



Riverside Community Hospital Medical Campus

Now Leasing

**CMS-Certified ASC and Clinic Space
Available From ±1,250 - ±11,350 SF**

www.svn.com

BRETT LARSON, JD, CCIM
O: 951.600.8634 x701
brett.larson@svn.com

Executive Summary

SVN Commercial Real Estate Advisors is pleased to present a prime healthcare leasing opportunity on the campus of Riverside Community Hospital in Riverside, CA, including two 3-story Class A medical office buildings and a single single-CMS-certified ambulatory surgery center (ASC). Located in the heart of Downtown Riverside, the campus is conveniently accessible from both the 60 and 91 freeways, providing excellent regional connectivity for patients and medical professionals traveling from across Riverside County and the greater Inland Empire.

About Riverside Community Hospital

Founded in 1901, Riverside Community Hospital is a full-service acute care hospital located in the heart of the Inland Empire and is home to the region's largest Emergency Room and Level I Trauma Center. The hospital operates over 540 licensed beds, an 82-bed emergency department, and a 69-bed intensive care unit — supported by more than 800 physicians and 2,500 staff delivering a comprehensive range of specialty services including cardiac surgery, neuroscience, oncology, orthopedics, and robotic surgery. Nationally recognized with Healthgrades' America's 250 Best Hospitals Award and America's 50 Best Hospitals for Surgical Excellence Award, Riverside Community Hospital stands as one of the region's premier healthcare destinations— making its campus an outstanding location for medical office tenants seeking immediate proximity to a high-volume, nationally acclaimed facility.





Property Overview



Class A Medical Office Suites and CMS-certified ASC Available



Excellent User Mix with Great Synergy



Ample Free Parking - Surface Parking, 5-Story Parking Structure, & 2nd Parking Structure Under Construction



