

**5905 Brockton Avenue  
Riverside, CA 92506**

## **Office-Commercial-Retail Opportunity**

Well-maintained, 8,000 sq. ft. commercial property with flexible suites, ample parking and great location in the Magnolia Center area.



### **Property Highlights**

- **8,000 sq. ft.** building suitable for professional, medical, retail or office use
- **40 parking spaces**, including **2 ADA spaces** plus covered and gated parking, Tesla EV charging plug
- Each of the **6 suites** is individually metered for utilities with dedicated maintenance entrances
- **ADA restrooms** and built-in storage throughout the property
- Back **patio and garden** area offering added outdoor appeal

This property offers a rare combination of operational convenience, thoughtful upgrades, and long-term upkeep - making it a strong fit for owners, investors, or tenants seeking a functional commercial space.

### **Recent Improvements & Building Features**

- Updated asphalt for improved curb appeal and functionality
- Air conditioners in every suite, including dedicated cooling unit for the Server room
- Updated flooring and paint in most areas
- Extra security with mounted Cameras and Wrought Iron gates throughout
- Front lawn sprinkler system and well-lit outdoor lighting in place
- Large hot sauna and two ADA showers
- Same owner and renters since 2012, providing consistent care and continued maintenance.
- Approximately 30% of the property is income-producing currently, with the option for a buyer to occupy 100% of the space in 2026.

### **Ideal For**

- Medical, wellness, or service-based businesses including ADA access and ample parking
- Owner-occupied full or partial use looking for multiple suites with individual utility metering
- Professional office users seeking a flexible, well-maintained commercial space
- Investors seeking a cared-for property with long-term ownership and tenant history
- Businesses that benefit from secure gated parking, storage rooms, and dedicated maintenance access

**Schedule a private tour today and see the potential. Explore this flexible space and unique opportunity!**

*Offered by I-Deal Realty - CA Broker #01244012, Debbi Bodewin (949) 355-1148*