heart of Riverside just north of the Riverside Plaza Shopping Mall off the Central Ave exit on the 91 Freeway.

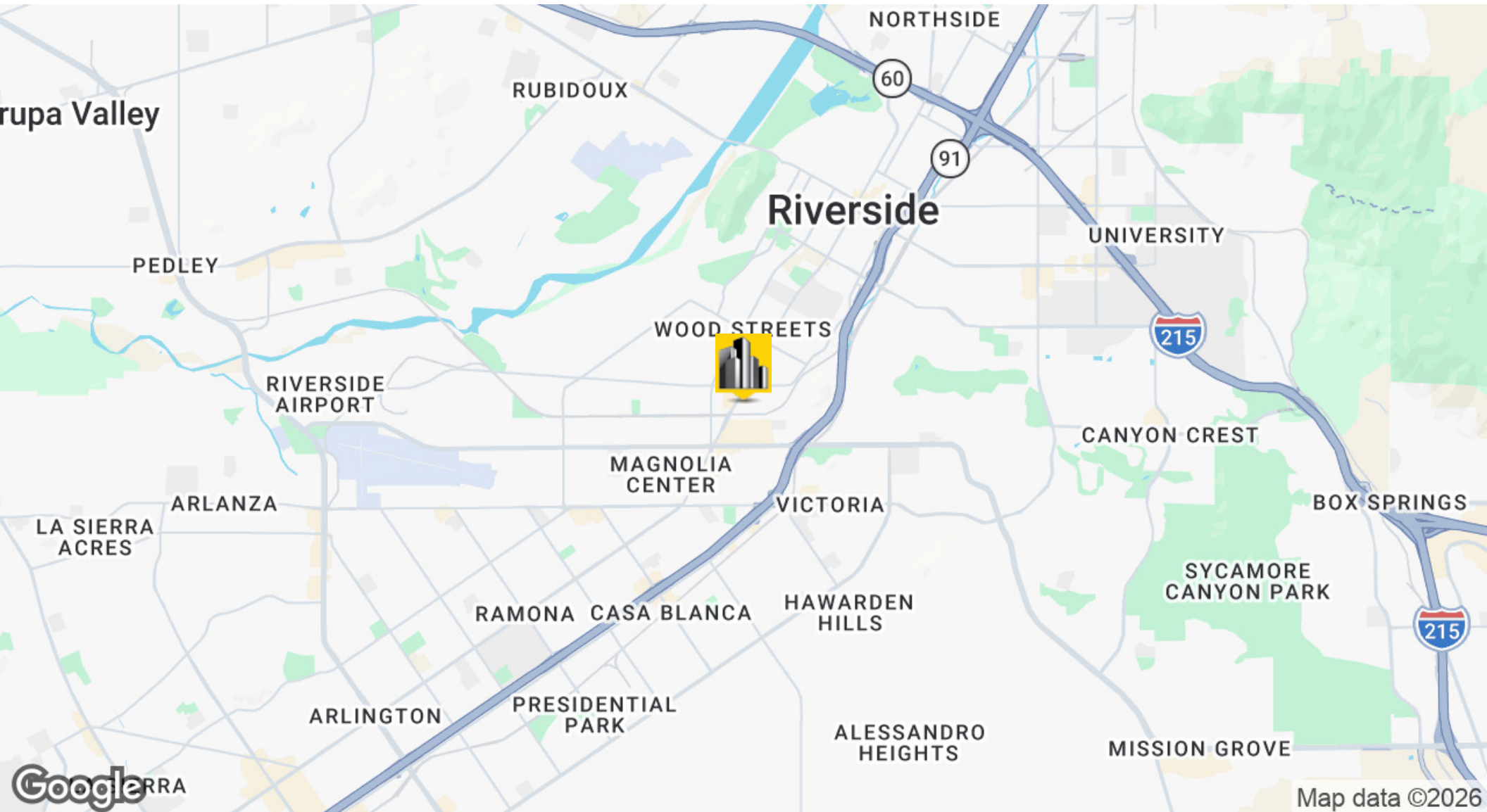
PROPERTY HIGHLIGHTS

- Great Location in Heart of Riverside
- Two Freestanding Bldgs on One Lot
- Good rental Income with Upside



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LOCATION MAP



Google

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Map data ©2026



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RENT ROLL

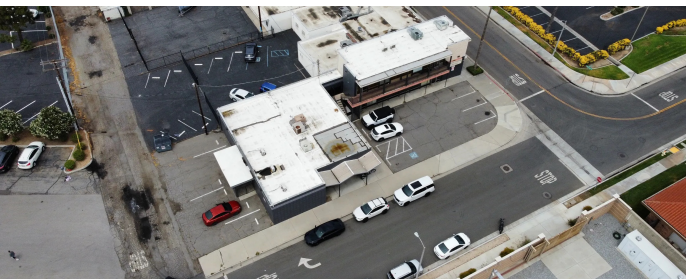
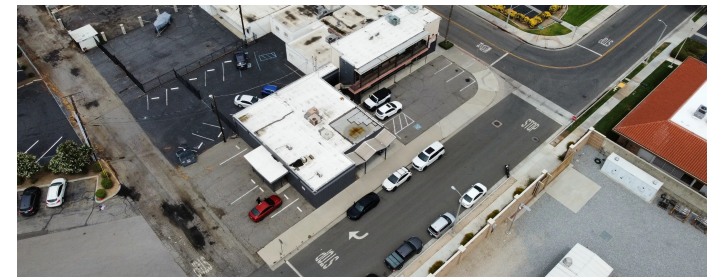
SUITE	TENANT NAME	SIZE SF	% OF BUILDING	RENT	PRICE / SF / YEAR	PRICE / SF / MONTH	MONTHLY RENT	LEASE END
3730	Tattoo Shop	2,636 SF	51.12%	-	\$10.52	\$0.88	\$2,300	MTM
3734 bottom	Garver Lending	1,260 SF	24.44%	-	\$11.43	\$0.95	\$1,300	MTM
3734 top	Vacant	1,260 SF	24.44%	-	-	-	-	-
TOTALS		5,156 SF	100%	\$0		\$1.83	\$3,600	
AVERAGES		1,719 SF	33.33%			\$0.91	\$1,800	

