

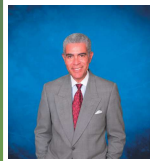


10555

10555 MAGNOLIA AVE
RIVERSIDE, CA 92505

ONE-STOP
AUTOMOTIVE
SINGLE TENANT
RETAIL

Offering Memorandum



Luis Vazquez
SENIOR VICE PRESIDENT
310.704.9109
luis.vazquez@sperrycga.com
CalDRE #00841513



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FOR SALE |

SECTION 1

PROPERTY INFORMATION

Property Summary



PROPERTY DESCRIPTION

Built in 1955, the Property is a well-maintained Single-Story building comprising approximately 7,810 Square Feet and situated on an approximate 20,878-square-foot lot. The location is on highly trafficked Magnolia Avenue and is contiguous to the Riverside Days Inn Hotel. Currently operated as a one-stop car stereo/auto parts and repair business, the long-term owner is offering both the Real Estate and the Business Equipment and Inventory for sale. They are included in the sales price. The owner may also consider a lease-back.

Please note that the Property is a current operating Business. All property interior showings are to be by appointment only through the Listing Agent, and the current working staff is not to be bothered or asked questions.

PROPERTY HIGHLIGHTS

- One Stop Automotive/Single-Tenant Retail - One-Story Construction
- High Exposure - Magnolia Avenue
- Across the Street from Kaiser Permanente Hospital

OFFERING SUMMARY

Sale Price:	\$6,500,000
Number of Units:	1
Lot Size:	20,878 SF
Building Size:	7,810 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	885	2,084	6,661
Total Population	2,452	6,308	21,582
Average HH Income	\$75,809	\$78,958	\$86,398

Complete Highlights



LOCATION INFORMATION

Building Name	One-Stop Automotive Single Tenant Retail
Street Address	10555 Magnolia Ave
City, State, Zip	Riverside, CA 92505
County	Riverside

BUILDING INFORMATION

Number of Floors	1
Year Built	1955
Number of Buildings	1

PROPERTY HIGHLIGHTS

- One Stop Automotive/Single-Tenant Retail - One-Story Construction
- High Exposure - Magnolia Avenue
- Across the Street from Kaiser Permanente Hospital
- Includes Inventory and Equipment

