

Riverside Market and Bakery With Hood

9741 Magnolia Ave., Riverside, CA 92503



FEATURES

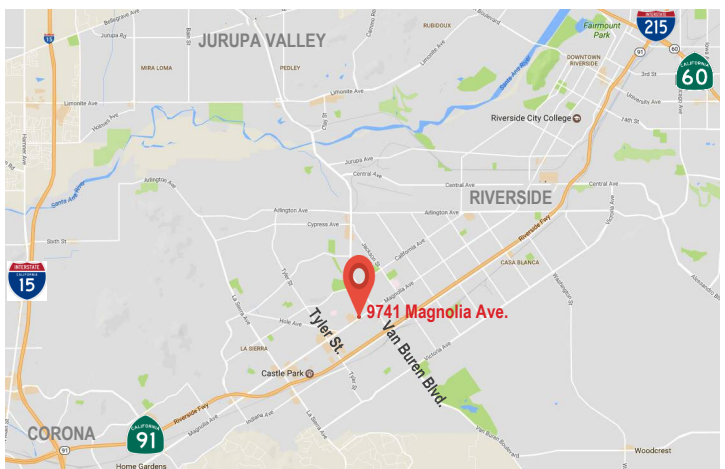
- Approximately 13,200 SF
Minimum divisible 6,000 SF
- ±100' frontage with 11' ceiling heights
- Rear parking lot with approx. 20+ spaces
- Loading dock, and customer entry
- Kitchen and refrigeration, bathroom

AREA AMENITIES

- Adjacent to 91 Freeway with ± 186,000 CPD
Nearby Kaiser Medical Complex
- Down the street from Galleria at Tyler and Lowe's Plaza
- Close Proximity to many national tenants including McDonald's, Target, Toys R US, Bed Bath & Beyond, Kohl's, Ross, AMC 16 Theater, and Many more

DEMOS

	1 mile	3 mile	5 mile
Population	18,022	140,945	258,697
Avg. HH Income	\$57,126	\$65,423	\$76,191
Daytime Pop.	14,764	48,718	82,388
Traffic Count	± 30,000 cars per day		



This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage are approximate. References to neighboring retailers are subject to change, and may not be adjacent to the vacancy being marketed either prior to, during, or after leases are signed. Lessee must verify the information and bears all risk for any inaccuracies.



EXCLUSIVE LEASING AGENTS (818) 501-2212

Michael Haim Sharon ext.121, msharon@illicre.com, BRE# 01495419
Carter Andrews ext.132, carter@illicre.com, BRE# 01975444

Please visit us at:



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Executive Summary

9741 Magnolia Ave, Riverside, California, 92503 2
9741 Magnolia Ave, Riverside, California, 92503
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 33.91787
Longitude: -117.45111

	1 mile	3 miles	5 miles
Population			
2000 Population	15,499	115,083	213,729
2010 Population	17,283	133,955	248,044
2016 Population	18,022	140,945	258,697
2021 Population	18,882	148,263	270,835
2000-2010 Annual Rate	1.10%	1.53%	1.50%
2010-2016 Annual Rate	0.67%	0.82%	0.68%
2016-2021 Annual Rate	0.94%	1.02%	0.92%
2016 Male Population	50.3%	49.5%	49.4%
2016 Female Population	49.7%	50.5%	50.6%
2016 Median Age	30.6	30.6	32.7

In the identified area, the current year population is 258,697. In 2010, the Census count in the area was 248,044. The rate of change since 2010 was 0.68% annually. The five-year projection for the population in the area is 270,835 representing a change of 0.92% annually from 2016 to 2021. Currently, the population is 49.4% male and 50.6% female.

Median Age

The median age in this area is 30.6, compared to U.S. median age of 38.0.

Race and Ethnicity

2016 White Alone	49.1%	52.6%	55.5%
2016 Black Alone	5.5%	5.3%	5.7%
2016 American Indian/Alaska Native Alone	1.8%	1.3%	1.2%
2016 Asian Alone	4.4%	5.0%	6.4%
2016 Pacific Islander Alone	0.4%	0.5%	0.4%
2016 Other Race	33.3%	30.1%	25.5%
2016 Two or More Races	5.5%	5.2%	5.3%
2016 Hispanic Origin (Any Race)	66.7%	63.5%	55.7%

Persons of Hispanic origin represent 55.7% of the population in the identified area compared to 17.9% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 84.0 in the identified area, compared to 63.5 for the U.S. as a whole.

Households

2000 Households	4,749	34,854	66,723
2010 Households	5,068	38,000	73,549
2016 Total Households	5,227	39,565	76,021
2021 Total Households	5,436	41,353	79,127
2000-2010 Annual Rate	0.65%	0.87%	0.98%
2010-2016 Annual Rate	0.50%	0.65%	0.53%
2016-2021 Annual Rate	0.79%	0.89%	0.80%
2016 Average Household Size	3.36	3.50	3.36

The household count in this area has changed from 73,549 in 2010 to 76,021 in the current year, a change of 0.53% annually. The five-year projection of households is 79,127, a change of 0.80% annually from the current year total. Average household size is currently 3.36, compared to 3.32 in the year 2010. The number of families in the current year is 57,592 in the specified area.

Data Note: Income is expressed in current dollars

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021. Esri converted Census 2000 data into 2010 geography.



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	1 mile	3 miles	5 miles
Median Household Income			
2016 Median Household Income	\$45,026	\$51,390	\$58,160
2021 Median Household Income	\$45,142	\$53,514	\$63,489
2016-2021 Annual Rate	0.05%	0.81%	1.77%
Average Household Income			
2016 Average Household Income	\$57,126	\$65,423	\$76,191
2021 Average Household Income	\$60,598	\$70,865	\$82,432
2016-2021 Annual Rate	1.19%	1.61%	1.59%
Per Capita Income			
2016 Per Capita Income	\$17,303	\$18,999	\$22,906
2021 Per Capita Income	\$18,096	\$20,379	\$24,574
2016-2021 Annual Rate	0.90%	1.41%	1.42%

Current median household income is \$58,160 in the area, compared to \$54,149 for all U.S. households. Median household income is projected to be \$63,489 in five years, compared to \$59,476 for all U.S. households

Current average household income is \$76,191 in this area, compared to \$77,008 for all U.S. households. Average household income is projected to be \$82,432 in five years, compared to \$84,021 for all U.S. households

Current per capita income is \$22,906 in the area, compared to the U.S. per capita income of \$29,472. The per capita income is projected to be \$24,574 in five years, compared to \$32,025 for all U.S. households

