

**10323 CYPRESS AVENUE  
RIVERSIDE, CA 92505**

**FOR LEASE**

**± 1,560 SF - 3,125 SF**

**RETAIL / OFFICE / MEDICAL CENTER**



**JACKIE BEAUCHAMP**

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**DRE License # #01461175 | #01899258**



**MARTIN  
COMMERCIAL  
GROUP**

Commercial Real Estate Services

**[WWW.MCGRE.COM](http://WWW.MCGRE.COM)**



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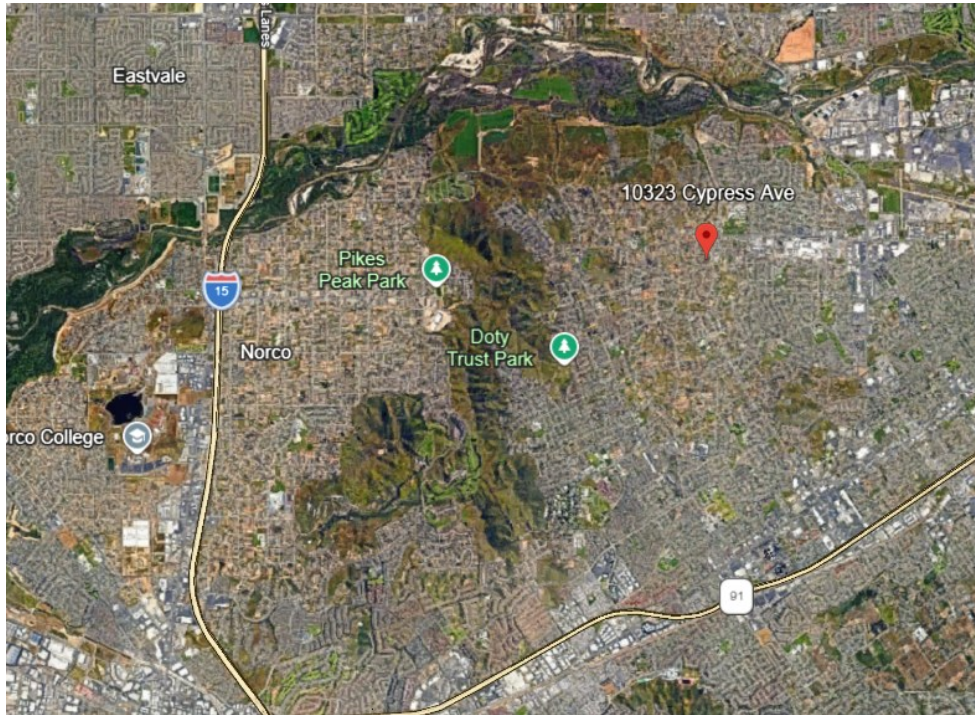
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## **PROPERTY HIGHLIGHTS**

- **Neighborhood Retail /Medical Center**
- **In the Heart of Riverside**
- **Suites range from ±1,560 - ±3,125 SF**
- **Interior Private Restroom(s)**
- **Interior Coffee Bar / Break Area**
- **200A Panel (Verify)**
- **Zoning: Mixed Use Village (Verify)**
- **8:1 Parking Ratio**

**CALL AGENT TO SHOW!**



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The information contained herein has been obtained from sources we deem reliable. While we have no reason to doubt its accuracy, we do not guarantee it.

**CORPORATE OFFICE: 1495 E. WARNER AVENUE ~ SANTA ANA, CA 92705**  
**Orange County 714-241-1141**  
**Inland Empire: 951-684-1251**

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## AVAILABLE SUITES

SUITE	SQ. FT.	BASE RENT	CAM / NNN	DESCRIPTION	AVAIL. DATE
A	±1,560	\$2.00/SF	Water Included if spaces are leased separately, Lessee shall contract for their own trash services	<i>Large Open Area with 1 Office, Break Area and Restroom</i>  <i>Space is White Shell and features finished walls, functional utilities (HVAC), electrical, plumbing and all exterior improvements completed. Flooring and ceiling are left unfinished to allow for specific design of the space.</i>	Immediately
B	±1,560	\$2.00/SF	Water Included if spaces are leased separately, Lessee shall contract for their own trash services	<i>Large Open Area with 1 Office, Break Area and Restroom</i>  <i>Space is White Shell and features finished walls, functional utilities (HVAC), electrical, plumbing and all exterior improvements completed. Flooring and ceiling are left unfinished to allow for specific design of the space.</i>	Immediately

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