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SECTION 2

LOCATION INFORMATION



Regional Map



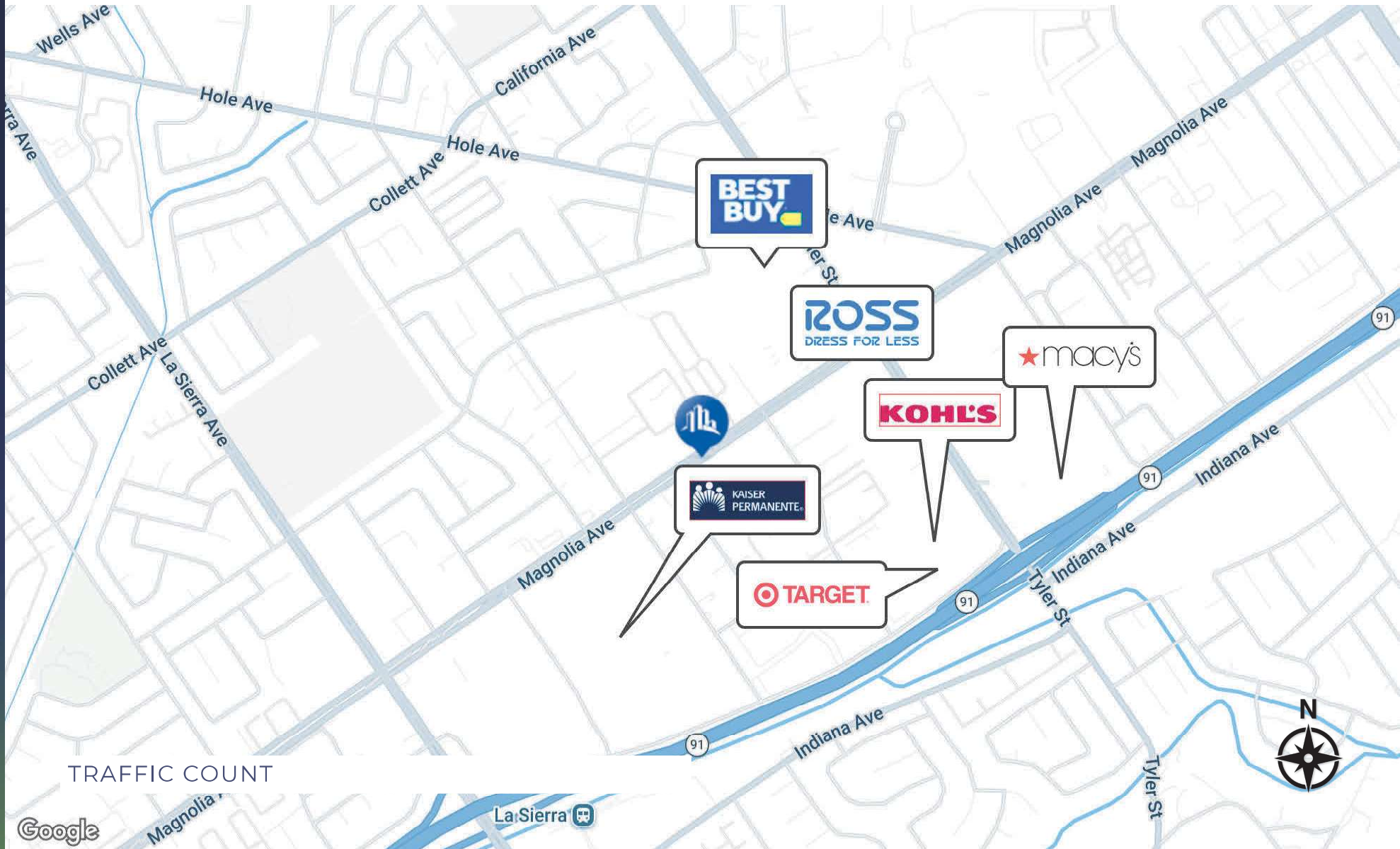
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Aerial Map



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Retailer Map



TRAFFIC COUNT

Google

La Sierra

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SECTION 3

PRICING ANALYSIS

Financial Summary



INVESTMENT OVERVIEW

Total Price:	Total Price includes Inventory/Equipment and Building \$6,500,000
Price of Building	\$6,000,000
Price of Inventory/Equipment	\$500,000 - Estimated
Price Per Foot - Building	768.25

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SECTION 4

SALE COMPARABLES

Sale Comps



ONE-STOP AUTOMOTIVE SINGLE TENANT RETAIL

10555 Magnolia Ave, Riverside, CA 92505

Subject Property

Price:	\$6,500,000	Bldg Size:	7,810 SF
Lot Size:	20,878 SF	No. Units:	1
Year Built:	1955	Price/SF:	\$832.27

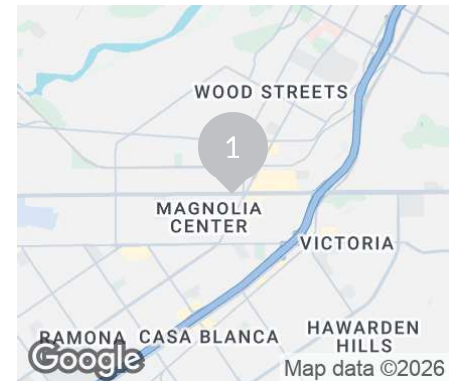


RETAIL/OFFICE

4260 Central Ave, Riverside, CA 92506

Sold 12/16/2025

Price:	\$1,250,000	Bldg Size:	1,751 SF
Lot Size:	12,197 SF	No. Units:	1
Year Built:	1972	Price/SF:	\$713.88