Housing			
2000 Total Housing Units	4,952	36,277	69,300
2000 Owner Occupied Housing Units	2,290	18,653	41,518
2000 Renter Occupied Housing Units	2,459	16,201	25,204
2000 Vacant Housing Units	203	1,423	2,578
2010 Total Housing Units	5,399	40,393	77,973
2010 Owner Occupied Housing Units	2,361	19,889	45,312
2010 Renter Occupied Housing Units	2,707	18,111	28,237
2010 Vacant Housing Units	331	2,393	4,424
2016 Total Housing Units	5,642	42,413	81,063
2016 Owner Occupied Housing Units	2,323	19,969	45,300
2016 Renter Occupied Housing Units	2,904	19,596	30,721
2016 Vacant Housing Units	415	2,848	5,042
2021 Total Housing Units	5,880	44,401	84,400
2021 Owner Occupied Housing Units	2,401	20,850	46,932
2021 Renter Occupied Housing Units	3,035	20,503	32,195
2021 Vacant Housing Units	444	3,048	5,273

Currently, 55.9% of the 81,063 housing units in the area are owner occupied; 37.9%, renter occupied; and 6.2% are vacant. Currently, in the U.S., 55.4% of the housing units in the area are owner occupied; 32.9% are renter occupied; and 11.7% are vacant. In 2010, there were 77,973 housing units in the area - 58.1% owner occupied, 36.2% renter occupied, and 5.7% vacant. The annual rate of change in housing units since 2010 is 1.74%. Median home value in the area is \$291,529, compared to a median home value of \$198,891 for the U.S. In five years, median value is projected to change by 5.30% annually to \$377,424.

Data Note: Income is expressed in current dollars

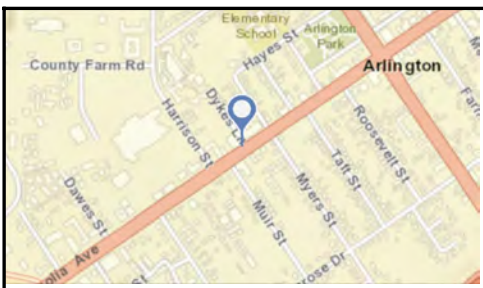
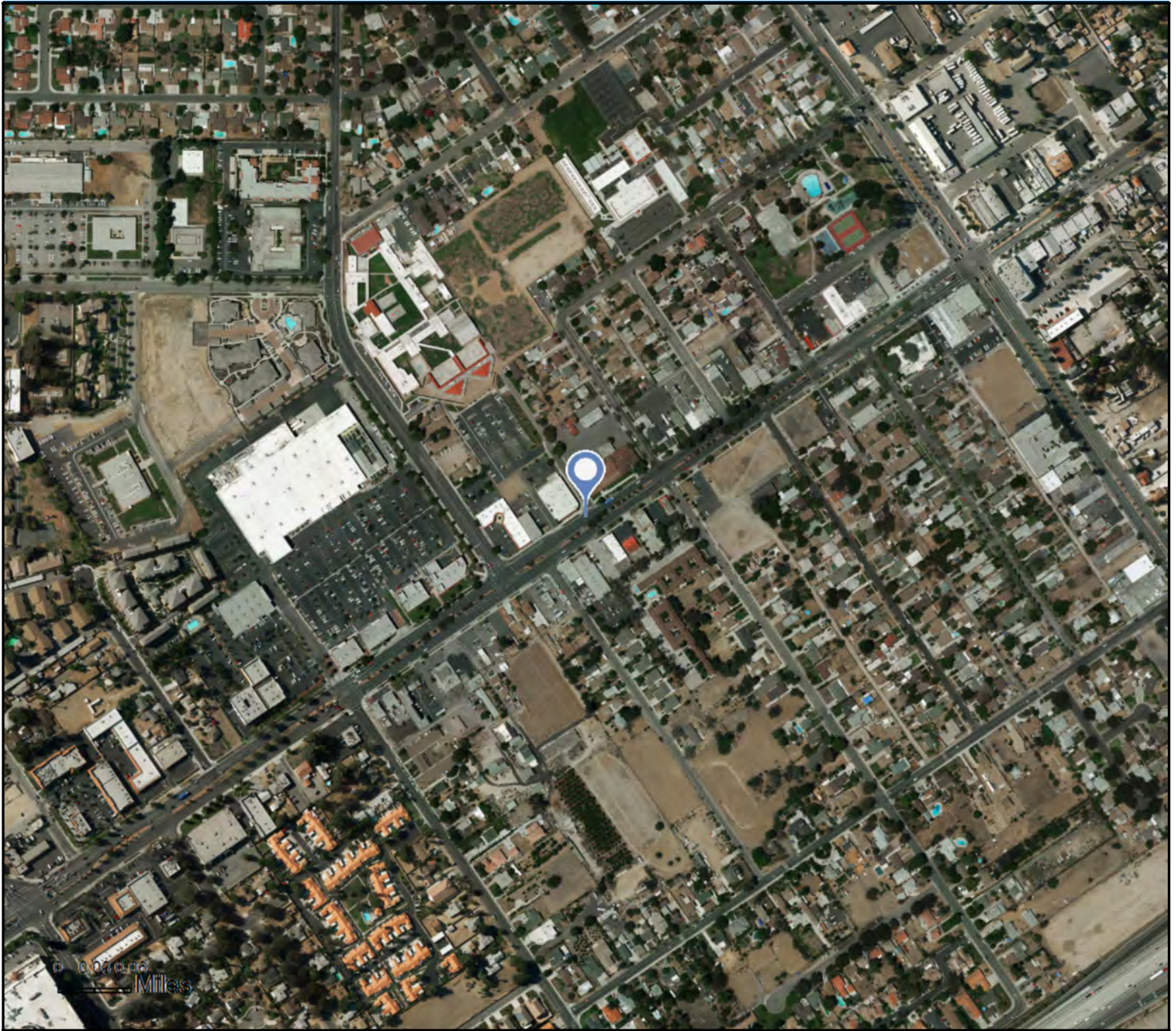
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021. Esri converted Census 2000 data into 2010 geography.



