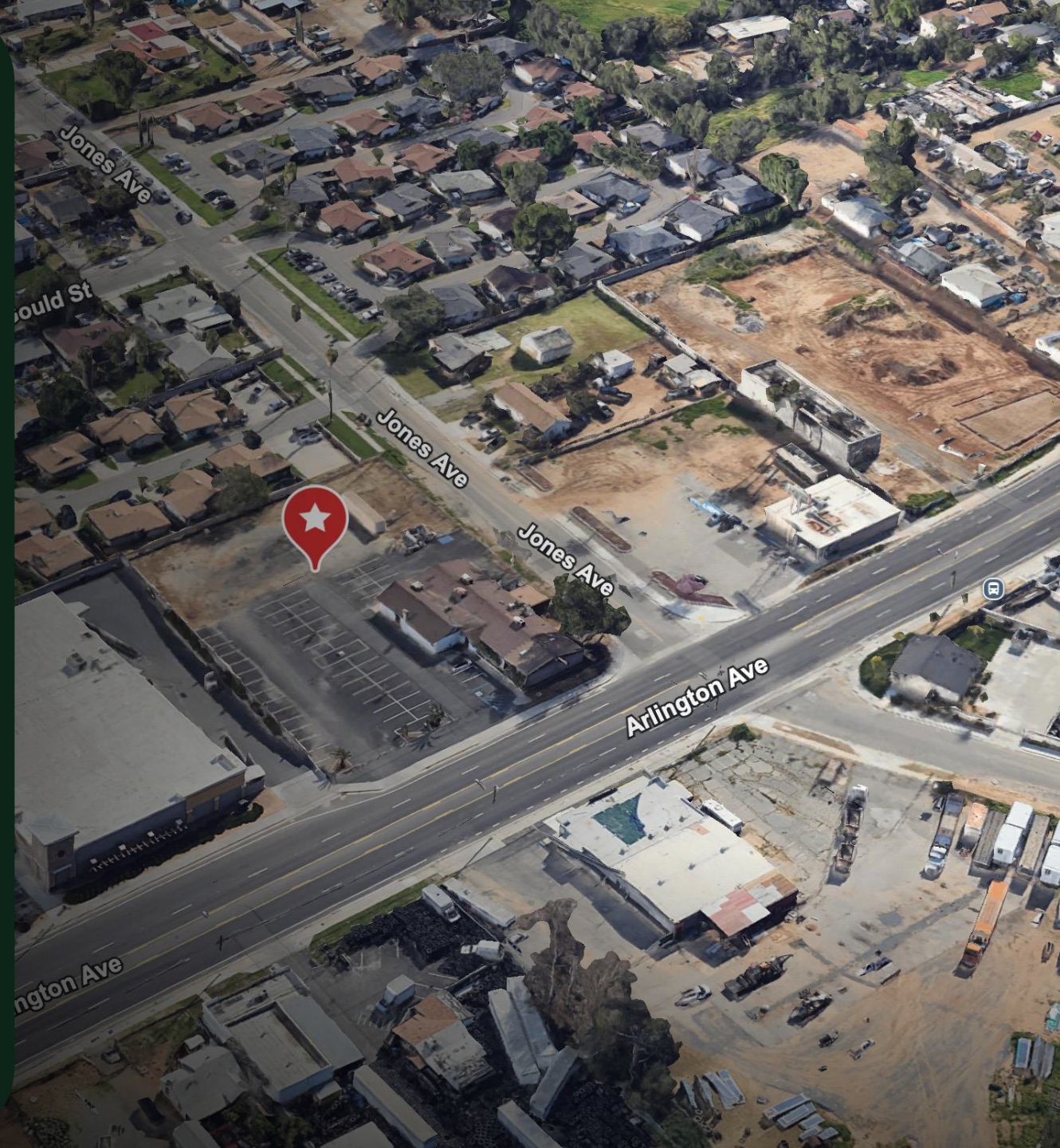


# Ground Lease Offering Memorandum



# Executive Summary

10390 Arlington Ave is a prime corner redevelopment opportunity along an established retail corridor in West Riverside, offering strong visibility, convenient access, and a clear path to a new retail or restaurant concept (subject to approvals).

