

# FOR SALE

## 100% LEASED SINGLE TENANT INDUSTRIAL

9920 ARLINGTON AVE • RIVERSIDE, CA - 2.00 ACRES



RYAN MOORE, SIOR  
Senior Vice President, Partner  
rmoore@voitco.com • 909.545.8011  
Lic. #01821438

GARRET GILLILAND  
Vice President  
ggilliland@voitco.com • 909.545.8022  
Lic. #02075196

**Voit**  
REAL ESTATE SERVICES



# FOR SALE

## SECURE A 6.71% CAP RATE WITH A 5-YEAR NNN LEASE IN AN OPPORTUNITY ZONE

This 5-year Triple Net (NNN) Lease investment offers a true “hands-off” ownership experience, one of the most desirable structures in commercial real estate. With the tenant responsible for property taxes, insurance, and maintenance, ownership comes with minimal landlord obligations and predictable cash flow. With a stabilized 6.71% CAP rate, the asset delivers a reliable, long-term income stream insulated from typical operating cost fluctuations. Whether you are a seasoned investor seeking portfolio stability or a private buyer looking for passive income security, this property represents a low-management, yield-driven opportunity backed by strong market fundamentals.

## INDUSTRIAL ENGINE: THE INLAND EMPIRE ADVANTAGE

The Inland Empire is one of the most desirable and fastest-growing industrial markets in the nation. In Q1 2025 alone, the region recorded 3.5 million square feet of positive net absorption, ranking among the highest U.S. industrial leasing performance benchmarks.

Located just 60 miles from the Ports of Los Angeles and Long Beach, which handle 78% of West Coast container volume and nearly one-third of all U.S. imports, the Inland Empire serves as the logistical backbone of the West Coast. This strategic location drives consistent tenant demand, ensuring low vacancy rates and ongoing rent growth. As supply chains adapt to evolving global trade, the Inland Empire remains the premier choice for cost-efficient, well-connected industrial space. Its proximity to the ports, combined with limited available land and robust tenant demand, creates strong appreciation potential and makes this market a blue-chip investment destination.

## OPPORTUNITY ZONE INVESTMENT ADVANTAGE

Situated within a federally designated Opportunity Zone, this property offers investors the potential to defer, reduce, or even eliminate certain capital gains taxes by reinvesting eligible gains into qualified properties. These benefits can significantly enhance long-term after-tax returns while contributing to local economic growth and revitalization.