Site Map on Satellite Imagery - 0.8 Miles Wide

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Source: ArcGIS Online World Imagery Basemap

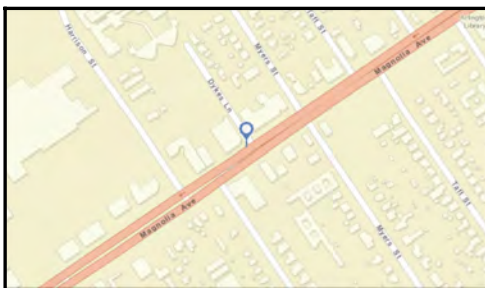
April 27, 2017



Traffic Count Map - Close Up

9741 Magnolia Ave, Riverside, California, 92503 2
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Rings: 1, 3, 5 mile radii

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- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
 - ▲ 6,001 - 15,000
 - ▲ 15,001 - 30,000
 - ▲ 30,001 - 50,000
 - ▲ 50,001 - 100,000
 - ▲ More than 100,000 per day



Source: ©2016 Kalibrate Technologies

April 27, 2017



Traffic Count Profile

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Distance:	Street:	Closest Cross-street:	Year of Count:	Count:
0.02	Magnolia Ave	Muir St (0.02 miles SW)	1999	28,231
0.18	Magnolia Ave	Roosevelt St (0.01 miles NE)	1991	29,024
0.20	Magnolia Ave	Harrison St (0.01 miles SW)	2003	29,611
0.21	Harrison St	Magnolia Ave (0.02 miles NW)	1986	580
0.27	Magnolia Ave	Roosevelt St (0.04 miles SW)	1996	27,905
0.28	Primrose Dr	Myers St (0.04 miles NE)	1985	770
0.28	Primrose Dr	Myers St (0.01 miles SW)	1985	2,360
0.30	Hayes St	Van Buren Blvd (0.03 miles NE)	2006	1,168
0.31	Van Buren Blvd	Miller St (0.02 miles N)	1991	39,614
0.31	Van Buren Blvd	Magnolia Ave (0.03 miles NW)	1996	31,257
0.32	Primrose Dr	Harrison St (0.06 miles SW)	2008	1,297
0.32	Primrose Dr	Taft St (0.03 miles SW)	2008	3,740
0.32	Van Buren Blvd	Hayes St (0.04 miles NW)	2006	29,003
0.35	Van Buren Blvd	Hayes St (0.03 miles SE)	2006	28,953
0.36	Van Buren Blvd	Primrose Dr (0.08 miles SE)	2004	36,860
0.36	Magnolia Ave	Van Buren Blvd (0.05 miles SW)	1996	28,463
0.36	Hayes St	Van Buren Blvd (0.03 miles SW)	2006	588
0.39	Primrose Dr	Van Buren Blvd (0.04 miles NE)	1994	1,864
0.42	Van Buren Blvd	Garfield St (0.03 miles SE)	2003	28,595
0.43	Van Buren Blvd	Primrose Dr (0.03 miles N)	2001	36,664
0.44	Bolton Ave	Harrison St (0.01 miles W)	1994	2,305
0.46	Acacia St	Garfield St (0.13 miles SE)	2007	301
0.46	Harrison St	Bolton Ave (0.01 miles S)	1994	13,396
0.46	Andrew St	Van Buren Blvd (0.03 miles S)	1994	1,300
0.48	Castleman St	Garfield St (0.06 miles NW)	2003	884
0.48	Van Buren Blvd	Andrew St (0.04 miles NW)	1994	36,526
0.49	Riverside Fwy	Harrison St (0.03 miles SW)	2012	186,000
0.53	Harrison St	California Ave (0.04 miles N)	1994	14,199
0.53	Indiana Ave	Myers St (0.04 miles NE)	2003	8,807
0.54	Van Buren Blvd	Riverside Fwy (0.02 miles SE)	2000	40,449

Data Note:The Traffic Profile displays up to 30 of the closest available traffic counts within the largest radius around your site. The years of the counts in the database range from 2016 to 1963. Over 25% of the counts were taken between 2010 and 2016 and over 77% of the counts were taken between 2000 and 2016. Traffic counts are identified by the street on which they were recorded, along with the distance and direction to the closest cross-street. Distances displayed as 0.00 miles (due to rounding), are closest to the site. A traffic count is defined as the two-way Average Daily Traffic (ADT) that passes that location.

Source: ©2016 Kalibrate Technologies



Business Summary

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 9741 Magnolia Ave, Riverside, California, 92503
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Data for all businesses in area		1 mile		3 miles		5 miles						
Total Businesses:		1,345		4,533		8,310						
Total Employees:		14,764		48,718		82,388						
Total Residential Population:		18,022		140,945		258,697						
Employee/Residential Population Ratio:		0.82:1		0.35:1		0.32:1						
by SIC Codes	Businesses		Employees		Businesses		Employees		Businesses		Employees	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Agriculture & Mining	14	1.0%	72	0.5%	69	1.5%	459	0.9%	138	1.7%	892	1.1%
Construction	77	5.7%	345	2.3%	396	8.7%	3,368	6.9%	724	8.7%	5,718	6.9%
Manufacturing	43	3.2%	810	5.5%	138	3.0%	3,425	7.0%	273	3.3%	4,990	6.1%
Transportation	18	1.3%	133	0.9%	92	2.0%	613	1.3%	158	1.9%	1,013	1.2%
Communication	21	1.6%	150	1.0%	46	1.0%	230	0.5%	74	0.9%	378	0.5%
Utility	0	0.0%	0	0.0%	7	0.2%	70	0.1%	11	0.1%	101	0.1%
Wholesale Trade	36	2.7%	199	1.3%	137	3.0%	1,499	3.1%	236	2.8%	2,602	3.2%
Retail Trade Summary	460	34.2%	6,008	40.7%	1,152	25.4%	14,927	30.6%	1,871	22.5%	23,227	28.2%
Home Improvement	16	1.2%	196	1.3%	85	1.9%	1,210	2.5%	147	1.8%	2,113	2.6%
General Merchandise Stores	18	1.3%	1,425	9.7%	44	1.0%	2,249	4.6%	69	0.8%	3,508	4.3%
Food Stores	33	2.5%	345	2.3%	104	2.3%	1,326	2.7%	173	2.1%	2,377	2.9%
Auto Dealers, Gas Stations, Auto Aftermarket	43	3.2%	221	1.5%	174	3.8%	2,872	5.9%	246	3.0%	3,283	4.0%
Apparel & Accessory Stores	93	6.9%	755	5.1%	124	2.7%	900	1.8%	164	2.0%	1,074	1.3%
Furniture & Home Furnishings	35	2.6%	283	1.9%	97	2.1%	599	1.2%	158	1.9%	877	1.1%
Eating & Drinking Places	109	8.1%	1,998	13.5%	278	6.1%	4,342	8.9%	470	5.7%	7,579	9.2%
Miscellaneous Retail	112	8.3%	784	5.3%	246	5.4%	1,431	2.9%	443	5.3%	2,416	2.9%
Finance, Insurance, Real Estate Summary	122	9.1%	497	3.4%	541	11.9%	2,105	4.3%	1,067	12.8%	5,823	7.1%
Banks, Savings & Lending Institutions	44	3.3%	225	1.5%	152	3.4%	570	1.2%	304	3.7%	1,679	2.0%
Securities Brokers	4	0.3%	13	0.1%	26	0.6%	111	0.2%	65	0.8%	256	0.3%
Insurance Carriers & Agents	24	1.8%	106	0.7%	104	2.3%	473	1.0%	210	2.5%	1,035	1.3%
Real Estate, Holding, Other Investment Offices	49	3.6%	154	1.0%	259	5.7%	950	1.9%	487	5.9%	2,853	3.5%
Services Summary	489	36.4%	4,508	30.5%	1,741	38.4%	18,415	37.8%	3,410	41.0%	33,433	40.6%
Hotels & Lodging	6	0.4%	26	0.2%	14	0.3%	98	0.2%	19	0.2%	153	0.2%
Automotive Services	53	3.9%	169	1.1%	232	5.1%	823	1.7%	384	4.6%	1,606	1.9%
Motion Pictures & Amusements	28	2.1%	209	1.4%	100	2.2%	961	2.0%	201	2.4%	1,695	2.1%
Health Services	120	8.9%	1,817	12.3%	280	6.2%	6,667	13.7%	562	6.8%	11,175	13.6%
Legal Services	15	1.1%	52	0.4%	70	1.5%	308	0.6%	168	2.0%	646	0.8%
Education Institutions & Libraries	20	1.5%	849	5.8%	82	1.8%	3,995	8.2%	156	1.9%	6,938	8.4%
Other Services	247	18.4%	1,385	9.4%	963	21.2%	5,562	11.4%	1,920	23.1%	11,220	13.6%
Government	38	2.8%	2,036	13.8%	76	1.7%	3,419	7.0%	103	1.2%	4,018	4.9%
Unclassified Establishments	28	2.1%	6	0.0%	137	3.0%	186	0.4%	246	3.0%	193	0.2%
Totals	1,345	100.0%	14,764	100.0%	4,533	100.0%	48,718	100.0%	8,310	100.0%	82,388	100.0%