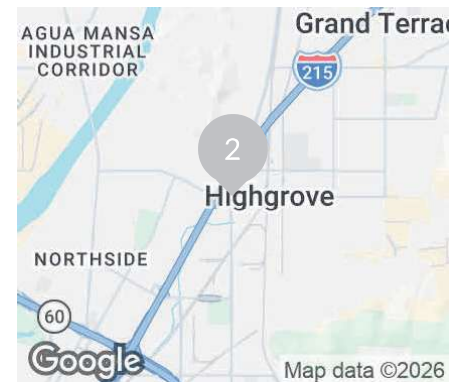


SMOG CHECK

1270 Center Street, Riverside, CA 92507

Sold 11/5/2025

Price:	\$2,600,000	Bldg Size:	4,000 SF
Lot Size:	16,988 SF	No. Units:	1
Year Built:	1950	Price/SF:	\$650.00



Sale Comps

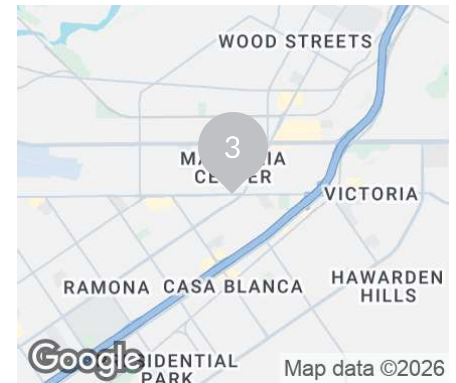


SHEAR MADNESS

4550 Arlington Avenue, Riverside, CA 92506

Sold 11/25/2025

Price:	\$1,705,000	Bldg Size:	1,000 SF
Lot Size:	20,473 SF	Year Built:	1954
Price/SF:	\$1,705.00		