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## Location and Site Strength

- High visibility corner positioning on Arlington Avenue
- Approximately 40,000 vehicles per day exposure
- 1.22 acres (53,143 SF) with strong frontage
- Multiple access points supporting convenient customer circulation

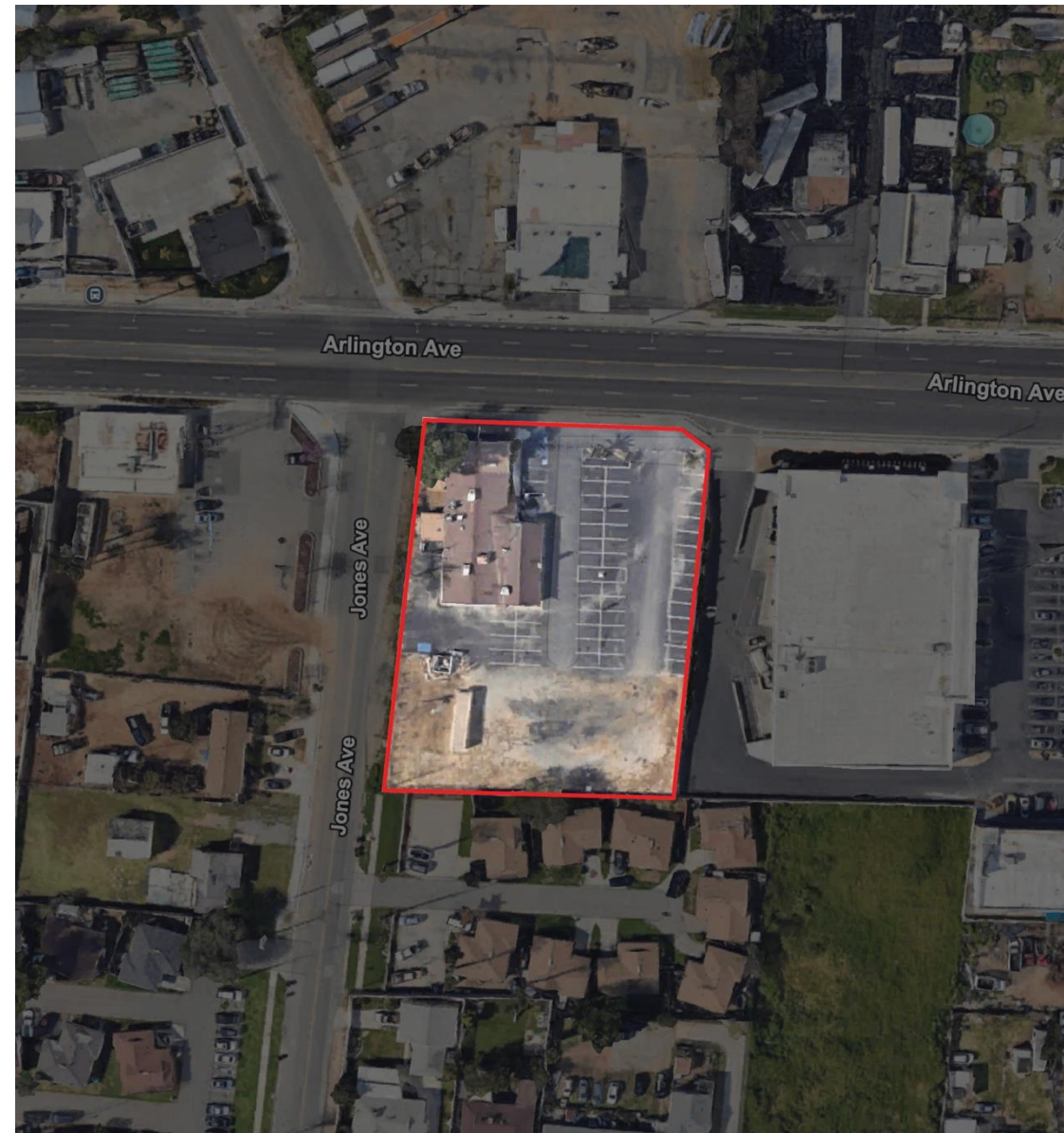
## Trade Area and Demand Drivers

- 111,000 residents within 3 miles
- Nearly 295,000 residents within 5 miles
- Dense surrounding neighborhoods and established commercial activity
- Corridor connects to major employment hubs and freeway networks
- Nearby national and quick service retailers reinforce daily demand