Source: Copyright 2016 Infogroup, Inc. All rights reserved. Esri Total Residential Population forecasts for 2016.

Date Note: Data on the Business Summary report is calculated using Esri's Data allocation method which uses census block groups to allocate business summary data to custom areas.



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by NAICS Codes	Businesses		Employees		Businesses		Employees		Businesses		Employees	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Agriculture, Forestry, Fishing & Hunting	1	0.1%	4	0.0%	9	0.2%	183	0.4%	19	0.2%	230	0.3%
Mining	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Utilities	0	0.0%	0	0.0%	4	0.1%	52	0.1%	6	0.1%	67	0.1%
Construction	80	5.9%	356	2.4%	436	9.6%	3,501	7.2%	795	9.6%	5,932	7.2%
Manufacturing	47	3.5%	842	5.7%	153	3.4%	3,452	7.1%	301	3.6%	5,146	6.2%
Wholesale Trade	35	2.6%	198	1.3%	128	2.8%	1,475	3.0%	226	2.7%	2,576	3.1%
Retail Trade	339	25.2%	3,937	26.7%	851	18.8%	10,485	21.5%	1,350	16.2%	15,425	18.7%
Motor Vehicle & Parts Dealers	34	2.5%	180	1.2%	141	3.1%	2,763	5.7%	199	2.4%	3,106	3.8%
Furniture & Home Furnishings Stores	24	1.8%	115	0.8%	53	1.2%	223	0.5%	78	0.9%	337	0.4%
Electronics & Appliance Stores	9	0.7%	165	1.1%	35	0.8%	361	0.7%	66	0.8%	511	0.6%
Bldg Material & Garden Equipment & Supplies Dealers	16	1.2%	196	1.3%	84	1.9%	1,082	2.2%	145	1.7%	1,862	2.3%
Food & Beverage Stores	27	2.0%	285	1.9%	96	2.1%	1,257	2.6%	147	1.8%	2,203	2.7%
Health & Personal Care Stores	26	1.9%	181	1.2%	60	1.3%	380	0.8%	109	1.3%	662	0.8%
Gasoline Stations	9	0.7%	40	0.3%	33	0.7%	110	0.2%	47	0.6%	176	0.2%
Clothing & Clothing Accessories Stores	108	8.0%	858	5.8%	143	3.2%	1,015	2.1%	191	2.3%	1,224	1.5%
Sport Goods, Hobby, Book, & Music Stores	29	2.2%	260	1.8%	53	1.2%	425	0.9%	86	1.0%	626	0.8%
General Merchandise Stores	18	1.3%	1,425	9.7%	44	1.0%	2,249	4.6%	69	0.8%	3,508	4.3%
Miscellaneous Store Retailers	38	2.8%	229	1.6%	98	2.2%	597	1.2%	191	2.3%	1,148	1.4%
Nonstore Retailers	1	0.1%	2	0.0%	10	0.2%	24	0.0%	22	0.3%	61	0.1%
Transportation & Warehousing	12	0.9%	116	0.8%	77	1.7%	571	1.2%	136	1.6%	972	1.2%
Information	28	2.1%	248	1.7%	73	1.6%	528	1.1%	137	1.6%	1,021	1.2%
Finance & Insurance	73	5.4%	350	2.4%	286	6.3%	1,173	2.4%	588	7.1%	3,001	3.6%
Central Bank/Credit Intermediation & Related Activities	45	3.3%	231	1.6%	153	3.4%	580	1.2%	297	3.6%	1,554	1.9%
Securities, Commodity Contracts & Other Financial	4	0.3%	13	0.1%	28	0.6%	119	0.2%	80	1.0%	410	0.5%
Insurance Carriers & Related Activities; Funds, Trusts &	24	1.8%	106	0.7%	104	2.3%	473	1.0%	211	2.5%	1,037	1.3%
Real Estate, Rental & Leasing	67	5.0%	190	1.3%	315	6.9%	1,044	2.1%	578	7.0%	2,650	3.2%
Professional, Scientific & Tech Services	69	5.1%	270	1.8%	346	7.6%	1,430	2.9%	713	8.6%	3,389	4.1%
Legal Services	15	1.1%	52	0.4%	78	1.7%	349	0.7%	189	2.3%	900	1.1%
Management of Companies & Enterprises	2	0.1%	6	0.0%	3	0.1%	9	0.0%	7	0.1%	171	0.2%
Administrative & Support & Waste Management & Remediation	52	3.9%	346	2.3%	213	4.7%	1,237	2.5%	382	4.6%	2,462	3.0%
Educational Services	28	2.1%	874	5.9%	96	2.1%	4,024	8.3%	187	2.3%	7,009	8.5%
Health Care & Social Assistance	133	9.9%	2,128	14.4%	341	7.5%	7,874	16.2%	700	8.4%	13,240	16.1%
Arts, Entertainment & Recreation	11	0.8%	89	0.6%	57	1.3%	717	1.5%	116	1.4%	1,216	1.5%
Accommodation & Food Services	121	9.0%	2,068	14.0%	307	6.8%	4,504	9.2%	513	6.2%	7,816	9.5%
Accommodation	6	0.4%	26	0.2%	14	0.3%	98	0.2%	19	0.2%	153	0.2%
Food Services & Drinking Places	115	8.6%	2,042	13.8%	293	6.5%	4,406	9.0%	494	5.9%	7,663	9.3%
Other Services (except Public Administration)	180	13.4%	699	4.7%	626	13.8%	2,852	5.9%	1,207	14.5%	5,757	7.0%
Automotive Repair & Maintenance	47	3.5%	155	1.0%	199	4.4%	694	1.4%	323	3.9%	1,368	1.7%
Public Administration	38	2.8%	2,036	13.8%	76	1.7%	3,419	7.0%	104	1.3%	4,118	5.0%
Unclassified Establishments	28	2.1%	6	0.0%	137	3.0%	186	0.4%	246	3.0%	193	0.2%
Total	1,345	100.0%	14,764	100.0%	4,533	100.0%	48,718	100.0%	8,310	100.0%	82,388	100.0%

Source: Copyright 2016 Infogroup, Inc. All rights reserved. Esri Total Residential Population forecasts for 2016.