HAWAII SWIMWEAR

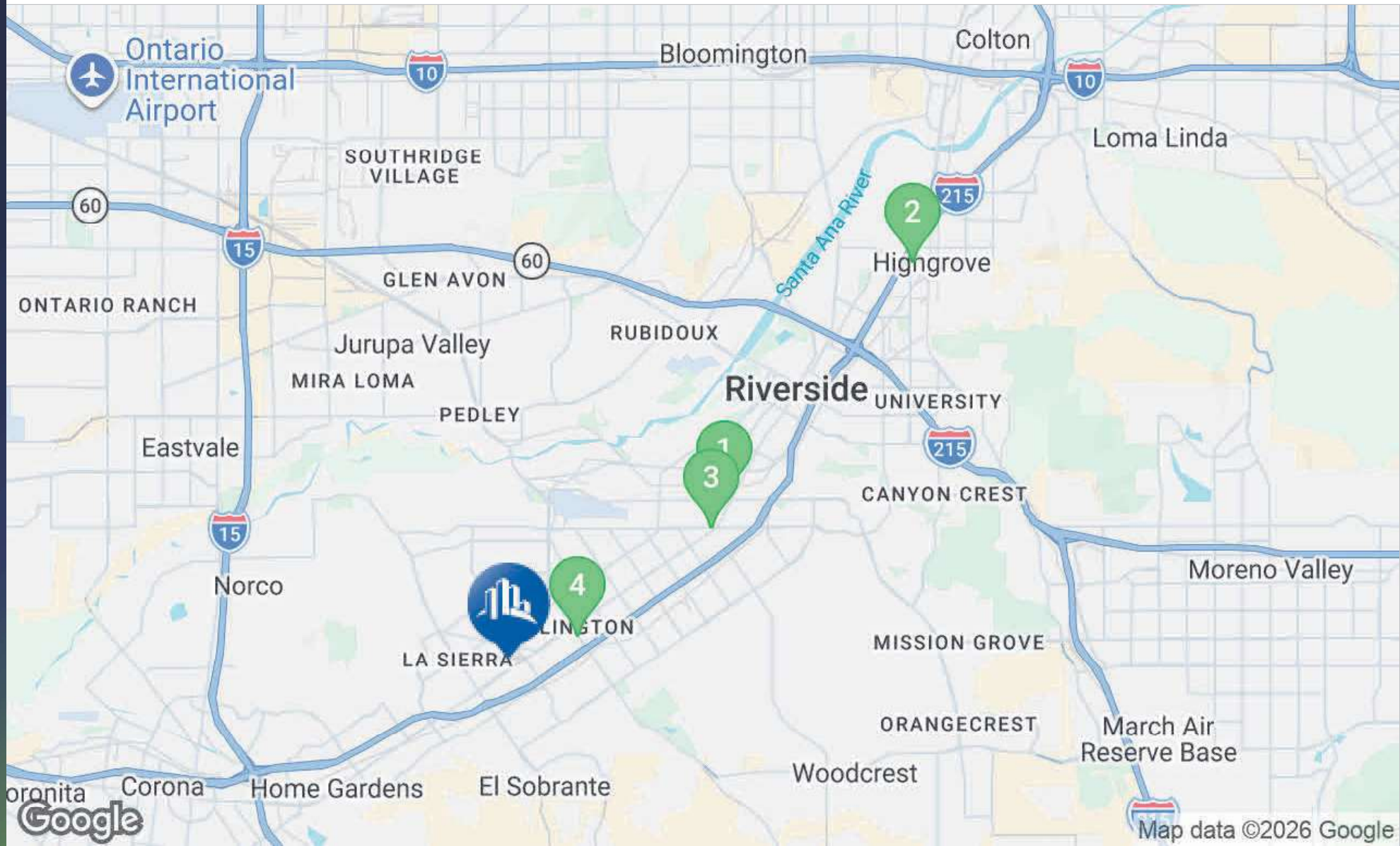
3652 Van Buren Blvd, Riverside, CA 92503

Sold 11/20/2024

Price:	\$980,000	Bldg Size:	1,332 SF
Lot Size:	7,841 SF	Year Built:	19721
Price/SF:	\$735.74		



Sale Comps Map & Summary



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Sale Comps Map & Summary



	NAME/ADDRESS	PRICE	BLDG SIZE	YEAR BUILT	PRICE/SF	DEAL STATUS
★	One-Stop Automotive Single Tenant Retail 10555 Magnolia Ave Riverside, CA 92505	\$6,500,000	7,810 SF	1955	\$832.27	Subject Property
1	Retail/Office 4260 Central Ave Riverside, CA 92506	\$1,250,000	1,751 SF	1972	\$713.88	Sold 12/16/2025
2	Smog Check 1270 Center Street Riverside, CA 92507	\$2,600,000	4,000 SF	1950	\$650.00	Sold 11/5/2025
3	Shear Madness 4550 Arlington Avenue Riverside, CA 92506	\$1,705,000	1,000 SF	1954	\$1,705.00	Sold 11/25/2025
4	Hawaii Swimwear 3652 Van Buren Blvd Riverside, CA 92503	\$980,000	1,332 SF	19721	\$735.74	Sold 11/20/2024
AVERAGES		\$1,633,750	2,021 SF	6399	\$951.15	