---

## Offering Structure and Delivery

- Long term ground lease offering, absolute NNN
  - Preferred initial term: 20+ years
  - Delivered vacant within an agreed timeline, redevelopment ready (subject to approvals)
  - Pricing and full terms available upon request
- 



# CITY, SUBMARKET, & ACCESS

## City & Regional Context

Riverside is the largest city in Riverside County and a major Inland Empire economic center

Approximate population of 330,000 with a regional draw of 2.7M+ people within 20 miles

Located in the Arlington and La Sierra corridor of West Riverside

Area serves as a long established retail and commuter spine

Connects dense residential neighborhoods with major commercial routes

## Economic Base

Diverse employment drivers support stable daytime population

Major employers include

- County of Riverside
- University of California Riverside
- Kaiser Permanente
- March Air Reserve Base
- Riverside Unified School District

## Accessibility & Transportation

Arlington Avenue functions as a primary east west commercial arterial

Supports both neighborhood and commuter traffic patterns

Strong regional access via nearby Freeways

- CA 91 Freeway
- Interstate 215
- CA 60 Freeway

D. Freeway triangulation expands workforce access and regional consumer draw

# DEMOGRAPHICS & DEMAND DRIVERS

## Population Base



**111,000+** Residents within 3 miles

Approximately **295,000**  
Residents within 5 miles

## Destination Drivers



La Sierra University supports commuter and student traffic

Regional retail and medical uses act as consistent area draws

Residential, employment, and retail activity support all day demand.

## Retail Synergy



- Established retail corridor supports daily needs and food service uses
- Nearby national and quick service operators reinforce demand
- Corridor activity supports long term operator performance

## Employment & Daytime Activity



Diverse employers support steady weekday daytime traffic.

- Healthcare and medical services
- Education campuses
- Government and civic uses
- Retail and service employment

## Daytime Demand Snapshot



- Weekday traffic supported by healthcare, education, government, and retail employment
- Strong lunch and after work demand window for food service and convenience retail
- Daytime activity complements surrounding residential density and corridor traffic

## Key Metrics



- 1.22 AC (53,143 SF)
- Approximately 40,000 VPD
- Long term absolute NNN ground lease, 20+ year initial term
- Vacant delivery per agreed timeline (subject to approvals)

# PROPERTY OVERVIEW

## Property Identity

**Address:**  
10390 Arlington Ave.,  
Riverside, CA 92505

**Location:**  
Arlington Avenue Corridor  
West Riverside

Corner commercial parcel at  
Arlington Ave and Jones Ave with  
strong street frontage

