
# For Sale:

# 10759 MAGNOLIA AVE RIVERSIDE, CA 92505

## Offering Memorandum

**Thomas Lam**
Senior Vice President
909.348.0610 | 909.348.0600
tlam@naicapital.com
Cal DRE License #01788071

NAI Capital
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

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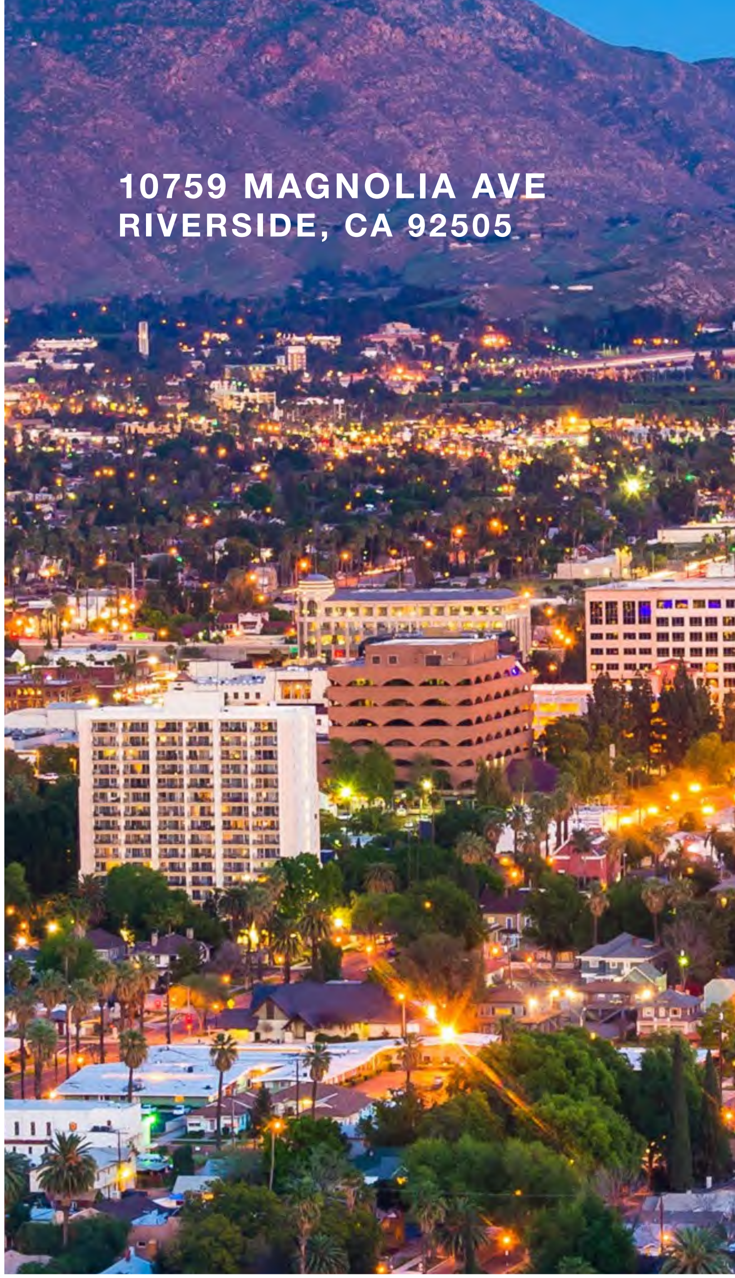



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# EXECUTIVE SUMMARY

## Investment Overview

| | |
|---|---|
| **Address:** | 10759 Magnolia Ave<br>Riverside, California 92505 |
| **County:** | Riverside County |
| **Cap Rate:** | 5.6% |
| **Purchase Price** | $ 3,350,000.00 |
| **Occupancy:** | 100% Leased |
| **Property Type:** | Neighborhood Retail Center |
| **Shopping Center GLA:** | ±11,306 SF |
| **Land Size:** | ±33,976 Acres |
| **Parcel Number:** | 110-082-024 |
| **Year Built:** | 1994/ 2019 Newly Renovated |
| **Ownership Type:** | Fee Simple |

| Expenses | Current |
|---|---|
| **Real Estate Taxes:** | $41,875.00 (based on asking price) |
| **Insurance:** | $11,344.53 |
| **Utilities:** | $12,353.03 |
| **Total Operating Expenses:** | **$65,572.56** |

NAI Capital is pleased to present the opportunity to purchase a Retail Center in the Riverside County. 10759 Magnolia Avenue, Riverside, CA 92505 features an approximately +/-11,306 SQFT Retail Center situated on +/-33,976 SQFT of Improved Land. The Retail Center consist of the following: Excellent Tenant Mix with 100% Occupancy, Current Rental Rates are Below Market Value which translates to Extreme Upside Potential, and Abundant Parking with Convenient Ingress/Egress.
The property is strategically located along the corner of Magnolia Avenue which benefits from visibility, pro commercial related businesses and convenient access to 91, 15, and 215 freeways. The VPD indicates over 40,000 vehicles traveling daily through Magnolia Avenue making this a great Retail Center for commercial traffic. The tremendous upside of this property would be well suited for an Investor who wants to take advantage of the Retail Center's upside potential. Property tours are available by appointment.