Date Note: Data on the Business Summary report is calculated using Esri's Data allocation method which uses census block groups to allocate business summary data to custom areas.



Executive Summary

9741 Magnolia Ave, Riverside, California, 92503 2
9741 Magnolia Ave, Riverside, California, 92503
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 33.91787
Longitude: -117.45111

	1 mile	3 miles	5 miles
Population			
2000 Population	15,499	115,083	213,729
2010 Population	17,283	133,955	248,044
2016 Population	18,022	140,945	258,697
2021 Population	18,882	148,263	270,835
2000-2010 Annual Rate	1.10%	1.53%	1.50%
2010-2016 Annual Rate	0.67%	0.82%	0.68%
2016-2021 Annual Rate	0.94%	1.02%	0.92%
2016 Male Population	50.3%	49.5%	49.4%
2016 Female Population	49.7%	50.5%	50.6%
2016 Median Age	30.6	30.6	32.7

In the identified area, the current year population is 258,697. In 2010, the Census count in the area was 248,044. The rate of change since 2010 was 0.68% annually. The five-year projection for the population in the area is 270,835 representing a change of 0.92% annually from 2016 to 2021. Currently, the population is 49.4% male and 50.6% female.

Median Age

The median age in this area is 30.6, compared to U.S. median age of 38.0.

Race and Ethnicity

2016 White Alone	49.1%	52.6%	55.5%
2016 Black Alone	5.5%	5.3%	5.7%
2016 American Indian/Alaska Native Alone	1.8%	1.3%	1.2%
2016 Asian Alone	4.4%	5.0%	6.4%
2016 Pacific Islander Alone	0.4%	0.5%	0.4%
2016 Other Race	33.3%	30.1%	25.5%
2016 Two or More Races	5.5%	5.2%	5.3%
2016 Hispanic Origin (Any Race)	66.7%	63.5%	55.7%

Persons of Hispanic origin represent 55.7% of the population in the identified area compared to 17.9% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 84.0 in the identified area, compared to 63.5 for the U.S. as a whole.

Households

2000 Households	4,749	34,854	66,723
2010 Households	5,068	38,000	73,549
2016 Total Households	5,227	39,565	76,021
2021 Total Households	5,436	41,353	79,127
2000-2010 Annual Rate	0.65%	0.87%	0.98%
2010-2016 Annual Rate	0.50%	0.65%	0.53%
2016-2021 Annual Rate	0.79%	0.89%	0.80%
2016 Average Household Size	3.36	3.50	3.36

The household count in this area has changed from 73,549 in 2010 to 76,021 in the current year, a change of 0.53% annually. The five-year projection of households is 79,127, a change of 0.80% annually from the current year total. Average household size is currently 3.36, compared to 3.32 in the year 2010. The number of families in the current year is 57,592 in the specified area.

Data Note: Income is expressed in current dollars

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021. Esri converted Census 2000 data into 2010 geography.



Executive Summary

9741 Magnolia Ave, Riverside, California, 92503 2
9741 Magnolia Ave, Riverside, California, 92503
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 33.91787
Longitude: -117.45111

	1 mile	3 miles	5 miles
Median Household Income			
2016 Median Household Income	\$45,026	\$51,390	\$58,160
2021 Median Household Income	\$45,142	\$53,514	\$63,489
2016-2021 Annual Rate	0.05%	0.81%	1.77%
Average Household Income			
2016 Average Household Income	\$57,126	\$65,423	\$76,191
2021 Average Household Income	\$60,598	\$70,865	\$82,432
2016-2021 Annual Rate	1.19%	1.61%	1.59%
Per Capita Income			
2016 Per Capita Income	\$17,303	\$18,999	\$22,906
2021 Per Capita Income	\$18,096	\$20,379	\$24,574
2016-2021 Annual Rate	0.90%	1.41%	1.42%

Current median household income is \$58,160 in the area, compared to \$54,149 for all U.S. households. Median household income is projected to be \$63,489 in five years, compared to \$59,476 for all U.S. households

Current average household income is \$76,191 in this area, compared to \$77,008 for all U.S. households. Average household income is projected to be \$82,432 in five years, compared to \$84,021 for all U.S. households

Current per capita income is \$22,906 in the area, compared to the U.S. per capita income of \$29,472. The per capita income is projected to be \$24,574 in five years, compared to \$32,025 for all U.S. households

Housing			
2000 Total Housing Units	4,952	36,277	69,300
2000 Owner Occupied Housing Units	2,290	18,653	41,518
2000 Renter Occupied Housing Units	2,459	16,201	25,204
2000 Vacant Housing Units	203	1,423	2,578
2010 Total Housing Units	5,399	40,393	77,973
2010 Owner Occupied Housing Units	2,361	19,889	45,312
2010 Renter Occupied Housing Units	2,707	18,111	28,237
2010 Vacant Housing Units	331	2,393	4,424
2016 Total Housing Units	5,642	42,413	81,063
2016 Owner Occupied Housing Units	2,323	19,969	45,300
2016 Renter Occupied Housing Units	2,904	19,596	30,721
2016 Vacant Housing Units	415	2,848	5,042
2021 Total Housing Units	5,880	44,401	84,400
2021 Owner Occupied Housing Units	2,401	20,850	46,932
2021 Renter Occupied Housing Units	3,035	20,503	32,195
2021 Vacant Housing Units	444	3,048	5,273

Currently, 55.9% of the 81,063 housing units in the area are owner occupied; 37.9%, renter occupied; and 6.2% are vacant. Currently, in the U.S., 55.4% of the housing units in the area are owner occupied; 32.9% are renter occupied; and 11.7% are vacant. In 2010, there were 77,973 housing units in the area - 58.1% owner occupied, 36.2% renter occupied, and 5.7% vacant. The annual rate of change in housing units since 2010 is 1.74%. Median home value in the area is \$291,529, compared to a median home value of \$198,891 for the U.S. In five years, median value is projected to change by 5.30% annually to \$377,424.