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ADDITIONAL PHOTOS



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DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	17,423	280,211	914,903
Average Age	34.9	33.5	33.5
Average Age (Male)	33.2	31.9	32.4
Average Age (Female)	36.2	34.6	34.4

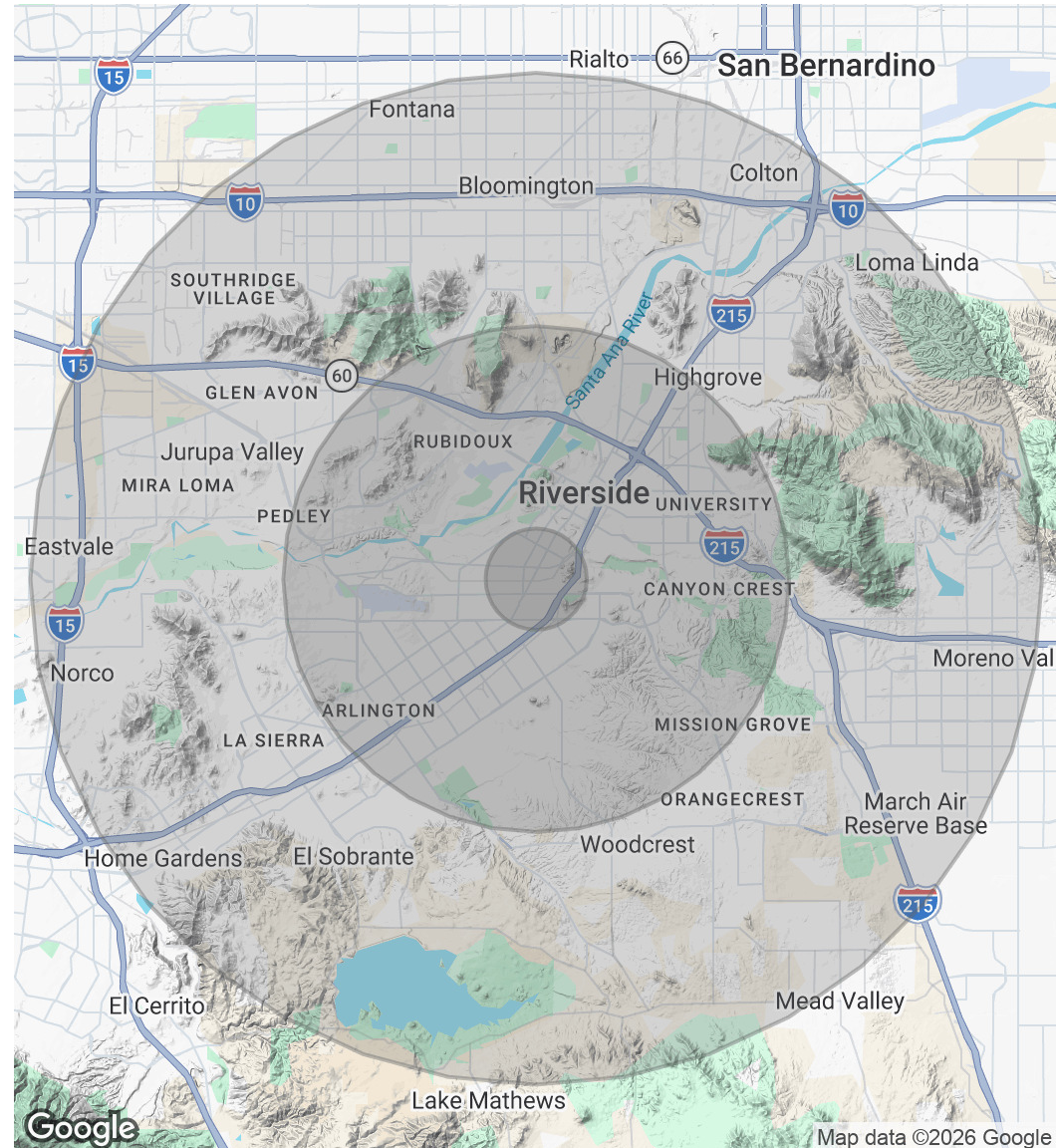
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	5,891	80,344	259,443
# of Persons per HH	3.0	3.5	3.5
Average HH Income	\$85,199	\$83,038	\$83,855
Average House Value	\$388,662	\$354,131	\$348,030

RACE	1 MILE	5 MILES	10 MILES
Total Population - White	11,299	144,374	433,973
Total Population - Black	980	15,488	63,922
Total Population - Asian	402	17,986	62,212
Total Population - Hawaiian	8	797	2,200
Total Population - American Indian	227	2,632	7,549
Total Population - Other	3,549	78,353	275,974

2020 American Community Survey (ACS)

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