

FOR SALE

± 6,400 SF BUSINESS PARK / INDUSTRIAL CONDO

9346 GALENA ST, SUITE A&B

JURUPA VALLEY, CA 92509



OFFERING PRICE

\$2,100,000

PRICE / SF

\$328.13

BUILDING AREA

±6,400 SF

IN-PLACE RENT

\$9,844 / MO

LEASE THROUGH

3/31/2027

THE OFFERING

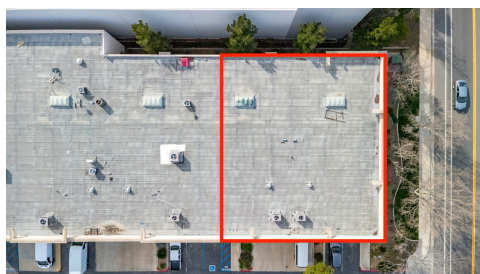
RJ Realty is pleased to present 9346 Galena Street, Suite A&B — a ±6,400 square foot business park / industrial condominium in Jurupa Valley, Riverside County. Constructed in 2008 of concrete tilt-up, the unit is improved with approximately 500 square feet of office including two private offices and two restrooms, and is served by 18-foot clear height, one 12' x 14' ground-level loading door, and 200 amps of 277/480V three-phase power.

The property is 100% leased through March 31, 2027 at \$9,844 per month, delivering income in place from close of escrow with potential owner-user occupancy beginning April 1, 2027. The offering is best positioned for an investor seeking a small-bay industrial hold, or for a business owner who wants to lock in long-term control of its real estate today and take occupancy at lease expiration.

Sub-10,000 square foot industrial condominium product remains among the tightest segments of the Inland Empire West market, with limited new construction and consistent demand from local operators and 1031 exchange buyers.

PROPERTY SUMMARY

Address	9346 Galena St, Ste A&B Jurupa Valley, CA 92509
County	Riverside
Building Area	±6,400 SF
Office Area	±500 SF / 2 private offices
Restrooms	Two (2)
Clear Height	18'
Loading	One (1) 12' x 14' ground level
Power	200 amps, 277/480V, 3-phase
Construction	Concrete tilt-up
Year Built	2008
Parking	25 spaces
Zoning	B-P, Business Park City of Jurupa Valley
Occupancy	100% leased
Freeway Access	I-60 and I-15



Ricky Lee, CCIM, MBA

Broker / Loan Consultant | DRE #01932116 | NMLS #1152232

P: 909-348-3956 E: rlee@RJRealty.net

RJ REALTY

888 Brea Canyon Road, Suite 200
Diamond Bar, CA 91789

P: 949-484-7352 | DRE #02201099



The information contained herein is obtained from sources believed to be reliable. However, we have not verified it and make no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior sale or lease, or withdrawal without notice. Buyer is responsible for independently verifying all information, including square footage, zoning, permitted use, parking, licensing, entitlements, occupancy requirements, and lease terms.

FOR SALE

INVESTMENT SUMMARY & LEASE ABSTRACT

9346 GALENA ST, SUITE A&B

JURUPA VALLEY, CA 92509

INVESTMENT HIGHLIGHTS

- **Income in place.** 100% leased at \$9,844 per month, or \$118,128 annually, through March 31, 2027.
- **Near-term owner-user control.** Potential occupancy beginning April 1, 2027, subject to the existing lease.
- **Below prior comparable basis.** Offered at \$328 per square foot against recent small-bay condominium sales in the submarket.
- **Scarce small-bay product.** Sub-10,000 SF industrial condominiums remain tightly held in Inland Empire West.
- **Functional specifications.** 18' clear, ground-level loading, 200 amps of 277/480V three-phase power, and a finished office front.
- **Lender-friendly profile.** Owner-user buyers may qualify for SBA 504 or 7(a) financing at lease expiration; financing available in-house.
- **Location.** Established Galena Street business park with immediate access to I-60 and I-15.

LEASE ABSTRACT

Tenant	Corona Bros. Installation, LLC
Guaranty	Personal guaranty in place
Premises	Suite A&B, ±6,400 SF
Original Term	4/1/2023 – 3/31/2026
First Amendment	Extended to 3/31/2027
Current Base Rent	\$9,844 / month (\$1.54 PSF)
Annual Base Rent	\$118,128
Lease Structure	Gross — CAM included in rent
Escalations	None during extension term
Security Deposit	\$27,840
Purchase Options / ROFR	None
Agreed Use	Warehousing and storage of furniture equipment

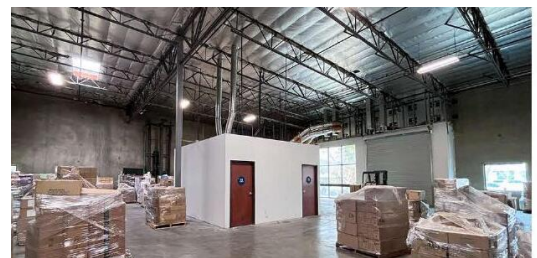
NOTE TO BUYER

The lease is gross. Property taxes, insurance, and association dues are the owner's responsibility and property taxes will be reassessed upon sale. Buyer should underwrite operating expenses independently and review the full lease and first amendment during due diligence.

ZONING & PERMITTED USE

The property is zoned B-P (Business Park) by the City of Jurupa Valley. The B-P zone is intended for research and development, light manufacturing conducted entirely within an enclosed building, professional and corporate offices, medical and analytical laboratories, outpatient medical services, repair services, and other business-supporting commercial uses.

SITE PLAN & PROPERTY IMAGES



Ricky Lee, CCIM, MBA

Broker / Loan Consultant | DRE #01932116 | NMLS #1152232

P: 909-348-3956 E: rlee@RJRealty.net

RJ REALTY

888 Brea Canyon Road, Suite 200

Diamond Bar, CA 91789

P: 949-484-7352 | DRE #02201099