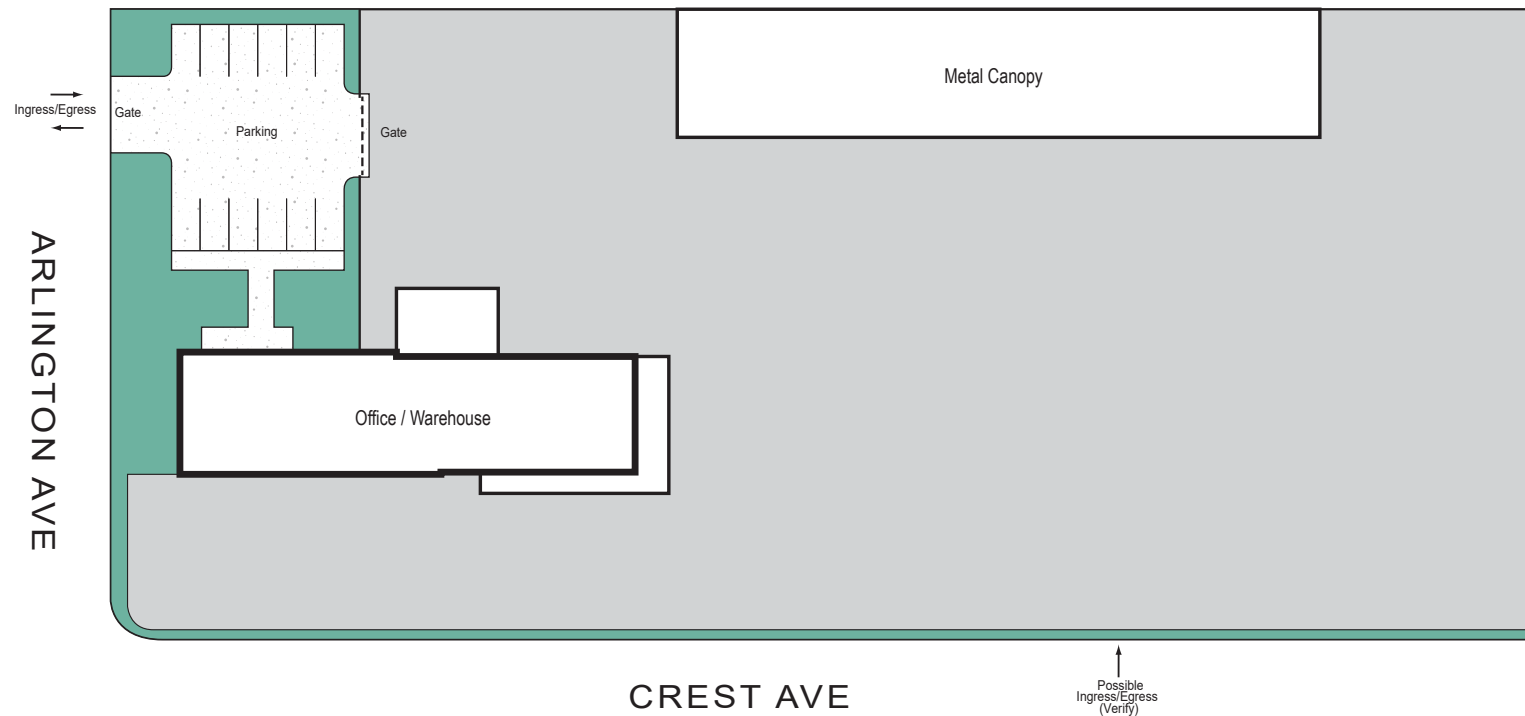
Learn more at: <https://opzones.ca.gov>.

Riverside Opportunity Zone Map: <https://riversideca.gov/cedd/economic-development/initiatives/opportunity-zones>

## ABOUT THE TENANT

The property is 100% leased to Professional Courier Distributors dba Brandt Brothers Enterprises, Inc., a respected logistics provider founded in 1978. Brandt Brothers is one of the largest newspaper distributors on the West Coast, operating from six locations across California and Nevada. The company has committed to a five-year lease, demonstrating confidence in the property's strategic location and operational suitability. Investors benefit from a stable, income-producing asset backed by an experienced, long-term tenant with a proven track record.

# FOR SALE



## PROPERTY HIGHLIGHTS:

- Fully Improved Industrial Yard
- Zoning: BMP, City of Riverside (Verify)
- Approx. 5,248 SF Office / Warehouse
- Air Conditioned offices with four (4) privates, lobby, kitchen, lunch-room, and four (4) restrooms
- Two Grade level doors in warehouse
- Power: 800 Amps 277/480v (Verify)
- 6' Asphalt and 4,500 PSI concrete
- ±8,000 SF outdoor metal canopy
- Electrical / Air Distribution
- Two (2) Electric gates for secure access and enhanced security
- Poll Lighting throughout yard
- Solid Perimeter Wall
- All New Landscaping
- ±2.00 Acres of Land



