

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:

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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.

Mail: P.O. Box 271 Glendale, CA 91209-0271
T: 818.550.0760 **E:** Roobik.crc@sbcglobal.net
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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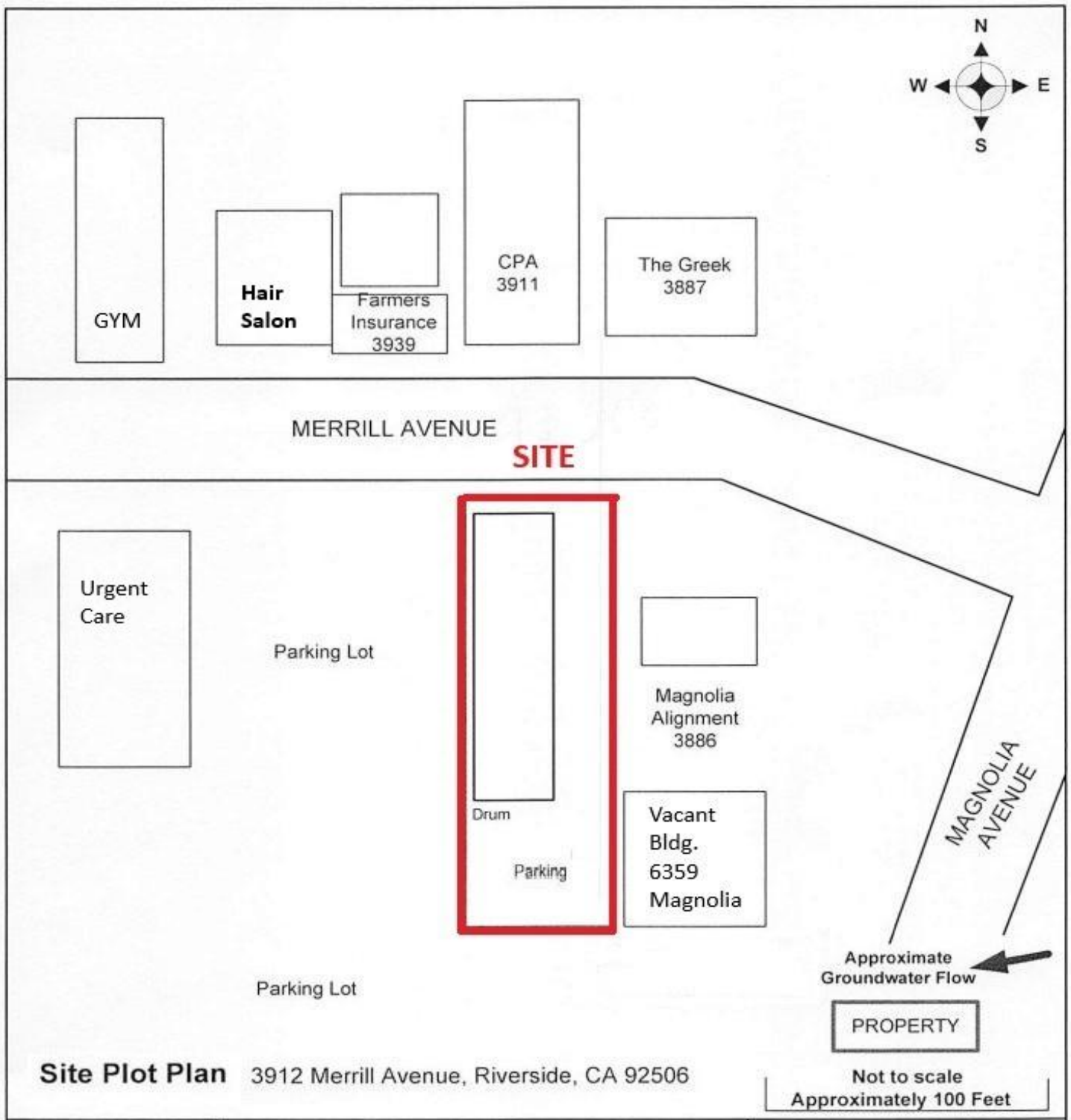




