

# ±5,650 SF OFFICE OWNER/USER OPPORTUNITY FOR SALE

4590 Allstate Drive, Riverside, CA 92501



CONTACT:

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4590 ALLSTATE DR.  
RIVERSIDE, CA

## PROPERTY DETAILS

- Sale Price: \$1,327,750.00
- ±5,650 RSF Two-Story Freestanding Office Building
- Secured Parking Lot
- Two EV Charging Stations
- Roof Recently Replaced
- Upgraded HVAC
- Monument Signage
- Conveniently Located Near Downtown Riverside Retail, Restaurant and Hospitality Amenities
- Easy Access to the 60, 91 and 215 Freeways



## MARKET DEMOGRAPHICS 3 MILE RADIUS



Population  
**96,480**



Ave. HH Income  
**\$60,600**



Employees  
**59,198**

### CONTACT:

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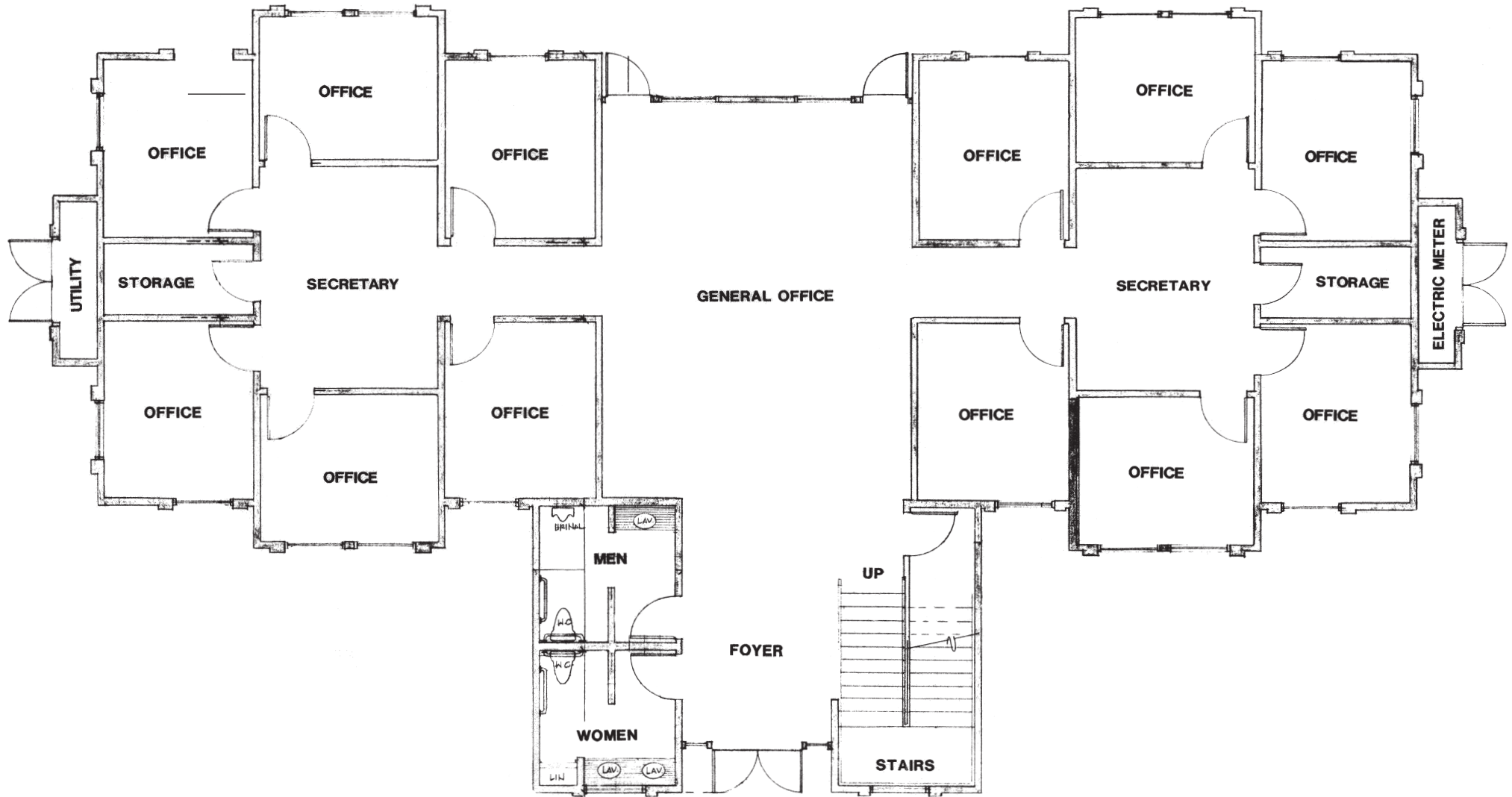
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# FLOOR PLAN - 1ST FLOOR



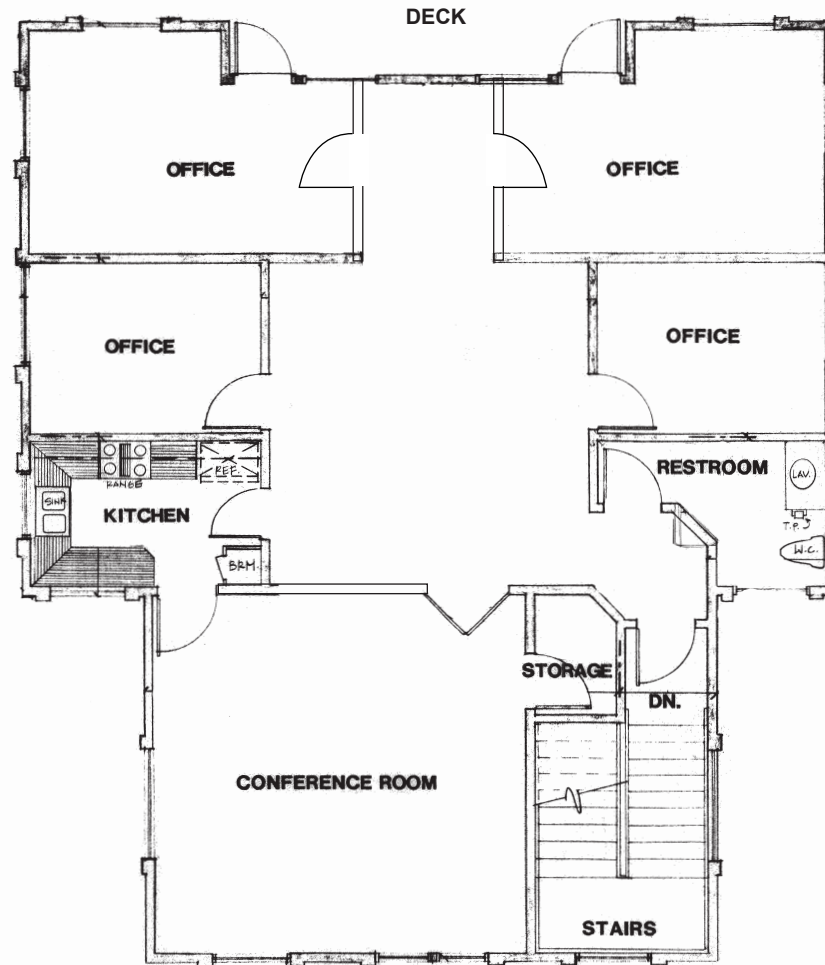
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## FLOOR PLAN - 2ND FLOOR



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