Dual Elevators In All Multi-Story Buildings



Professionally Managed



Low Load Factors



Close Proximity to Local Freeways

Evans Park Medical Office Building

📍 4500 Brockton Ave., Riverside, CA 92501



Rentable Area
56,607 SF

Floors
3

Year Built
1988

Construction
Steel Frame





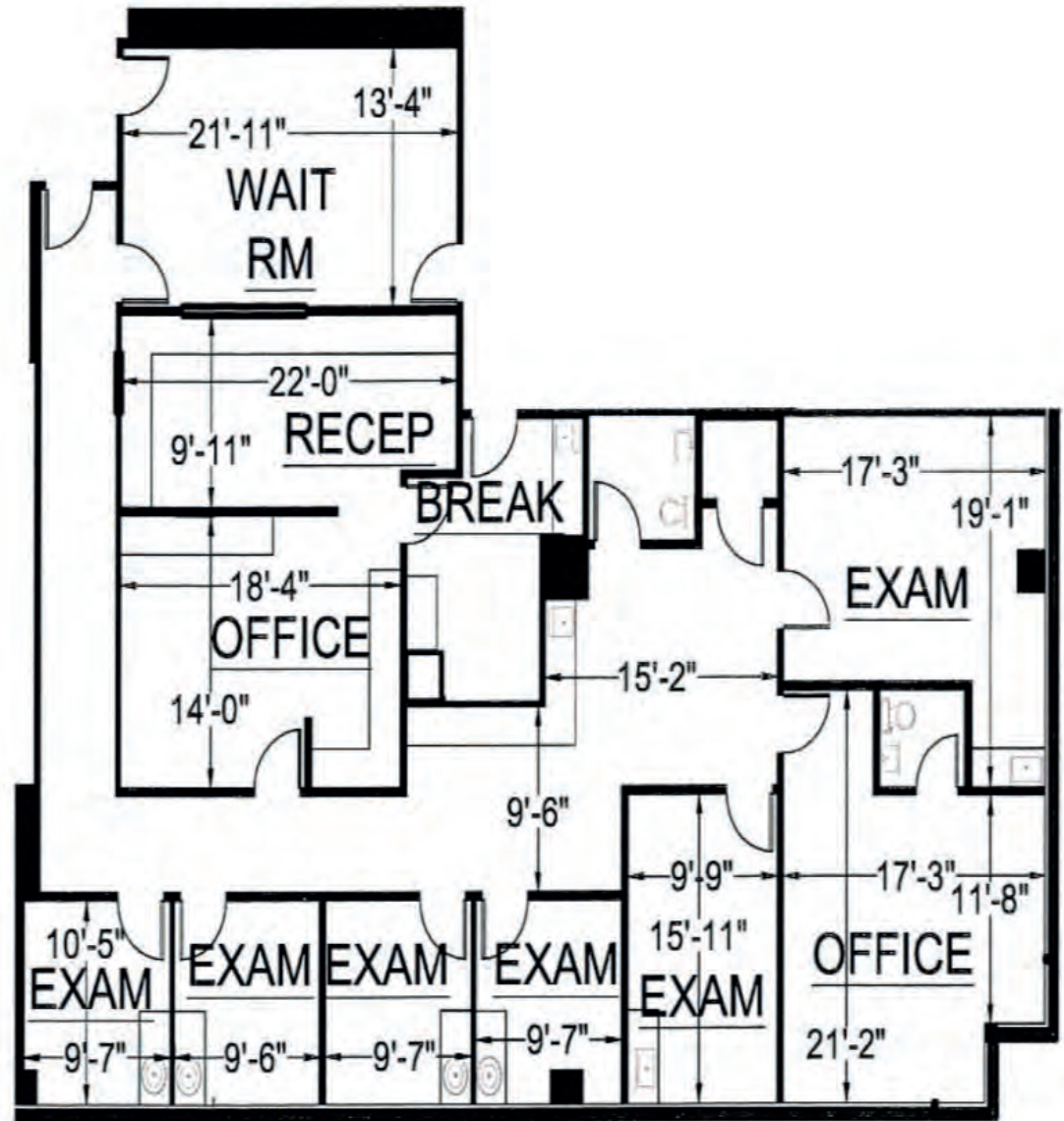
Evans Park Medical Office Building

Suite 201

Rentable SF
3,244

Usable SF
2,896

Lease Rate
\$2.83 / SF / mo. MG



Evans Park Medical Office Building

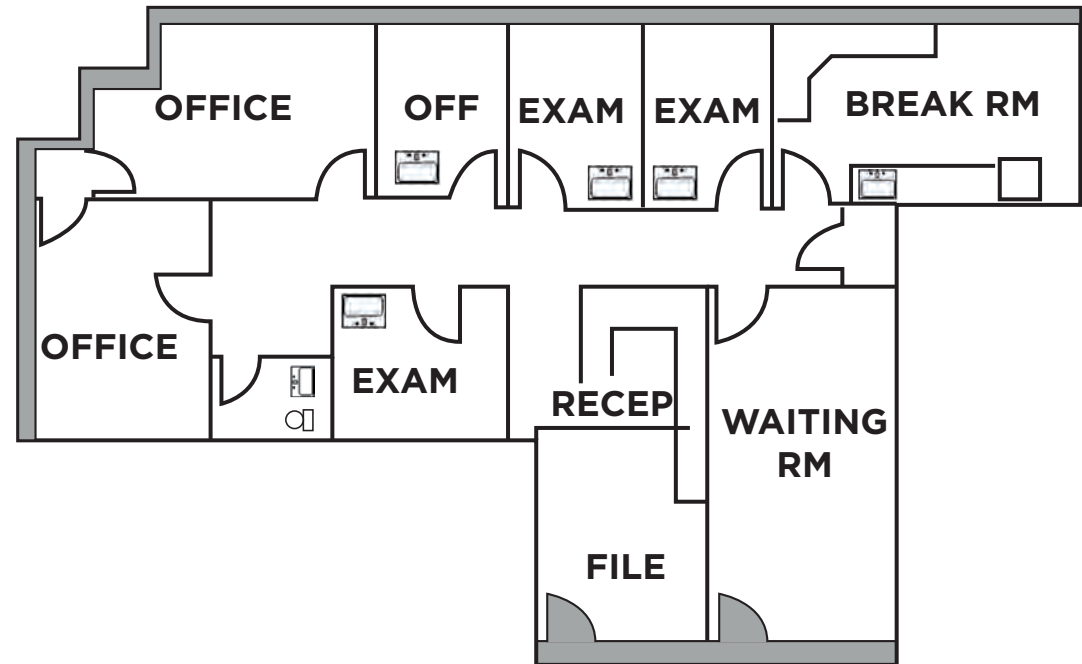