## Site Characteristics

**Lot Size:**  
53,143 SF

**Lot Size:**  
1.22 acres

### Frontage

- Arlington Ave: ~102 FT
- Jones Ave: ~119 FT

Multiple curb cuts  
provide convenient  
ingress and egress

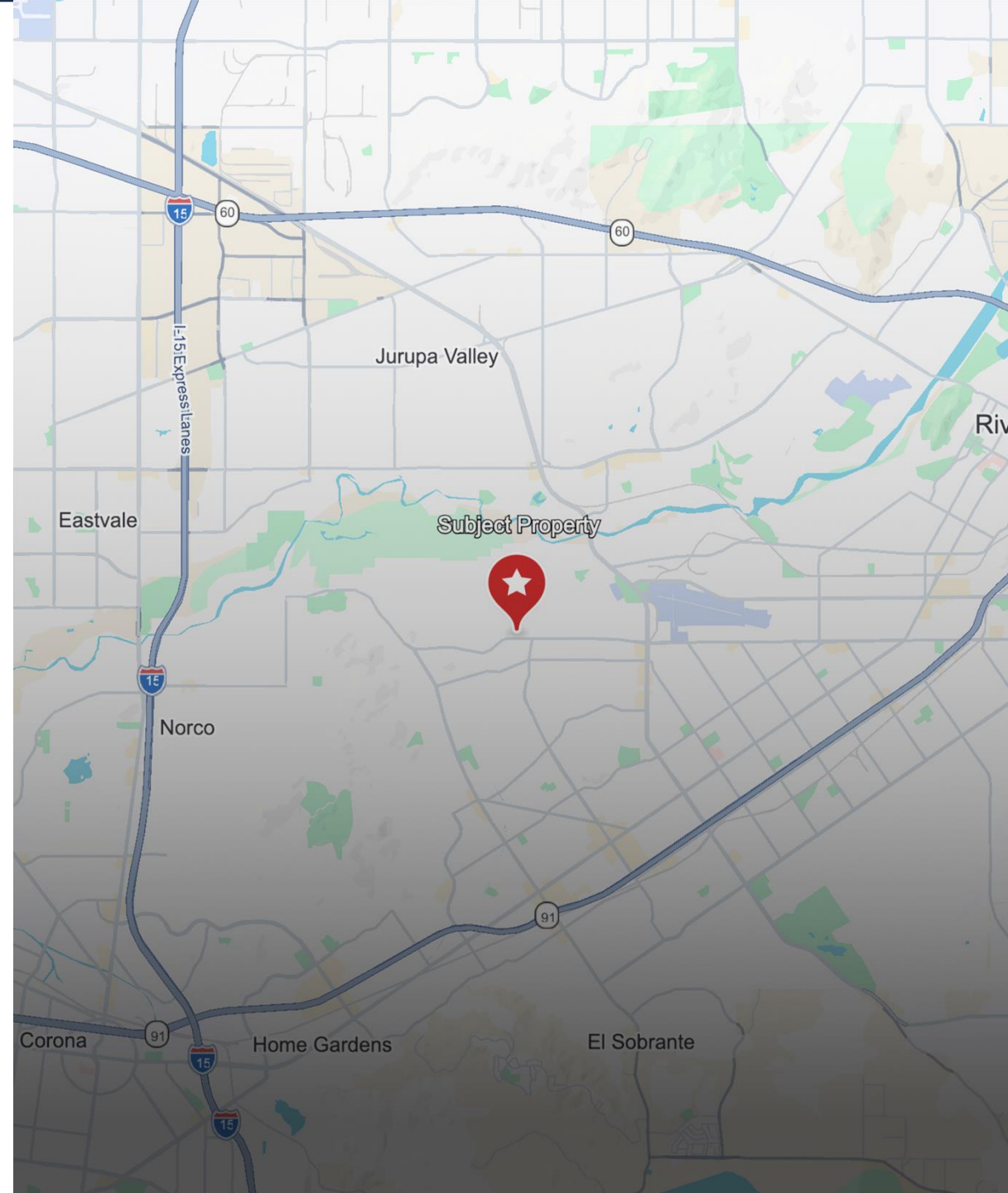
## Existing Improvements

**Existing Building:**  
~6,500 SF former  
restaurant

**Year Built:**  
1958

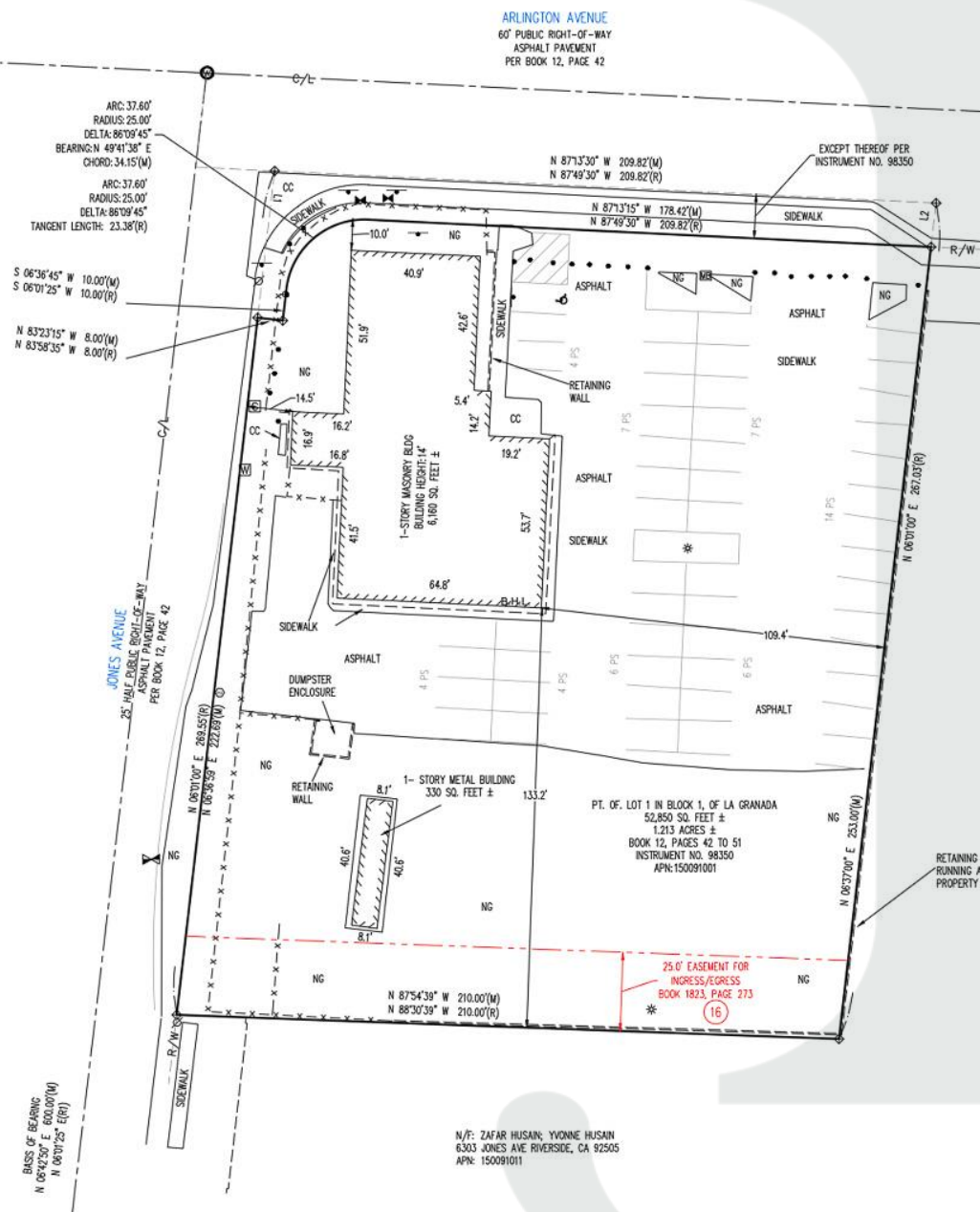
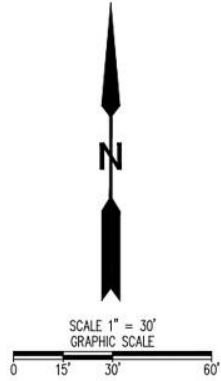
**Current Use:**  
Operating restaurant

Ownership to deliver vacant per  
agreed timeline for  
redevelopment (subject to  
approvals)



# ALTA Survey

Full Report Provided At Request



LINE TABLE

LINE	BEARING	DISTANCE
L1(M)	N 06°36'45" E	46.86'
L1(R)	N 06°01'25" E	46.86'
L2(M)	N 06°37'00" E	14.03'
L2(R)	N 06°01'25" E	14.03'

ARLINGTON AVENUE  
60' PUBLIC RIGHT-OF-WAY  
ASPHALT PAVEMENT  
PER BOOK 12, PAGE 42

BASES OF BEARING  
N 05°42'59" E 600.00'(M)  
N 06°01'25" E 60'

