

For Sale

Price: Submit Offers

3912 Merrill Ave. Riverside, CA 92506



Retail, Office or Medical Owner User & Investment Property

Building: One Story Wood Frame of 3,060+/- sq. ft.; 4 Entrances, Store Front & Side Windows, Light Open Space Layout. 3 HVAC units on Roof, Electric Power 200 AMP, 2 Bathrooms. Bright Newer Exterior Stucco & Finish, Signage can be improved & Permanent; YB 1958.

Zoning: City of Riverside "CG" Commercial General; Magnolia Specific Plan Area. Permitted Uses include Retail, Medical & Professional Office, Food Related.

Lot Size: 7,840+/- sq. ft., Dimensions 50 ft. X 156.5 ft. Fenced & Gated APN: 225-133-009

Income: Currently Leased to Retailer Reptile Factory with 4 Locations, One Year Remaining on Lease & No Extensions. Annual Gross Income of \$56,688; Tenant pays All Utilities. Current Lease Rate @ \$1.54 Considerably Below Area & Market Rate of \$2.00 & more

Parking: Secure Gated with 9+/- Stalls, 5 in Rear & 4 in Driveway; Ratio of 3/1000 sq. ft.

Features: Within the Magnolia Business & Retail Area of the city with All types of Businesses. Jurupa Ave to the North, Central Ave to the South & adjacent to Magnolia Ave. Close Proximity to FRWY 91, 60 & 215 ON/Off Ramps & convenient City & County Public Transportation. East of Regal Riverside Plaza Mall. National, Regional & Local Retailers, Restaurants, Businesses & Abundant Employment base & much more.

For More Information Contact:

Roobik Ovanesian, Broker, GC, CCIM DRE # 00997117 818-550-0760 roobik.crc@sbcglobal.net
Hazar Chircorian, GC, Broker DRE # 01026461 818-548-4449 hazar@hcreb.com

We obtained the above information from sources deemed to be reliable. However, we have not verified the accuracy and make no guarantees, warranties or representations about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or with drawn without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performances of the property. You and your tax and legal advisors should conduct your own investigations of the property and transaction.

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California Bureau of Real Estate ID# 01338809





Property Pricing & Projected Investment Analysis & Valuation Scenarios:

1. Suggested in the range of \$999,888.00 or \$327 per sq. ft.
2. Current Cap Rate of 4.7% with Annual Expenses of \$10,000 & NOI of \$47,000
3. 2026 New Lease Rate of \$2.00 or higher per sq. ft. Demonstrates a minimum Projected Property Value Increase or Appreciation of \$250,000 or higher
4. Bldg. of 3,060 sq. ft. @ \$2.00/ sq. ft. Monthly Rent \$6,120 or Annual Rent \$73,440 with Expenses of \$10,000 & NOI of \$63,440 @ 5% Cap Rate equate to Projected value \$1,268,000
5. Bldg. of 3,060 sq. ft. @ \$2.25/ sq. ft. Monthly Rent \$6,885 or Annual Rent \$82,620 with Expenses of \$10,000 & NOI of \$72,620 @ 5% Cap Rate equate to Projected value \$1,452,400
6. Bldg. of 3,060 sq. ft. @ \$2.50/ sq. ft. Monthly Rent \$7,650 or Annual Rent \$91,800 with Expenses of \$10,000 & NOI of \$81,800 @ 5% Cap Rate equate to Projected value \$1,636,000
7. Owner User Investor can take advantage of SBA Financing at Minimum down payment.

Area National, Regional & Local Retailers, Restaurants, Businesses & Employment Offices:

Regal Riverside Plaza with 150+ Businesses & dozen Fast Food pads

| | | |
|-----------------------------|---------------------------------|---------------------|
| DMV Office | AAA Insurance Office | Chase Bank |
| Bank of America | Citi Bank | Provident bank |
| University of Redlands | US Bank | Citi Bank |
| Ralph's Grocery | Vons Grocery | Trader Joe's |
| CVS Pharmacy | Walgreens Pharmacy | Staples |
| Riverside Animal Hospital | Medical Offices & Clinics (10+) | Dental Offices (5+) |
| Fast Foods (20+) | CPA Offices (4+) | Automotive (5+) |
| Gas & Service Stations (4+) | El Pollo Loco | Chick Fill "A" |
| Raising Cane Restaurant | Domino's Pizza | Del Taco |
| Big 5 Sports Goods | Lucky Greek Restaurant | Carl's Jr. |
| Panera Bread | Wendy's Burgers | Coffee Bean & Tea |
| Islands Restaurant | El Torito Restaurant | Chipotle |
| California Pizza Kitchen | Cold Stones | Jack In The Box |
| Habit Burgers | Nordstrom Rack | Marshalls Clothing |
| Burlington Coat Factory | Music & Dance Studios | Jamba Juice |
| Sushi Restaurants (2+) | Korean BBQ Restaurant | |

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Building Photos:



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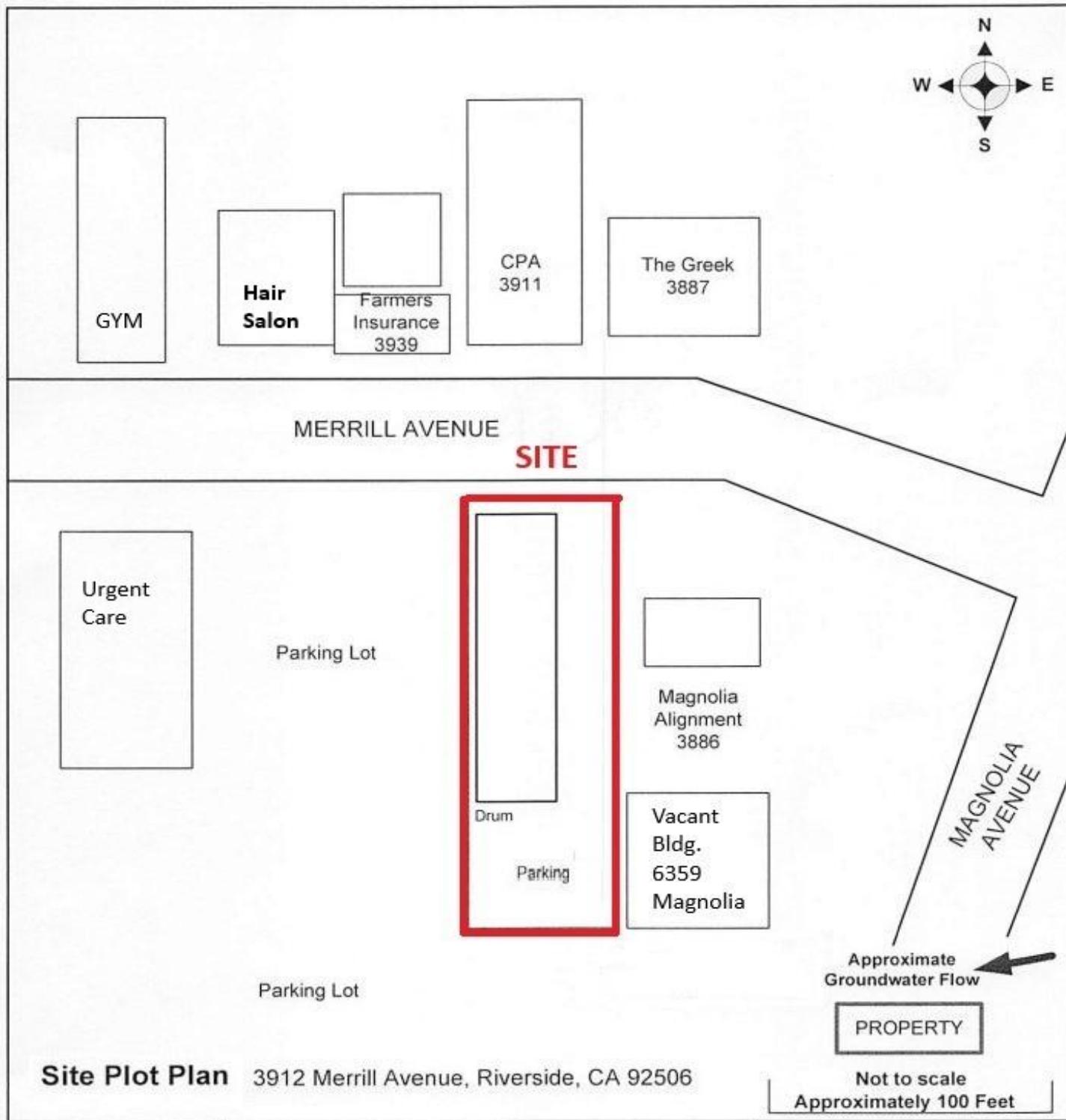