# FOR SALE





# FOR SALE



## LEASE SUMMARY

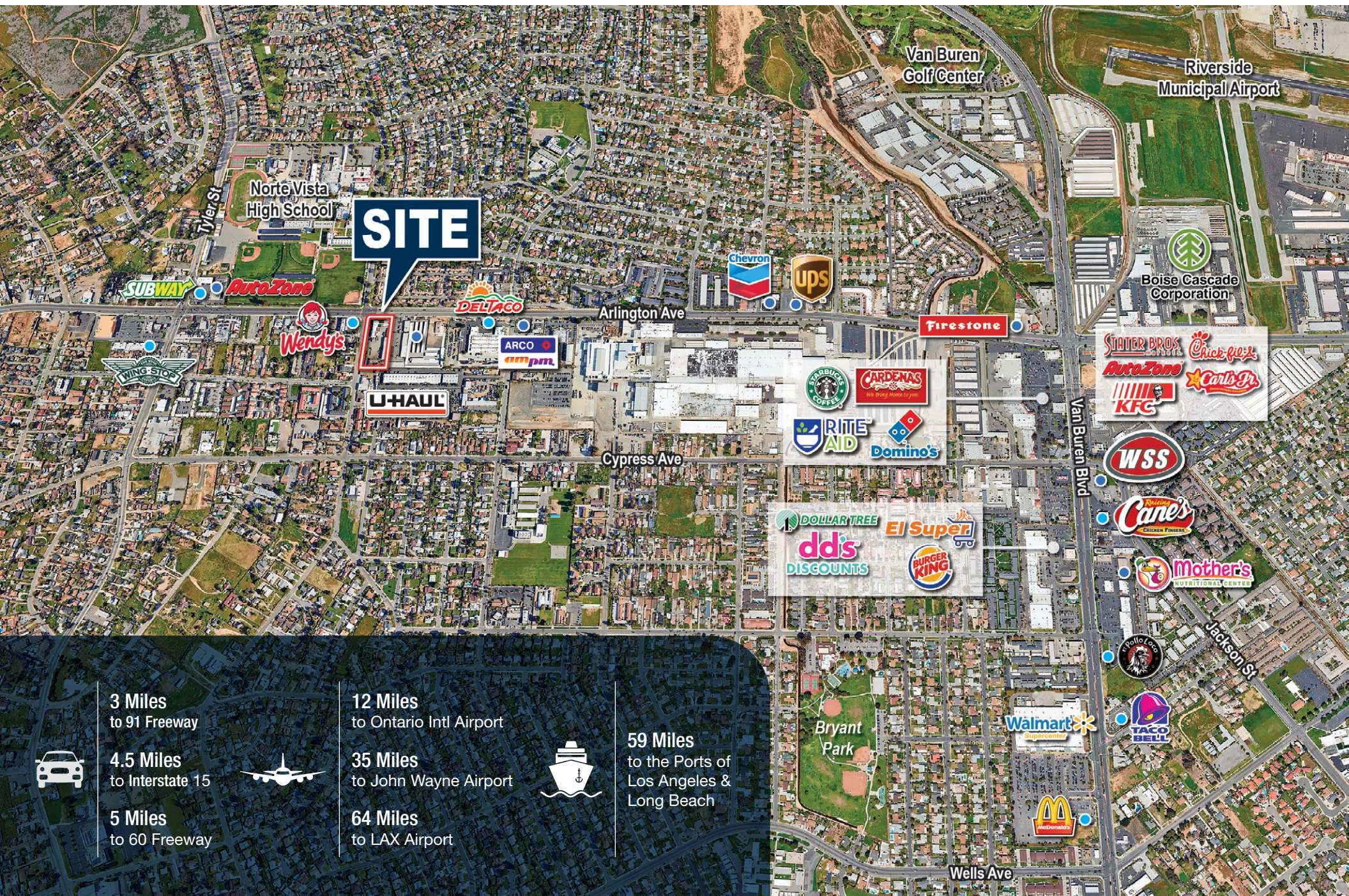
GENERAL TERMS	9920 ARLINGTON AVE
ASKING PRICE	\$4,750,000
YEAR 1 CAP RATE	5.50% (includes 2 months free rent)
STABILIZED CAP RATE	6.71% (starting December 2025)
LEASE TERM	62 Months
LEASE START DATE	July 1, 2025
ANNUAL RENT ESCALATIONS	3.75%
LEASE TYPE	Triple Net (NNN)
LEASE FORM	AIR Single Tenant Lease- Net

## INVESTMENT PROFORMA

	RENTAL INCOME (NNN)	CAP RATE
YEAR 1	\$261,360	5.50%
YEAR 2	\$325,393.20	6.85%
YEAR 3	\$337,595.45	7.11%
YEAR 4	\$350,255.27	7.37%
YEAR 5	\$363,389.85	7.65%



# FOR SALE



3 Miles  
to 91 Freeway

4.5 Miles  
to Interstate 15

5 Miles  
to 60 Freeway

12 Miles  
to Ontario Intl Airport

35 Miles  
to John Wayne Airport

64 Miles  
to LAX Airport

59 Miles  
to the Ports of  
Los Angeles &  
Long Beach