# INVESTMENT HIGHLIGHTS

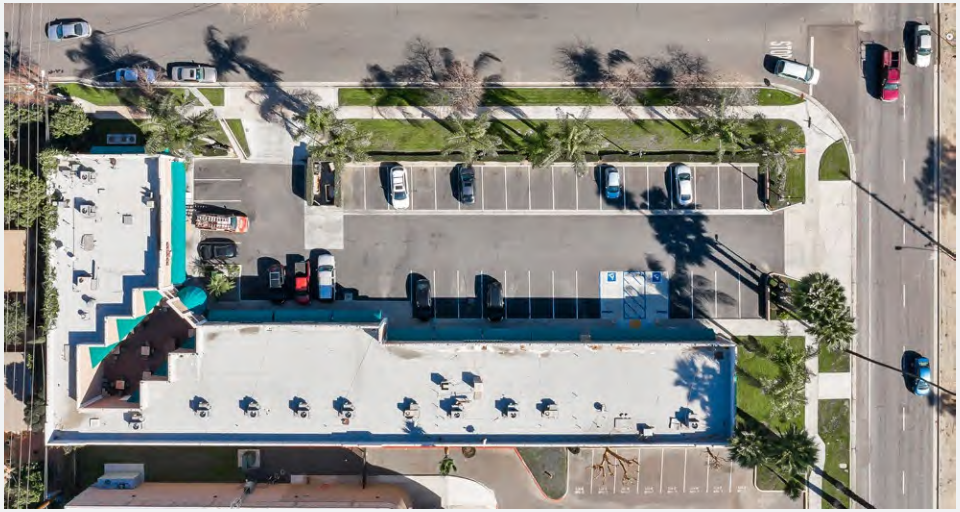
- +/-11,306 SQFT Retail Center situated on +/- 33, 976 SQFT of improved land
- Large Pylon Sign: Visible to Daily Traffic (VPD indicates over 40,000 vehicles)
- Convenient Access to 91, 15, 215 Freeways
- Easy Ingress/Egress
- Excellent Visibility and Access with ±118 Feet of Frontage on Magnolia Avenue
- Strategic Hard Corner Location Positioned for Strong Commercial Exposure
- Excellent Tenant Mix with 100% Occupied Retail Center
- Directly Across from Kaiser Medical Center
- Current Rental Rates are Below Market Value
- Tremendous Value-Add Investment; 7.5% Pro Forma Cap Rate

# PROPERTY Information

# RENT ROLL

| SUITE | TENANT NAME | SQUARE FEET TOTAL | LEASE TERM | | CURRENT RENTAL RATES | | RENTAL INCREASES | | LEASE TYPE | LEASE OPTIONS |
|---|---|---|---|---|---|---|---|---|---|---|
| | | | Begin | End | $/PSF | Per Month | Begin | Monthly | | |
| A | La Sierra Florist | 2,008 | 1/1/2025 | 12/31/2029 | $1.60 | $3,224.21 | 1/1/2026<br>1/1/2027<br>1/1/2028<br>1/1/2029 | $3,224.21<br>$3,320.93<br>$3,420.56<br>$3,523.17 | Gross | No |
| B | Salon | 548 | 8/1/2023 | 8/31/2026 | $2.73 | $1,500.00 | 8/1/2024 | $1,500.00 | Month to Month | No |
| C-D | Coco's Snack Bar & Juice | 1,387 | 9/1/2026 | 8/31/2031 | $2.36 | $3,278.18 | 9/1/2027<br>9/1/2028<br>9/1/2029<br>9/1/2030 | $3,409.30<br>$3,545.67<br>$3,687.51<br>$3,835.01 | Gross | No |
| E-F | Tattoo Shop | 1,474 | 6/1/2026 | 9/30/2029 | $2.23 | $3,300.00 | 6/1/2026<br>6/1/2027<br>6/1/2028 | $3,300.00<br>$3,432.00<br>$3,569.28 | Gross | No |
| G | Alexander Clocks | 946 | 1/1/2025 | 12/31/2029 | $1.42 | $1,349.22 | 1/1/2026<br>1/1/2027<br>1/1/2028<br>1/1/2029 | $1,349.22<br>$1,389.69<br>$1,431.38<br>$1,474.33 | Gross | No |
| H | Top Shelf Vape | 989 | 12/1/2025 | 7/31/2030 | $1.87 | $1,857.09 | 1/1/2026<br>1/1/2027<br>1/1/2028<br>1/1/2029 | $1,857.09<br>$1,912.80<br>$1,970.19<br>$2,029.29 | Gross | No |
| J-K | Barber Shop | 1,326 | 9/1/2023 | 8/31/2028 | $1.37 | $1,817.00 | 9/1/2024<br>9/1/2025<br>9/1/2026<br>9/1/2027 | $1,765.00<br>$1,817.00<br>$1,871.50<br>$1,928.00 | Gross | No |
| L-N | House of Hookah | 1,464 | 12/1/2023 | 11/30/2028 | $1.82 | $2,665.12 | 12/1/2024<br>12/1/2025<br>12/1/2026<br>12/1/2027 | $2,587.50<br>$2,665.12<br>$2,745.07<br>$2,827.42 | Gross | No |
| O-P | La Familia Street Tacos & More | 1,092 | 1/1/2023 | 12/31/2027 | $1.88 | $2,062.71 | 1/1/2024<br>1/1/2025<br>1/1/2026<br>1/1/2027 | $1,870.94<br>$1,964.49<br>$2,062.71<br>$2,165.85 | Gross | One 5-Year Option |
| | **Total Square Footage** | **11,306** | | | **Total Montly Rent** | **$21,053.53** | | | | |
| | **Total Available** | **-** | | | **Total Annual Rent** | **$252,642.36** | | | | |
| | **Total Occupied** | **11,306** | | | | | | | | |