Suite 305

Rentable SF
2,134

Usable SF
1,905

Lease Rate
\$2.83 / SF / mo. MG





Evans Park Medical Office Building

Suite 316

Rentable SF
1,250

Usable SF
1,116

Lease Rate
\$2.83 / SF / mo. MG



* Image not to scale



Riverbrock Medical Plaza

📍 4510 Brockton Ave., Riverside, CA 92501



Rentable Area
54,650 SF

Floors
3

Year Built
2014

Construction
Steel Frame





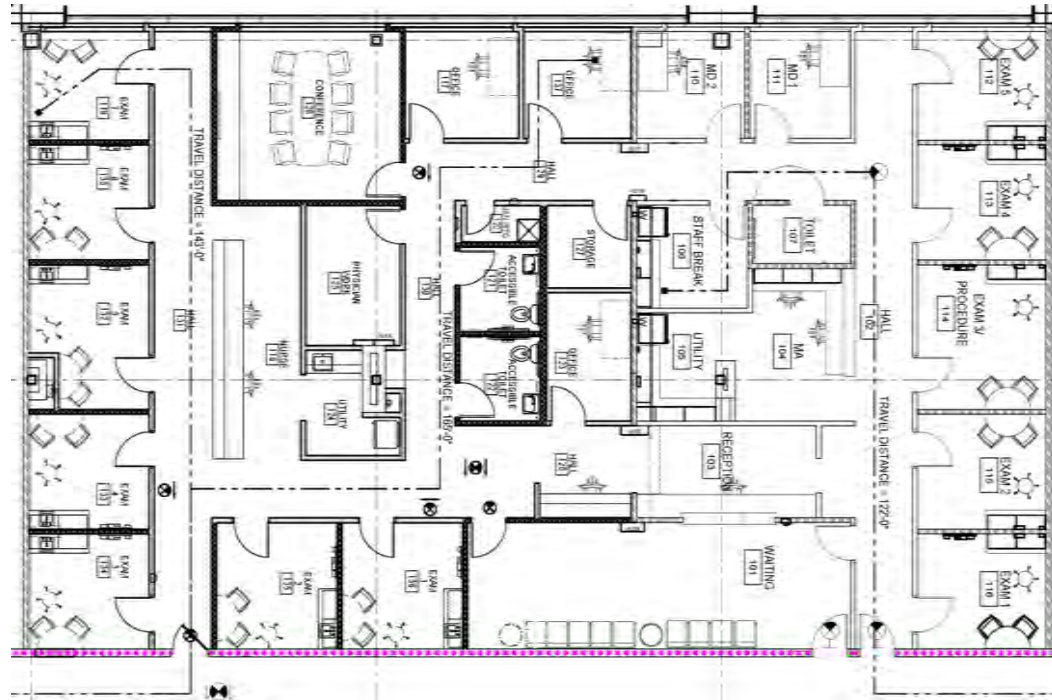
Riverbrock Medical Plaza

Suite 355-365

Rentable SF
5,735

Usable SF