Data Note: Income is expressed in current dollars

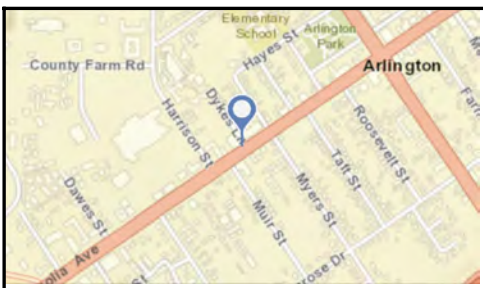
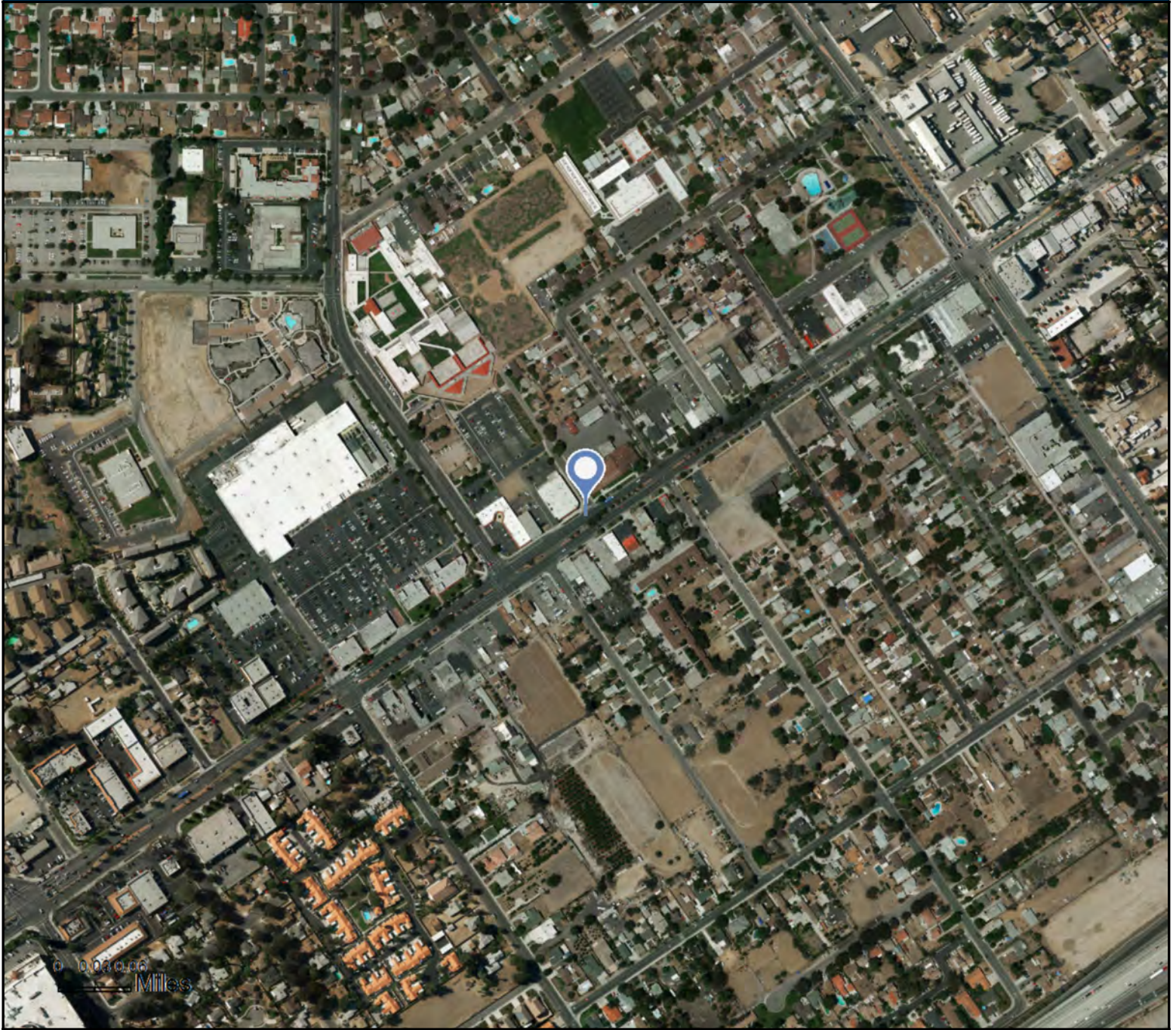
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021. Esri converted Census 2000 data into 2010 geography.



Site Map on Satellite Imagery - 0.8 Miles Wide

9741 Magnolia Ave, Riverside, California, 92503 2
9741 Magnolia Ave, Riverside, California, 92503
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 33.91787
Longitude: -117.45111



Source: ArcGIS Online World Imagery Basemap

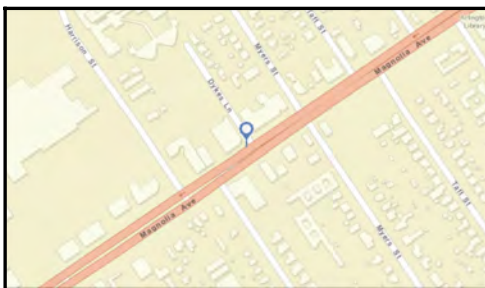
April 27, 2017



Traffic Count Map - Close Up

9741 Magnolia Ave, Riverside, California, 92503 2
9741 Magnolia Ave, Riverside, California, 92503
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 33.91787
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- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
 - ▲ 6,001 - 15,000
 - ▲ 15,001 - 30,000
 - ▲ 30,001 - 50,000
 - ▲ 50,001 - 100,000
 - ▲ More than 100,000 per day



Source: ©2016 Kalibrate Technologies

April 27, 2017



Traffic Count Profile

9741 Magnolia Ave, Riverside, California, 92503 2
9741 Magnolia Ave, Riverside, California, 92503
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 33.91787
Longitude: -117.45111

