



LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

FOR SALE

2 OFFICE/LAB/FLEX BUILDINGS

TO BE SOLD TOGETHER OR SEPARATELY

6100 QUAIL VALLEY CT: ±13,120 SF

6110 QUAIL VALLEY CT: ±7,100 SF

RIVERSIDE, CA 92507





6100 PROPERTY FEATURES AVAILABLE NOW

- $\pm 13,120$ SF Single Story Office/Lab Flex Building
- Situated on ± 1.3 Acres
- Large Fenced & Secure Parking Area
- Approximately 49 Parking Spaces
- M-4 Zoning
- Occupied until Year End 2026
- APN 291-040-082

6110 PROPERTY FEATURES AVAILABLE NOW

- $\pm 7,100$ SF 2-Story Office/Lab Flex Building
- Situated on ± 0.53 Acres
- Large Fenced & Secure Parking Area
- Approximately 25 Parking Spaces
- M-4 Zoning
- One Roll Up Door
- Occupied until Year End 2026
- APN 291-040-081

TOTAL PRICE FOR BOTH BUILDINGS: \$4,850,000

PROPERTY FEATURES



Two Office/Lab/Flex Buildings



±20,220 Total Square Feet



Large, Fenced & Secured
Parking Area



Minutes To Downtown Riverside
With Numerous Restaurants,
Retail Amenities & Business
Services, Free Surface Parking