Building Photos:



Site Plan:



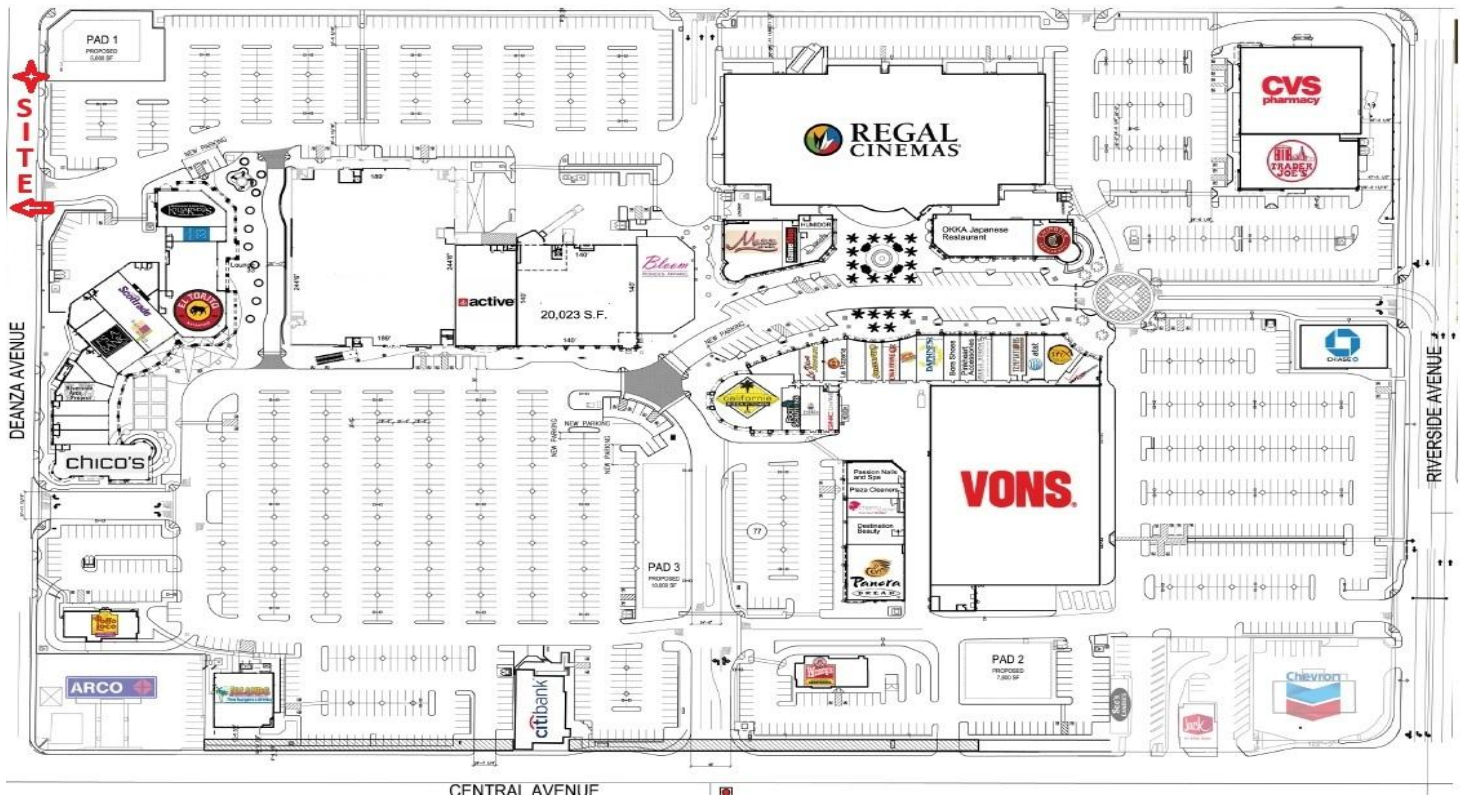
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Aerial Photos of Property:



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Aerial Maps:

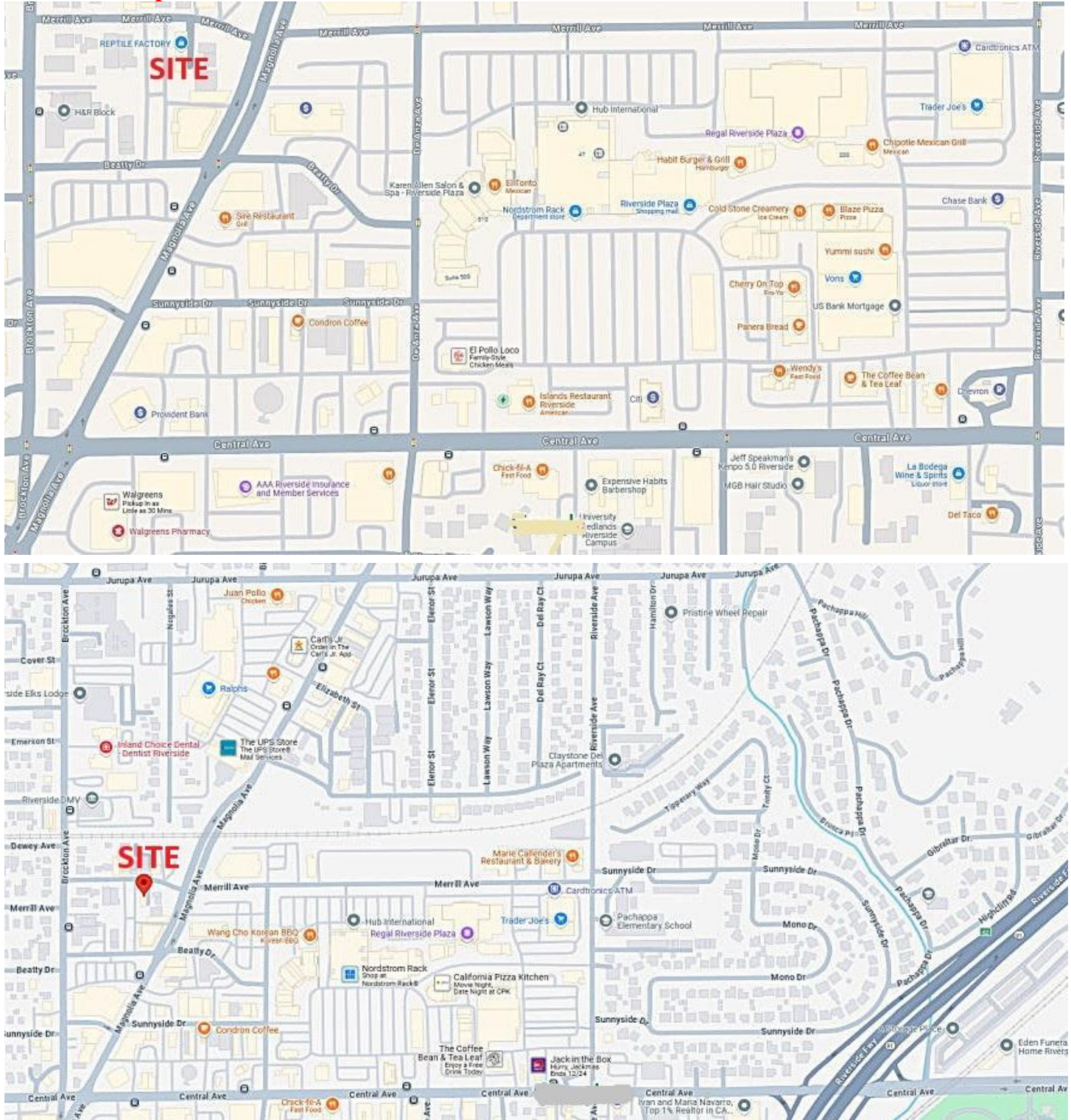


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Location Maps:



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