Distance:	Street:	Closest Cross-street:	Year of Count:	Count:
0.02	Magnolia Ave	Muir St (0.02 miles SW)	1999	28,231
0.18	Magnolia Ave	Roosevelt St (0.01 miles NE)	1991	29,024
0.20	Magnolia Ave	Harrison St (0.01 miles SW)	2003	29,611
0.21	Harrison St	Magnolia Ave (0.02 miles NW)	1986	580
0.27	Magnolia Ave	Roosevelt St (0.04 miles SW)	1996	27,905
0.28	Primrose Dr	Myers St (0.04 miles NE)	1985	770
0.28	Primrose Dr	Myers St (0.01 miles SW)	1985	2,360
0.30	Hayes St	Van Buren Blvd (0.03 miles NE)	2006	1,168
0.31	Van Buren Blvd	Miller St (0.02 miles N)	1991	39,614
0.31	Van Buren Blvd	Magnolia Ave (0.03 miles NW)	1996	31,257
0.32	Primrose Dr	Harrison St (0.06 miles SW)	2008	1,297
0.32	Primrose Dr	Taft St (0.03 miles SW)	2008	3,740
0.32	Van Buren Blvd	Hayes St (0.04 miles NW)	2006	29,003
0.35	Van Buren Blvd	Hayes St (0.03 miles SE)	2006	28,953
0.36	Van Buren Blvd	Primrose Dr (0.08 miles SE)	2004	36,860
0.36	Magnolia Ave	Van Buren Blvd (0.05 miles SW)	1996	28,463
0.36	Hayes St	Van Buren Blvd (0.03 miles SW)	2006	588
0.39	Primrose Dr	Van Buren Blvd (0.04 miles NE)	1994	1,864
0.42	Van Buren Blvd	Garfield St (0.03 miles SE)	2003	28,595
0.43	Van Buren Blvd	Primrose Dr (0.03 miles N)	2001	36,664
0.44	Bolton Ave	Harrison St (0.01 miles W)	1994	2,305
0.46	Acacia St	Garfield St (0.13 miles SE)	2007	301
0.46	Harrison St	Bolton Ave (0.01 miles S)	1994	13,396
0.46	Andrew St	Van Buren Blvd (0.03 miles S)	1994	1,300
0.48	Castleman St	Garfield St (0.06 miles NW)	2003	884
0.48	Van Buren Blvd	Andrew St (0.04 miles NW)	1994	36,526
0.49	Riverside Fwy	Harrison St (0.03 miles SW)	2012	186,000
0.53	Harrison St	California Ave (0.04 miles N)	1994	14,199
0.53	Indiana Ave	Myers St (0.04 miles NE)	2003	8,807
0.54	Van Buren Blvd	Riverside Fwy (0.02 miles SE)	2000	40,449

Data Note:The Traffic Profile displays up to 30 of the closest available traffic counts within the largest radius around your site. The years of the counts in the database range from 2016 to 1963. Over 25% of the counts were taken between 2010 and 2016 and over 77% of the counts were taken between 2000 and 2016. Traffic counts are identified by the street on which they were recorded, along with the distance and direction to the closest cross-street. Distances displayed as 0.00 miles (due to rounding), are closest to the site. A traffic count is defined as the two-way Average Daily Traffic (ADT) that passes that location.

Source: ©2016 Kalibrate Technologies



Business Summary

9741 Magnolia Ave, Riverside, California, 92503 2
 9741 Magnolia Ave, Riverside, California, 92503
 Rings: 1, 3, 5 mile radii

Prepared by Esri
 Latitude: 33.91787
 Longitude: -117.45111

Data for all businesses in area	1 mile		3 miles		5 miles	
Total Businesses:	1,345		4,533		8,310	
Total Employees:	14,764		48,718		82,388	
Total Residential Population:	18,022		140,945		258,697	
Employee/Residential Population Ratio:	0.82:1		0.35:1		0.32:1	

by SIC Codes	Businesses		Employees		Businesses		Employees		Businesses		Employees	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Agriculture & Mining	14	1.0%	72	0.5%	69	1.5%	459	0.9%	138	1.7%	892	1.1%
Construction	77	5.7%	345	2.3%	396	8.7%	3,368	6.9%	724	8.7%	5,718	6.9%
Manufacturing	43	3.2%	810	5.5%	138	3.0%	3,425	7.0%	273	3.3%	4,990	6.1%
Transportation	18	1.3%	133	0.9%	92	2.0%	613	1.3%	158	1.9%	1,013	1.2%
Communication	21	1.6%	150	1.0%	46	1.0%	230	0.5%	74	0.9%	378	0.5%
Utility	0	0.0%	0	0.0%	7	0.2%	70	0.1%	11	0.1%	101	0.1%
Wholesale Trade	36	2.7%	199	1.3%	137	3.0%	1,499	3.1%	236	2.8%	2,602	3.2%
Retail Trade Summary	460	34.2%	6,008	40.7%	1,152	25.4%	14,927	30.6%	1,871	22.5%	23,227	28.2%
Home Improvement	16	1.2%	196	1.3%	85	1.9%	1,210	2.5%	147	1.8%	2,113	2.6%
General Merchandise Stores	18	1.3%	1,425	9.7%	44	1.0%	2,249	4.6%	69	0.8%	3,508	4.3%
Food Stores	33	2.5%	345	2.3%	104	2.3%	1,326	2.7%	173	2.1%	2,377	2.9%
Auto Dealers, Gas Stations, Auto Aftermarket	43	3.2%	221	1.5%	174	3.8%	2,872	5.9%	246	3.0%	3,283	4.0%
Apparel & Accessory Stores	93	6.9%	755	5.1%	124	2.7%	900	1.8%	164	2.0%	1,074	1.3%
Furniture & Home Furnishings	35	2.6%	283	1.9%	97	2.1%	599	1.2%	158	1.9%	877	1.1%
Eating & Drinking Places	109	8.1%	1,998	13.5%	278	6.1%	4,342	8.9%	470	5.7%	7,579	9.2%
Miscellaneous Retail	112	8.3%	784	5.3%	246	5.4%	1,431	2.9%	443	5.3%	2,416	2.9%
Finance, Insurance, Real Estate Summary	122	9.1%	497	3.4%	541	11.9%	2,105	4.3%	1,067	12.8%	5,823	7.1%
Banks, Savings & Lending Institutions	44	3.3%	225	1.5%	152	3.4%	570	1.2%	304	3.7%	1,679	2.0%
Securities Brokers	4	0.3%	13	0.1%	26	0.6%	111	0.2%	65	0.8%	256	0.3%
Insurance Carriers & Agents	24	1.8%	106	0.7%	104	2.3%	473	1.0%	210	2.5%	1,035	1.3%
Real Estate, Holding, Other Investment Offices	49	3.6%	154	1.0%	259	5.7%	950	1.9%	487	5.9%	2,853	3.5%
Services Summary	489	36.4%	4,508	30.5%	1,741	38.4%	18,415	37.8%	3,410	41.0%	33,433	40.6%
Hotels & Lodging	6	0.4%	26	0.2%	14	0.3%	98	0.2%	19	0.2%	153	0.2%
Automotive Services	53	3.9%	169	1.1%	232	5.1%	823	1.7%	384	4.6%	1,606	1.9%
Motion Pictures & Amusements	28	2.1%	209	1.4%	100	2.2%	961	2.0%	201	2.4%	1,695	2.1%
Health Services	120	8.9%	1,817	12.3%	280	6.2%	6,667	13.7%	562	6.8%	11,175	13.6%
Legal Services	15	1.1%	52	0.4%	70	1.5%	308	0.6%	168	2.0%	646	0.8%
Education Institutions & Libraries	20	1.5%	849	5.8%	82	1.8%	3,995	8.2%	156	1.9%	6,938	8.4%
Other Services	247	18.4%	1,385	9.4%	963	21.2%	5,562	11.4%	1,920	23.1%	11,220	13.6%
Government	38	2.8%	2,036	13.8%	76	1.7%	3,419	7.0%	103	1.2%	4,018	4.9%
Unclassified Establishments	28	2.1%	6	0.0%	137	3.0%	186	0.4%	246	3.0%	193	0.2%
Totals	1,345	100.0%	14,764	100.0%	4,533	100.0%	48,718	100.0%	8,310	100.0%	82,388	100.0%

Source: Copyright 2016 Infogroup, Inc. All rights reserved. Esri Total Residential Population forecasts for 2016.