JONES AVENUE  
25' HALF PUBLIC RIGHT-OF-WAY  
ASPHALT PAVEMENT  
PER BOOK 12, PAGE 42

EXCEPT THEREOF PER  
INSTRUMENT NO. 98350

N/F: PARTNERSHIP SILVER HILLS  
10370 ARLINGTON AVE RIVERSIDE, CA  
92505  
APN: 150091028

PT. OF LOT 1 IN BLOCK 1, OF LA GRANADA  
52,850 SQ. FEET ±  
1.213 ACRES ±  
BOOK 12, PAGES 42 TO 51  
INSTRUMENT NO. 98350  
APN: 150091001

N/F: ZAFAR HUSAIN; YVONNE HUSAIN  
6303 JONES AVE RIVERSIDE, CA 92505  
APN: 150091011

# ZONING & DEVELOPMENT FRAMEWORK

## MU V Zoning | Mixed Use Village | Flexible Commercial Development Framework

The property is within the City of Riverside’s **MU V (Mixed Use Village)** zoning district, supporting pedestrian oriented commercial development along established neighborhood corridors. The designation allows a broad mix of retail, restaurant, and service uses, subject to City review and approvals.

### Commercial Use Environment



MU V zoning supports a wide range of neighborhood serving commercial concepts, including:

- Restaurant and café uses
- Retail and personal services
- Medical and professional office
- Financial and specialty services

This framework is intended to encourage active, visually engaging street front development.

### Development Standards & Site Capacity



MU V standards support flexible site planning and pedestrian oriented frontage. Key standards generally include:

- Front and street side setbacks: 0 FT
- Rear setback: 25 FT where adjacent to residential
- Floor Area Ratio (FAR): up to 2.5
- Maximum building height: 45 FT

These standards support contemporary commercial formats with strong street presence.