Prominent Building Signage
Available



Campus Setting



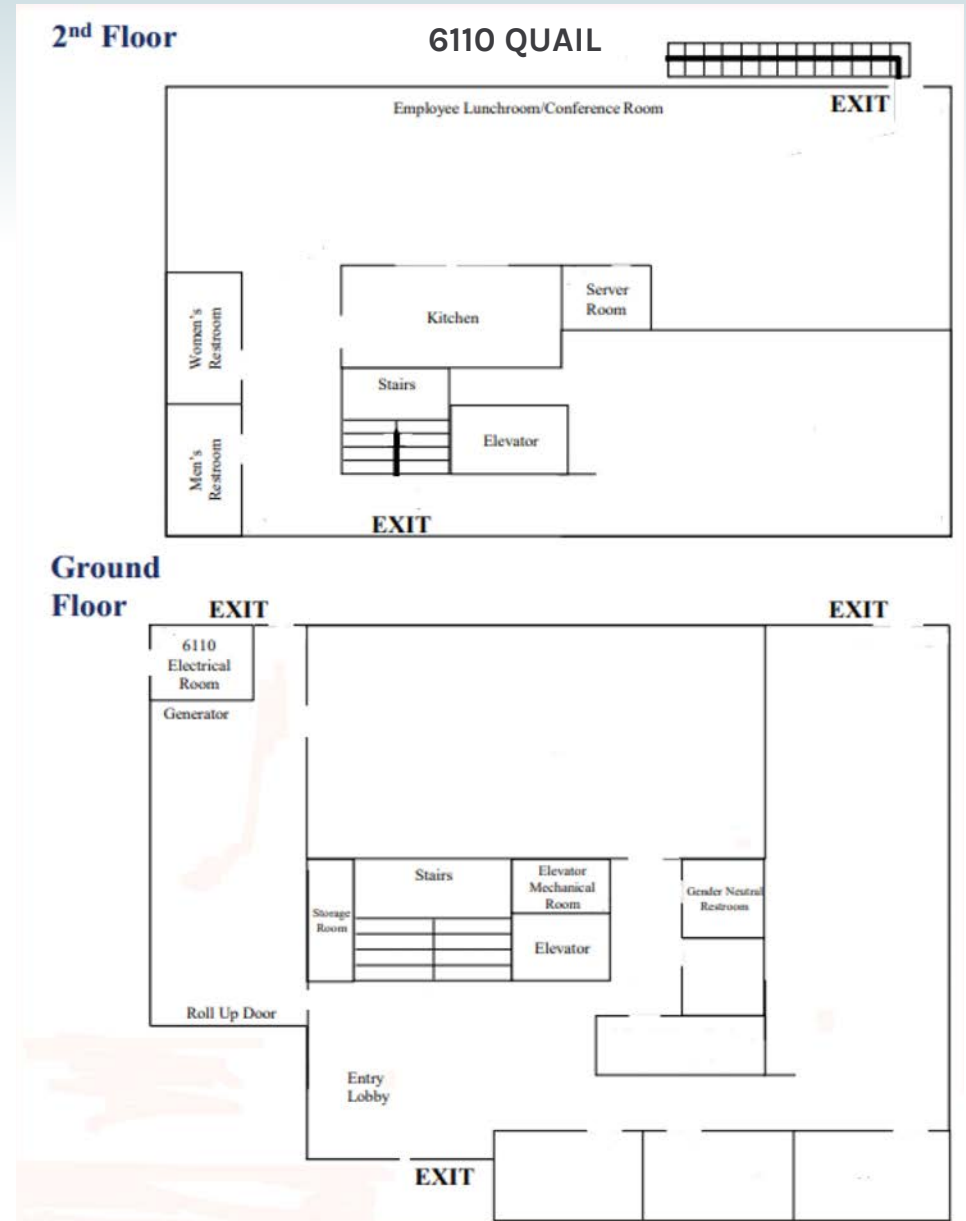
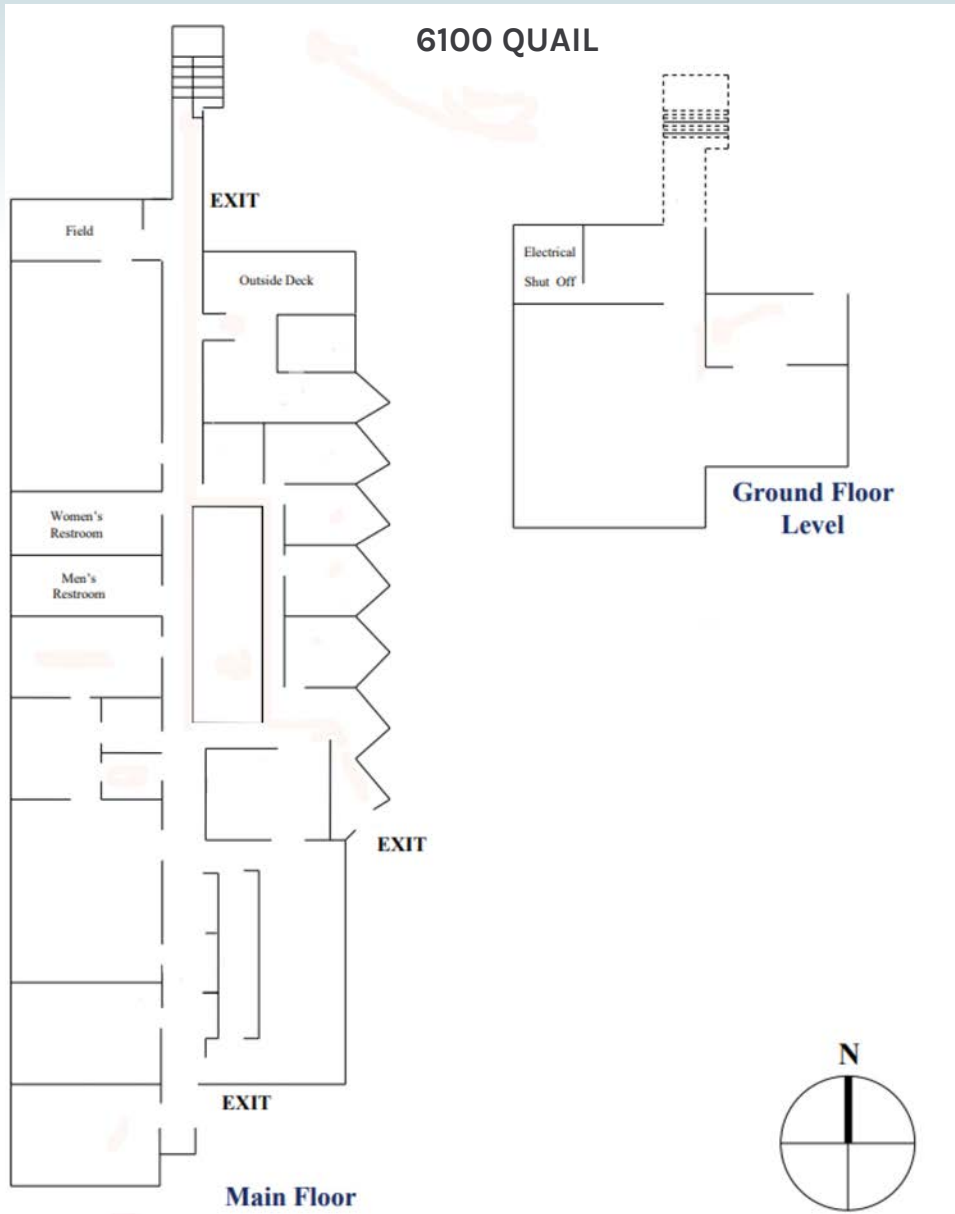
Immediate Freeway Access to
the 91/215/60



Abundant Surface Parking



FLOOR PLANS





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DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
2025 Estimated Population	8,323	83,836	243,933
2030 Projected Population	8,136	83,947	245,528
2020 Census Population	9,092	86,863	246,650
Average Household Income	\$105,723	\$117,627	\$120,642

HOUSEHOLDS

2025 Estimated Households	3,155	26,766	71,833
2030 Projected Households	3,178	27,434	73,917
2020 Census Households	3,319	27,242	71,621

RACE & ETHNICITY

White	35.3%	33.8%	33.4%
Hispanic or Latino	51.7%	57.8%	61.3%
Black or African American	15.0%	13.7%	12.0%
Asian or Pacific Islander	14.1%	10.2%	9.2%
American Indian or Alaska Native	1.4%	1.4%	1.6%
Other Race	19.8%	24.5%	27.0%

BUSINESS

2025 Total Businesses	496	2,888	7,369
2025 Total Employees	6,015	22,742	60,847
2025 Estimated Employee Population per Business	12.2	7.9	8.3
2025 Estimated Residential Population per Business	16.9	29.0	33.1

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