# PROPERTY PHOTOS






# AREA RETAIL MAP

# LOCATION
## Overview

# AREA OVERVIEW

Riverside County is located in Southern California, bordered by Orange County to the west, San Bernardino County to the north, Arizona to the east, Imperial County to the southeast, and San Diego County to the south. With an estimated population of approximately 2.54 million residents as of 2025, Riverside County is the fourth-most populous county in California and among the ten most populous counties in the United States.

Covering approximately 7,209 square miles, Riverside County is the fourth-largest county in California by land area. Much of the county consists of desert and mountainous terrain, resulting in the majority of residential and commercial development being concentrated in the western portion of the county, where population growth and economic activity remain strongest.

Together with neighboring San Bernardino County, Riverside County forms the Inland Empire, one of California's largest and fastest-growing economic regions. The Riverside-San Bernardino-Ontario Metropolitan Statistical Area (MSA) is home to nearly 4.8 million residents, making it one of the largest metropolitan regions in the nation. Strategic access to major transportation corridors, a robust logistics and distribution sector, comparatively affordable land and housing costs, and continued population growth have helped establish the Inland Empire as a major economic engine for Southern California and the western United States.

The region continues to attract businesses involved in logistics, e-commerce, manufacturing, healthcare, and professional services, benefiting from its central location between the ports of Los Angeles and Long Beach and major consumer markets throughout the Southwest.

# AREA OVERVIEW

## Population

**Population Forecast 2025-2030**

- Population growth projected at approximately 1.0% annually
- Continued net in-migration supports long-term growth
- Riverside County population exceeds 2.54 million residents
- Strong residential development pipeline with nearly 9,700 housing permits issued in 2025

Riverside County remains one of California's fastest-growing counties, with a population of approximately 2.54 million residents in 2025. Growth continues to be driven by strong migration from higher-cost coastal markets, attracted by the county's relatively affordable housing, available land, and expanding employment opportunities. The county's abundant developable land continues to support significant residential growth, with both single-family and multifamily construction remaining active. Nearly 9,700 residential building permits were issued in 2025, helping meet ongoing housing demand and support future population growth.

## Economy

Riverside County's economy continues to outperform many California markets, supported by strong population growth and its role as a major logistics hub. As of July 2026, the Riverside-San Bernardino-Ontario MSA supported approximately 1.72 million jobs and had an unemployment rate of 5.3%. Much of the region's future job growth is expected to be concentrated in the Education & Healthcare, Leisure & Hospitality, Transportation & Warehousing, and Professional & Business Services sectors.

**Employment Forecast 2026-2030**

- The Riverside-San Bernardino-Ontario MSA continues to experience steady employment growth, supported by expansion in logistics, healthcare, and business services.
- Approximately 75% of future job growth is expected to be concentrated in four sectors:
    1. Education & Healthcare
    2. Leisure & Hospitality
    3. Transportation & Warehousing
    4. Professional & Business Services
- July 2026 Unemployment Rate: 5.3%
- Total Non-farm Employment: Approximately 1.72 million jobs as of July 2026.

Riverside County's economy continues to grow faster than many other counties in California, supported by strong population growth, business expansion, and its strategic location within the Inland Empire. As of July 2026, the Riverside-San Bernardino-Ontario MSA supported approximately 1.72 million nonfarm jobs and had an unemployment rate of 5.3%.

Much of future job growth is expected to be concentrated in the Education & Healthcare, Leisure & Hospitality, Transportation & Warehousing, and Professional & Business Services sectors.


# CONFIDENTIALITY
## Disclaimer

# CONFIDENTIALITY AGREEMENT

The information contained herein does not purport to provide a complete or fully accurate summary of the Property or any of the documents related thereto, nor does it purport to be all-inclusive or to contain all of the information which prospective buyers may need or desire. All financial projections are based on assumptions relating to the general economy, competition, and other factors beyond the control of the Owner and Broker and, therefore, are subject to material variation.

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# CONTACT INFORMATION


## Thomas Lam

**Senior Vice President**
**909.348.0610**
**tlam@naicapital.com**
**Cal DRE #01788071**

**NAI Capital - San Gabriel Valley**
**21660 E Copley Dr., #320**
**Diamond Bar, CA 91765**


Due Diligence information available separately with a signed Non-Disclosure Agreement