4,944

Lease Rate
\$3.00 / SF / mo. FSG





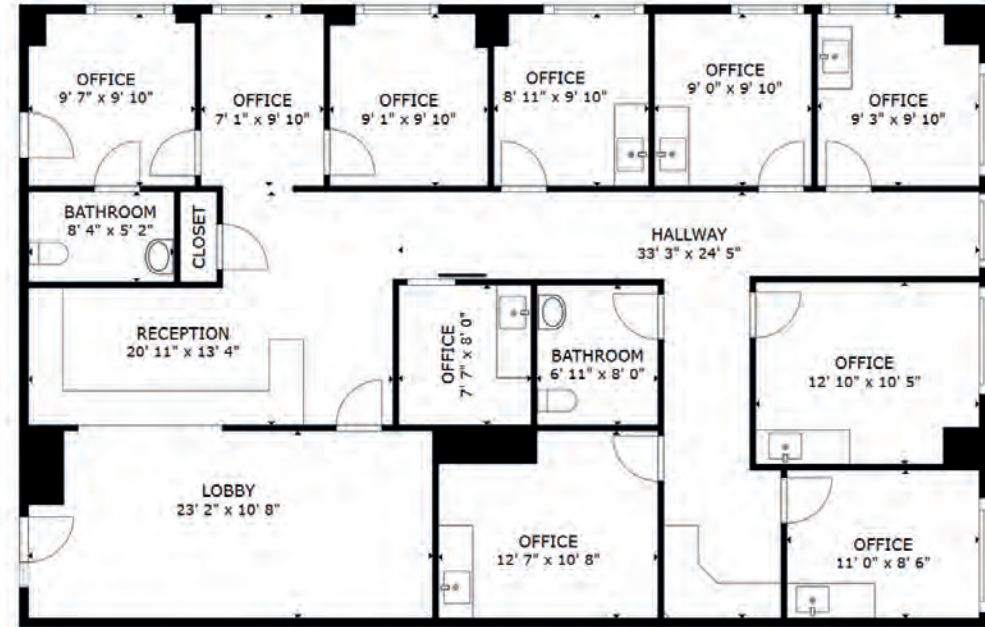
Riverbrock Medical Plaza

Suite 380

Rentable SF
2,294

Usable SF
1,978

Lease Rate
\$4.88 / SF / mo. FSG



FLOOR PLAN



De Anza Surgery Center

📍 4444 Magnolia Ave., Riverside, CA 92501

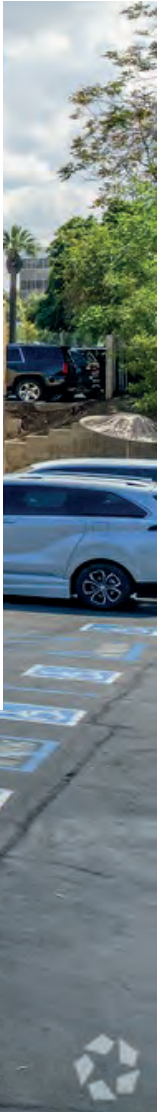


Rentable Area
35,680 SF

Floors
1

CMS-Certified
Yes

Construction
Masonry



De Anza Surgery Center



Clinic

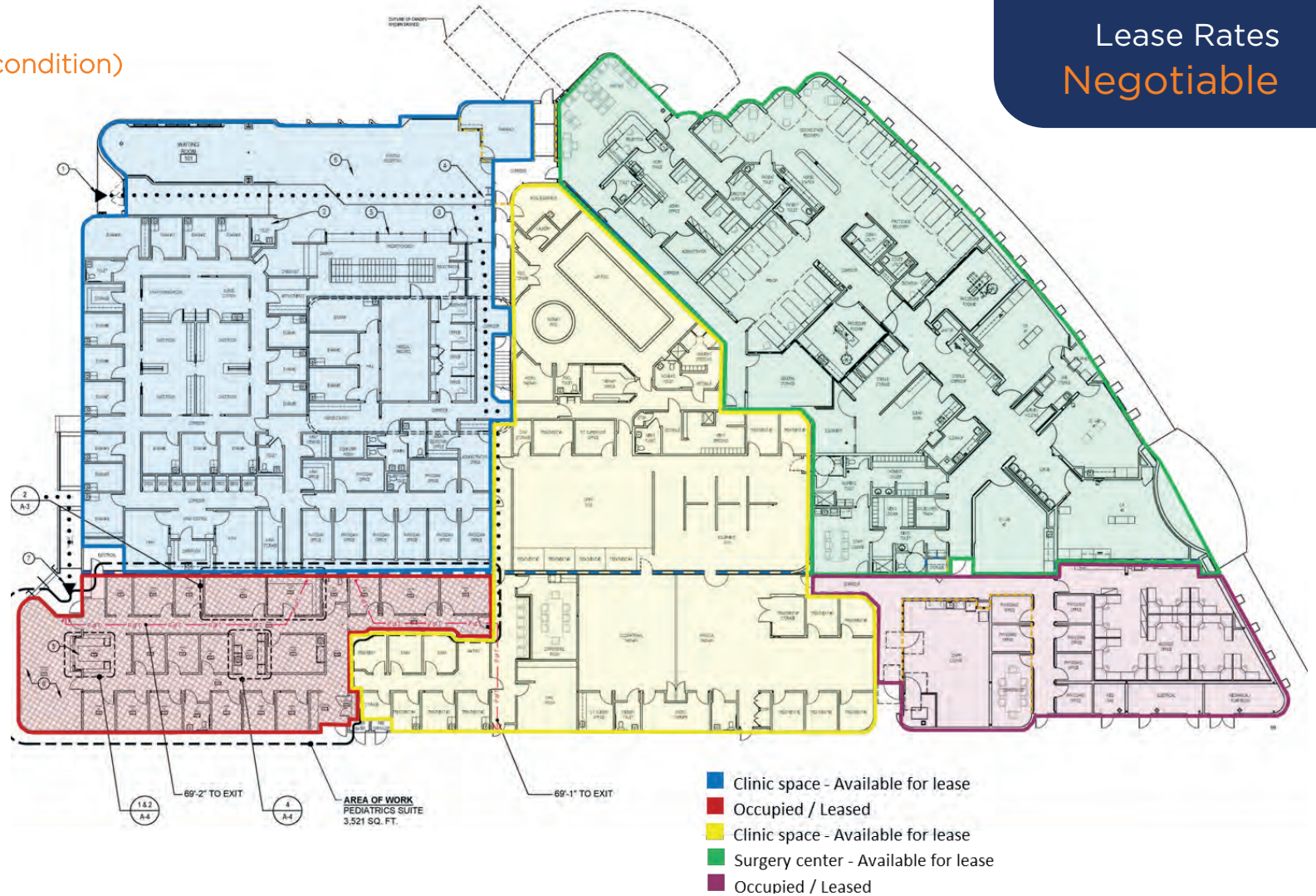
(To be converted to shell condition)