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SECTION 5

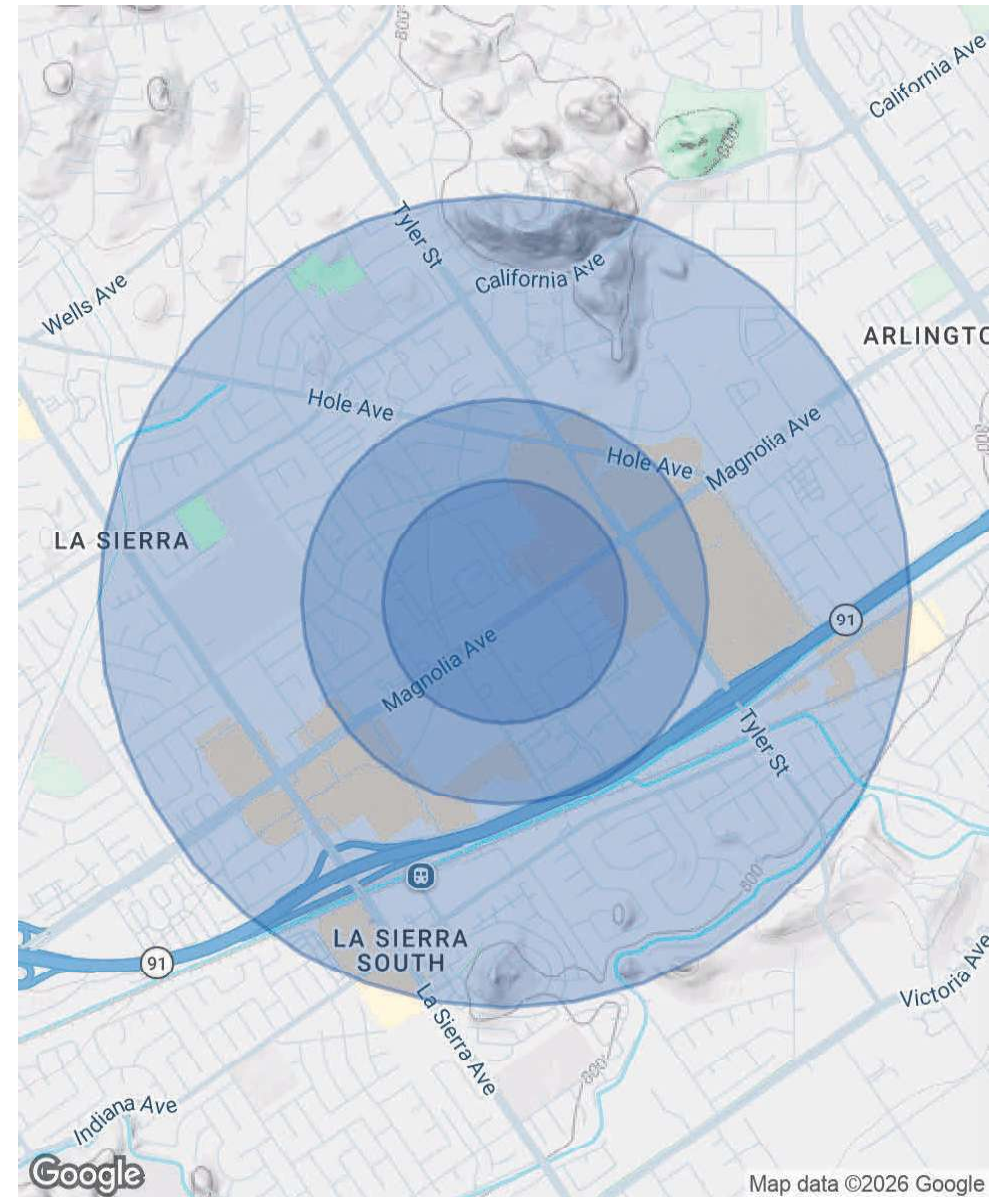
DEMOGRAPHICS

Demographics Map & Report

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	2,452	6,308	21,582
Average Age	37	36	37
Average Age (Male)	35	35	36
Average Age (Female)	38	37	38

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	885	2,084	6,661
# of Persons per HH	2.8	3	3.2
Average HH Income	\$75,809	\$78,958	\$86,398
Average House Value	\$430,692	\$457,853	\$523,078

2020 American Community Survey (ACS)



Map data ©2026 Google