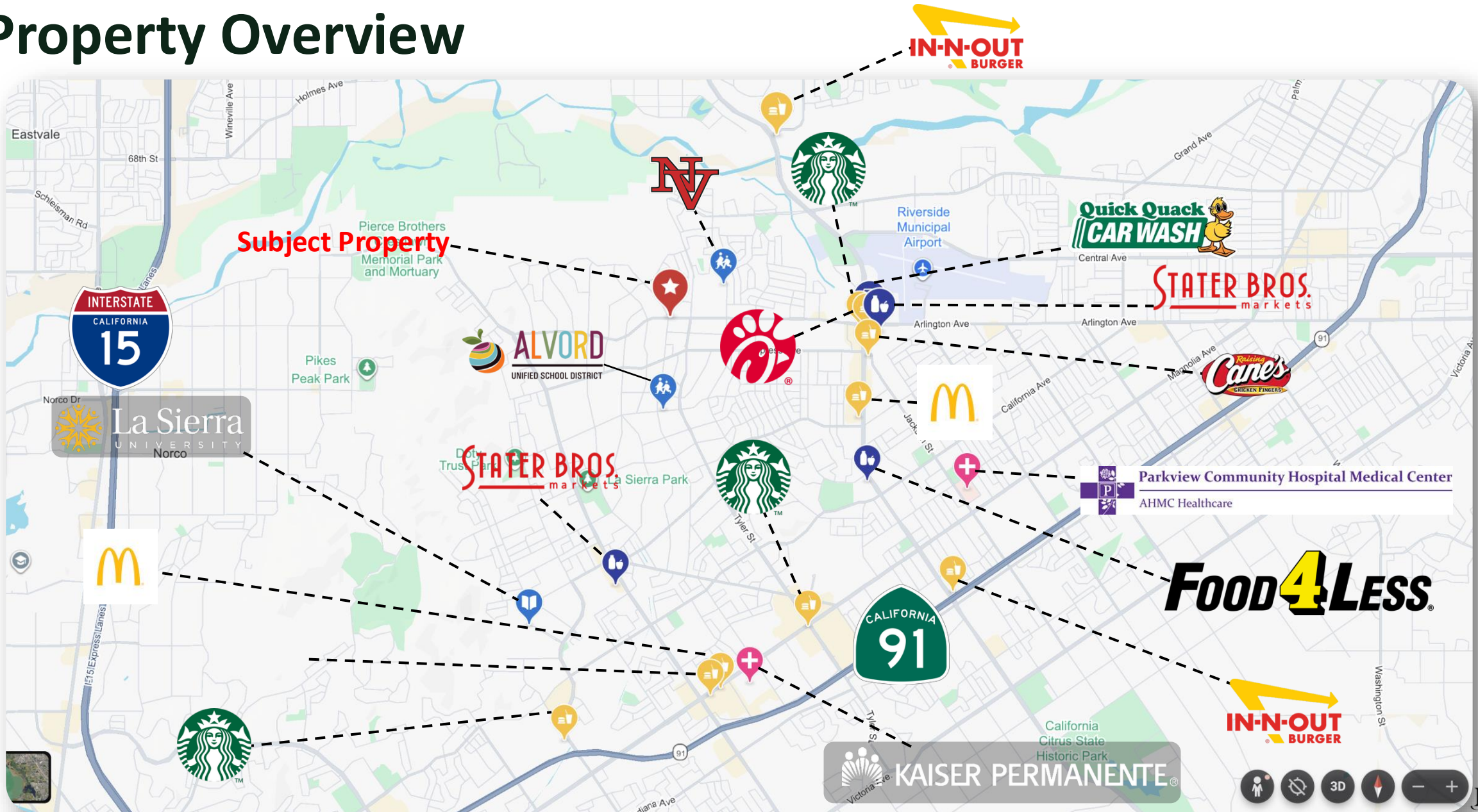
### Entitlement & Design Review



Development in the MU V zone is subject to City of Riverside **Design Review**, which evaluates:

- Site layout and circulation
  - Building design and massing
  - Streetscape and frontage treatment
  - Compatibility with the corridor context
- Additional entitlements may be required based on final use and project scope.

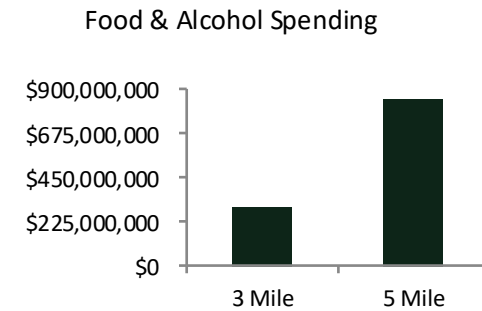
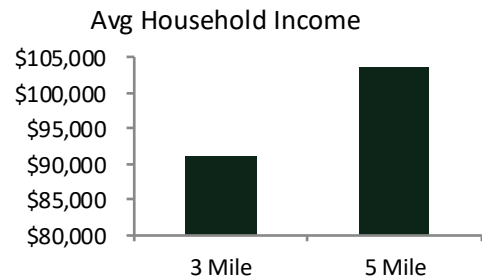
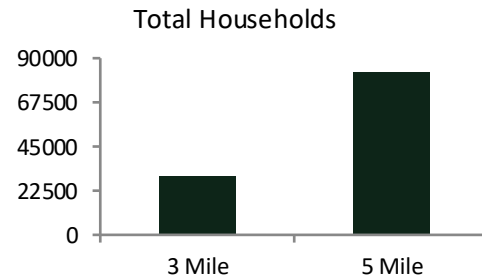
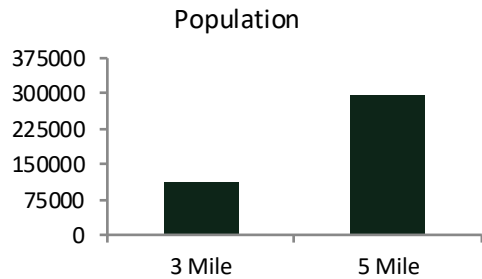
# Property Overview



# Market Demographics

## ● Demographics

### 3 Mile vs 5 Mile Trade Area Overview



## Traffic Exposure



Arlington Ave carries approximately **40,000 vehicles per day**, providing consistent visibility and repeat exposure for retail and restaurant users.

## Market Context



- Established commercial corridor anchored by national and neighborhood serving retail
- Dense surrounding neighborhoods drive consistent daily traffic
- Daytime demand supported by healthcare, education, and government employers
- Convenient access to major regional freeways
- Limited new retail supply supports durable operator demand

# Property Photos



# Property Photos (cont.)



# Team Contact Slide



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