Rentable SF
5,000 - 20,000

Surgery Center

Rentable SF
+/- 10,000

- CMS - Certified
- 6 Pre-Op Beds
- 2 Operatories
- 2 Procedure Rooms
- 2 GI Labs
- 6 Recovery Beds



Lease Rates
Negotiable

Demographics

3-Mile Radius



State — California
 County — Riverside
 Mayor — Patricia Lock Dawson
 Website — riversideca.gov



EMPLOYMENT



50%
WHITE COLLAR

20%
SERVICES

30%
BLUE COLLAR

7%
UNEMPLOYMENT RATE

EDUCATION



29%
HIGH SCHOOL GRADUATE

29%
SOME COLLEGE

26%
BACHELORS/GRAD/
PROF DEGREE

POPULATION



121,101
POPULATION

33.9
MEDIAN AGE

38,831
HOUSEHOLDS

INCOME



\$82,209
MEDIAN
HOUSEHOLD
INCOME

\$33,794
PER CAPITA
INCOME

\$127,858
MEDIAN NET
WORTH



Demographics

3-Mile Radius

4445 MAGNOLIA AVE | RIVERSIDE, CA



\$2,217

Annual Medical Care Expenditures

\$4,044

Annual Health Insurance Expenditures

Health Care	Annual Expenditure
Blue Cross/Blue Shield	\$1,025
Medicare Payments	\$910
Physician Services	\$229
Dental Services	\$507
Eyecare Services	\$75
Lab Tests/X-Rays	\$68
Hospital Room/Service	\$211
Convalescent/Nursing Home	\$37

	19<	19-34	35-64	64+
Has One Type Of Health Insurance	23.0%	22.7%	27.6%	4.8%
Population (ACS)	25.8%	25.6%	35.4%	10.2%
No Health Insurance	1.0%	4.0%	5.2%	0.2%

Regional Map



Riverside Community Hospital Medical Campus



RIVERSIDE
Community Hospital

The Mission Inn
HOTEL & SPA
A NATIONAL HISTORIC LANDMARK

**Riverside
Civic Center**

**Riverbrook
Medical Plaza**

**De Anza
Surgery Center**

**Evans Park
Medical Office
Building**





Brett Larson
Senior Advisor

O: (951)600-8634 ext. 701
C: (951)532-4713
brett.larson@svn.com

CA DRE # 01947115

www.svn.com

This document has been prepared by SVN Insight Commercial Real Estate Advisors (SVN) for advertising and general information only. This information is submitted subject to errors, omission, change of price, rental or other conditions, withdrawal without notice, and is subject to any special listing conditions imposed by our principals. SVN makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. SVN excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from.