Building Photos:



Site Plan:



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Aerial Photos of Property:

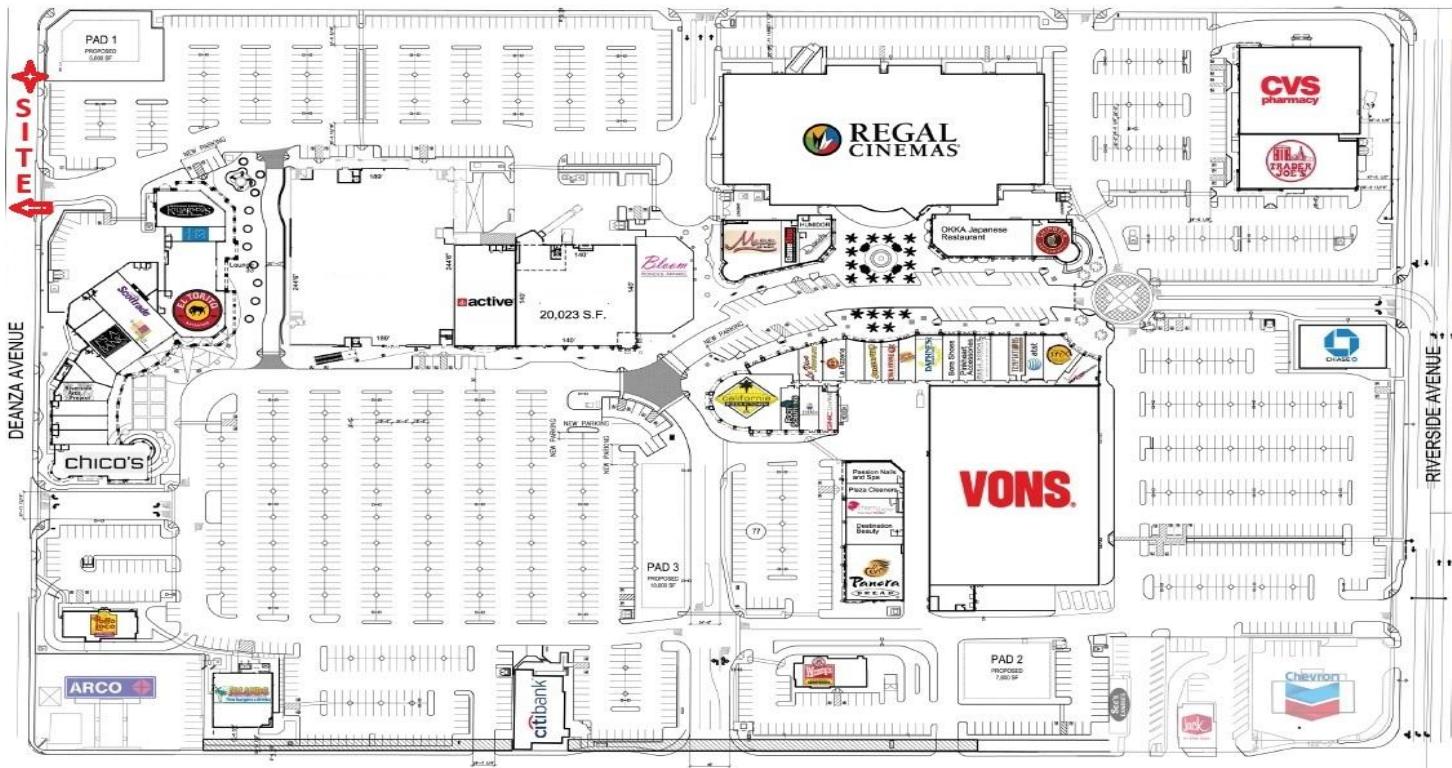


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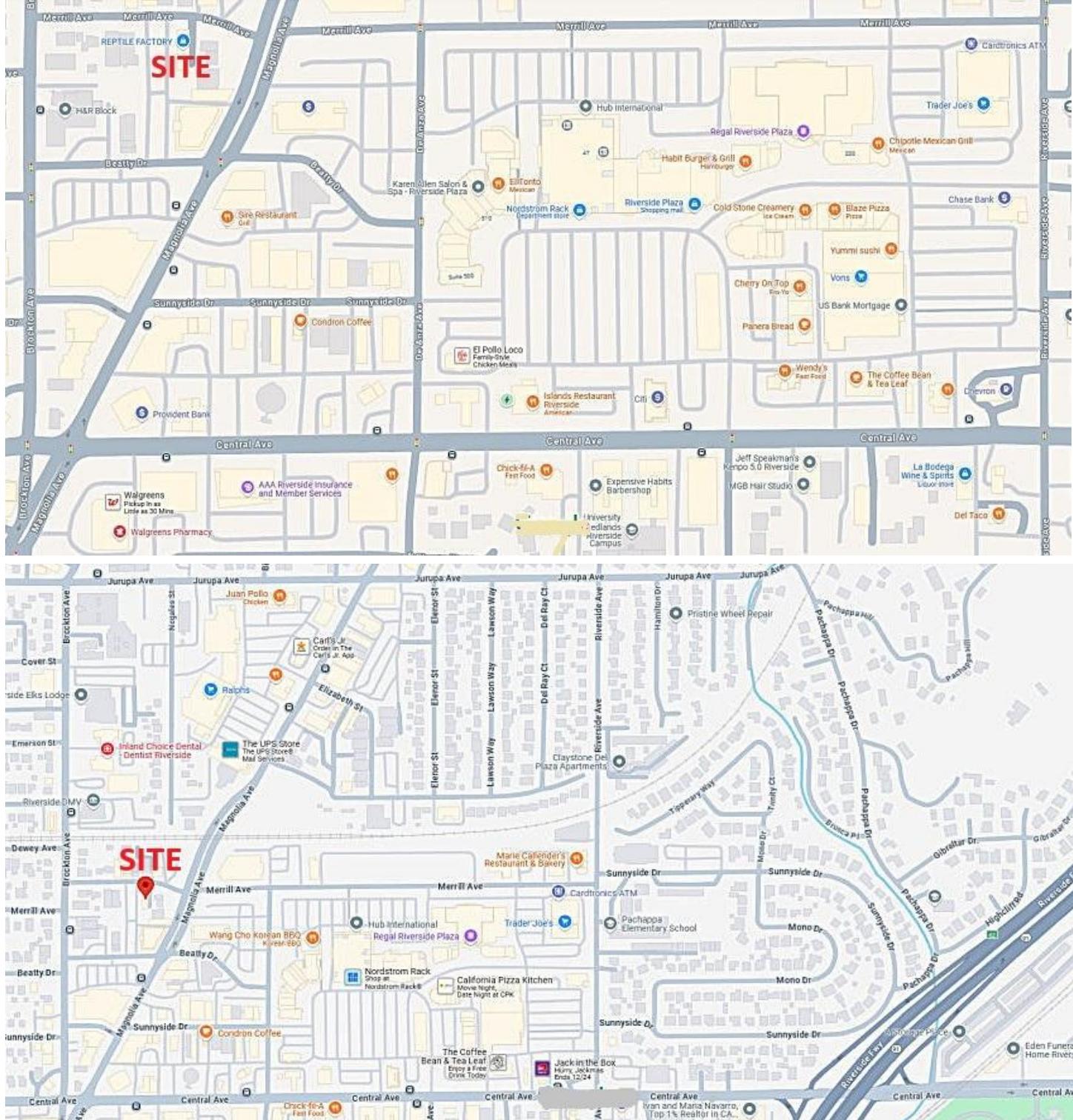
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Ariegal Maps:



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Location Maps:



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