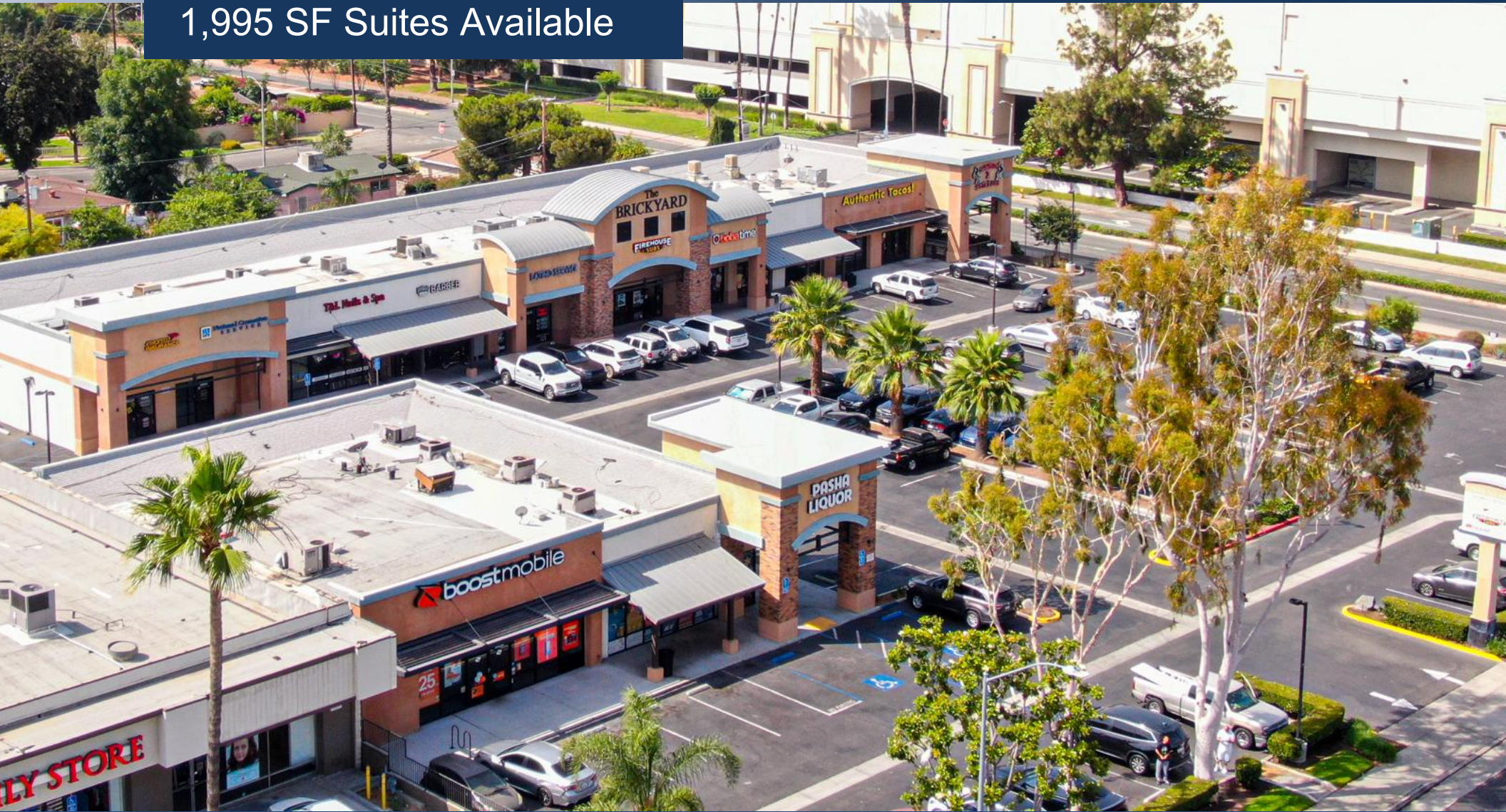


# FOR LEASE

## THE BRICKYARD

10050 – 10098 MAGNOLIA AVENUE, RIVERSIDE CA 92503  
IMMEDIATELY ADJACENT TO THE GALLERIA AT TYLER SHOPPING MALL

1,860 SF END CAP & Inline  
1,995 SF Suites Available



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## SITE PLAN



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IMMEDIATELY ADJACENT TO THE GALLERIA AT TYLER SHOPPING MALL

## PROPERTY INFO

- Rent negotiable
- NNN fees \$1.05 SF/MO
- End cap available with frontage on Magnolia Ave.
- High traffic count
- Immediately adjacent to The Galleria at Tyler
- Shopping Center remodeled in 2019

### Demographics >>

	1 mile	3 miles	10 Min. Drive
Population	19,688	142,527	217,630
Households	5,826	40,892	63,201
Median Age	34.40	34.60	34.80
Median HH Income	\$60,319	\$74,494	\$76,592
Daytime Employees	13,618	42,041	105,434



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## PHOTOS



# THE BRICKYARD SHOPPING CENTER

10050 – 10098 MAGNOLIA AVE, RIVERSIDE CA 92503

# FOR LEASE

## Demographics >>

	1 mile	3 miles	10 Min. Drive
Population	18,909	140,288	217,736
Households	5,649	39,732	62,828
Median Age	33.70	34	34.80
Median HH Income	\$64,037	\$73,880	\$77,247
Daytime Employees	13,888	43,442	106,633
Population Growth '24 - '29	▲ 4.53%	▲ 5.12%	▲ 4.33%
Household Growth '24 - '29	▲ 4.00%	▲ 4.66%	▲ 3.76%

## Traffic >>

Collection Street	Cross Street	Traffic Vol	Last Measured	Distance
Magnolia Ave	Hughes Aly NE	27,644	2025	0.15 mi
Magnolia Ave	Harrison St SW	29,812	2025	0.24 mi
Tyler St	Magnolia Ave NW	41,152	2025	0.30 mi
Tyler St	Magnolia Ave SE	34,741	2018	0.32 mi
Primrose Dr	Harrison St SW	1,272	2025	0.36 mi
Hole Ave	Tyler St W	15,904	2018	0.38 mi
Tyler St	Hole Ave NW	31,766	2018	0.39 mi
Magnolia Ave	Banbury Dr SW	27,680	2025	0.42 mi
Tyler St	Hole Ave SE	27,926	2018	0.46 mi
Riverside Fwy	Harrison St SW	199,300	2025	0.48 mi