Date Note: Data on the Business Summary report is calculated using Esri's Data allocation method which uses census block groups to allocate business summary data to custom areas.



Business Summary

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 Rings: 1, 3, 5 mile radii

Prepared by Esri
 Latitude: 33.91787
 Longitude: -117.45111

by NAICS Codes	Businesses		Employees		Businesses		Employees		Businesses		Employees	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Agriculture, Forestry, Fishing & Hunting	1	0.1%	4	0.0%	9	0.2%	183	0.4%	19	0.2%	230	0.3%
Mining	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Utilities	0	0.0%	0	0.0%	4	0.1%	52	0.1%	6	0.1%	67	0.1%
Construction	80	5.9%	356	2.4%	436	9.6%	3,501	7.2%	795	9.6%	5,932	7.2%
Manufacturing	47	3.5%	842	5.7%	153	3.4%	3,452	7.1%	301	3.6%	5,146	6.2%
Wholesale Trade	35	2.6%	198	1.3%	128	2.8%	1,475	3.0%	226	2.7%	2,576	3.1%
Retail Trade	339	25.2%	3,937	26.7%	851	18.8%	10,485	21.5%	1,350	16.2%	15,425	18.7%
Motor Vehicle & Parts Dealers	34	2.5%	180	1.2%	141	3.1%	2,763	5.7%	199	2.4%	3,106	3.8%
Furniture & Home Furnishings Stores	24	1.8%	115	0.8%	53	1.2%	223	0.5%	78	0.9%	337	0.4%
Electronics & Appliance Stores	9	0.7%	165	1.1%	35	0.8%	361	0.7%	66	0.8%	511	0.6%
Bldg Material & Garden Equipment & Supplies Dealers	16	1.2%	196	1.3%	84	1.9%	1,082	2.2%	145	1.7%	1,862	2.3%
Food & Beverage Stores	27	2.0%	285	1.9%	96	2.1%	1,257	2.6%	147	1.8%	2,203	2.7%
Health & Personal Care Stores	26	1.9%	181	1.2%	60	1.3%	380	0.8%	109	1.3%	662	0.8%
Gasoline Stations	9	0.7%	40	0.3%	33	0.7%	110	0.2%	47	0.6%	176	0.2%
Clothing & Clothing Accessories Stores	108	8.0%	858	5.8%	143	3.2%	1,015	2.1%	191	2.3%	1,224	1.5%
Sport Goods, Hobby, Book, & Music Stores	29	2.2%	260	1.8%	53	1.2%	425	0.9%	86	1.0%	626	0.8%
General Merchandise Stores	18	1.3%	1,425	9.7%	44	1.0%	2,249	4.6%	69	0.8%	3,508	4.3%
Miscellaneous Store Retailers	38	2.8%	229	1.6%	98	2.2%	597	1.2%	191	2.3%	1,148	1.4%
Nonstore Retailers	1	0.1%	2	0.0%	10	0.2%	24	0.0%	22	0.3%	61	0.1%
Transportation & Warehousing	12	0.9%	116	0.8%	77	1.7%	571	1.2%	136	1.6%	972	1.2%
Information	28	2.1%	248	1.7%	73	1.6%	528	1.1%	137	1.6%	1,021	1.2%
Finance & Insurance	73	5.4%	350	2.4%	286	6.3%	1,173	2.4%	588	7.1%	3,001	3.6%
Central Bank/Credit Intermediation & Related Activities	45	3.3%	231	1.6%	153	3.4%	580	1.2%	297	3.6%	1,554	1.9%
Securities, Commodity Contracts & Other Financial	4	0.3%	13	0.1%	28	0.6%	119	0.2%	80	1.0%	410	0.5%
Insurance Carriers & Related Activities; Funds, Trusts &	24	1.8%	106	0.7%	104	2.3%	473	1.0%	211	2.5%	1,037	1.3%
Real Estate, Rental & Leasing	67	5.0%	190	1.3%	315	6.9%	1,044	2.1%	578	7.0%	2,650	3.2%
Professional, Scientific & Tech Services	69	5.1%	270	1.8%	346	7.6%	1,430	2.9%	713	8.6%	3,389	4.1%
Legal Services	15	1.1%	52	0.4%	78	1.7%	349	0.7%	189	2.3%	900	1.1%
Management of Companies & Enterprises	2	0.1%	6	0.0%	3	0.1%	9	0.0%	7	0.1%	171	0.2%
Administrative & Support & Waste Management & Remediation	52	3.9%	346	2.3%	213	4.7%	1,237	2.5%	382	4.6%	2,462	3.0%
Educational Services	28	2.1%	874	5.9%	96	2.1%	4,024	8.3%	187	2.3%	7,009	8.5%
Health Care & Social Assistance	133	9.9%	2,128	14.4%	341	7.5%	7,874	16.2%	700	8.4%	13,240	16.1%
Arts, Entertainment & Recreation	11	0.8%	89	0.6%	57	1.3%	717	1.5%	116	1.4%	1,216	1.5%
Accommodation & Food Services	121	9.0%	2,068	14.0%	307	6.8%	4,504	9.2%	513	6.2%	7,816	9.5%
Accommodation	6	0.4%	26	0.2%	14	0.3%	98	0.2%	19	0.2%	153	0.2%
Food Services & Drinking Places	115	8.6%	2,042	13.8%	293	6.5%	4,406	9.0%	494	5.9%	7,663	9.3%
Other Services (except Public Administration)	180	13.4%	699	4.7%	626	13.8%	2,852	5.9%	1,207	14.5%	5,757	7.0%
Automotive Repair & Maintenance	47	3.5%	155	1.0%	199	4.4%	694	1.4%	323	3.9%	1,368	1.7%
Public Administration	38	2.8%	2,036	13.8%	76	1.7%	3,419	7.0%	104	1.3%	4,118	5.0%
Unclassified Establishments	28	2.1%	6	0.0%	137	3.0%	186	0.4%	246	3.0%	193	0.2%
Total	1,345	100.0%	14,764	100.0%	4,533	100.0%	48,718	100.0%	8,310	100.0%	82,388	100.0%

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Date Note: Data on the Business Summary report is calculated using Esri's Data allocation method which uses census block groups to allocate business summary data to custom areas.