

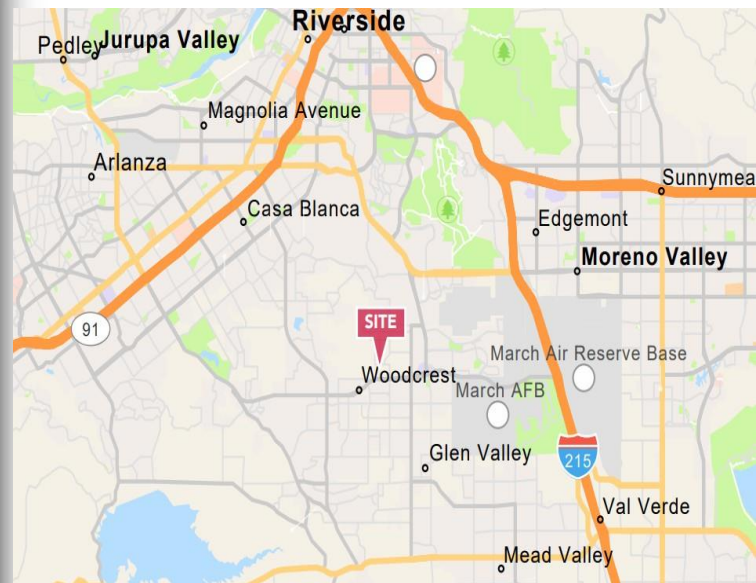
# FOR SALE – 6.5% Cap Rate OWNER USER OR INVESTMENT OPPORTUNITY



**± 3,602 SF Industrial Bldg. on ± 1.34 acre lot**  
**18442 Van Buren Blvd., Riverside, CA 92508**

## PROPERTY FEATURES

- +/- 1.34 acre lot with +/- 3,602 SF Free-Standing Industrial Building with ± 3,200 SF of additional Outdoor Covered Canopy
- Five (5) Year Leaseback at \$23,000.00/NNN (6.5% Cap) **OR** can be Sold Vacant (see attached Investment Overview page 2)
- Currently Owner Occupied by Successful Car Auction Business
- Concrete Paved Yard, Gated and Fenced
- Three (3) Oversized Ground Level Doors
- 17' Warehouse Clear Height
- Bonus Loft Upstairs
- Zoned M-SC – Manufacturing – Service Commercial (confirm)
- Zoning permits Industrial uses, Warehousing, Heavy Manufacturing, Fabrication, Draying, Freight, Truck and Trailer Operations, Vehicle Storage, Vehicle Sales, Yard Storage. Verify with County of Riverside
- Recently Renovated: new warehouse roof and siding, new offices, new HVAC, new restrooms, new sewer lines, new kitchen, new epoxy floors, new outdoor canopies, and new LED lights
- ± 200 Amps (confirm) – can possibly be upgraded
- Major Street Frontage along Van Buren Blvd with over 46,097 CPD



The information contained herein has not been verified by real estate brokers. Although we have no reason to doubt its accuracy we do not guarantee it. Buyers and tenant should verify information independently.

**Ashwill  
Associates**  
COMMERCIAL REAL ESTATE  
Corp DRE# 01291393

Kyle Williams | 949.293.6788  
CALDRE Lic# 02015940  
[kyle@ashwillassociates.com](mailto:kyle@ashwillassociates.com)

# INVESTMENT OVERVIEW

18442 Van Buren Blvd, Riverside, CA 92508

## Investment Overview

- Sale Price: \$4.275MM
- CAP Rate: 6.5%
- Tenant: Auction Liquidators | [www.autoauctionsnearme.com](http://www.autoauctionsnearme.com)
- Gross revenue: \$1.4 million
- Profit: \$860,000
- Personal Guarantee - Seller
- 10 employees
- 2 locations and 1 virtual location

Auction Liquidators was established in Riverside, California in 2016. We specialize in supplying the best inventory for the most affordable prices. They have great Google reviews and ratings along with superior pricing outperforming all of their competitors. Auctions are held 4 days a week with high volume traffic at the property location and with a consistent customer base, and over 500,000 followers on social media

## Leaseback Overview:

**Remaining Lease Term:** Five (5) Years signed at Close of Escrow on AIR Lease

**Lease amount:** \$23,000.00/NNN

**Lease Type:** NNN Lease

**Scheduled Rent Increases:** 2.5% Annually

**Options & Increases:** Three (3) 3-Year; 2.5% annually

**Insurance:** Paid by Tenant

**Property Taxes:** Paid by Tenant

**Roof/Parking Lot/HVAC:** Paid by Tenant

**Guarantor:** Seller with a signed Personal Guaranty

**\*It will be available as a vacant property or with a 5-year sale leaseback.**

# SITE PLAN

18442 Van Buren Blvd, Riverside, CA 92508



Kyle Williams | 949.293.6788  
CALDRELic# 02015940  
[kyle@ashwillassociates.com](mailto:kyle@ashwillassociates.com)

# DEMOGRAPHICS

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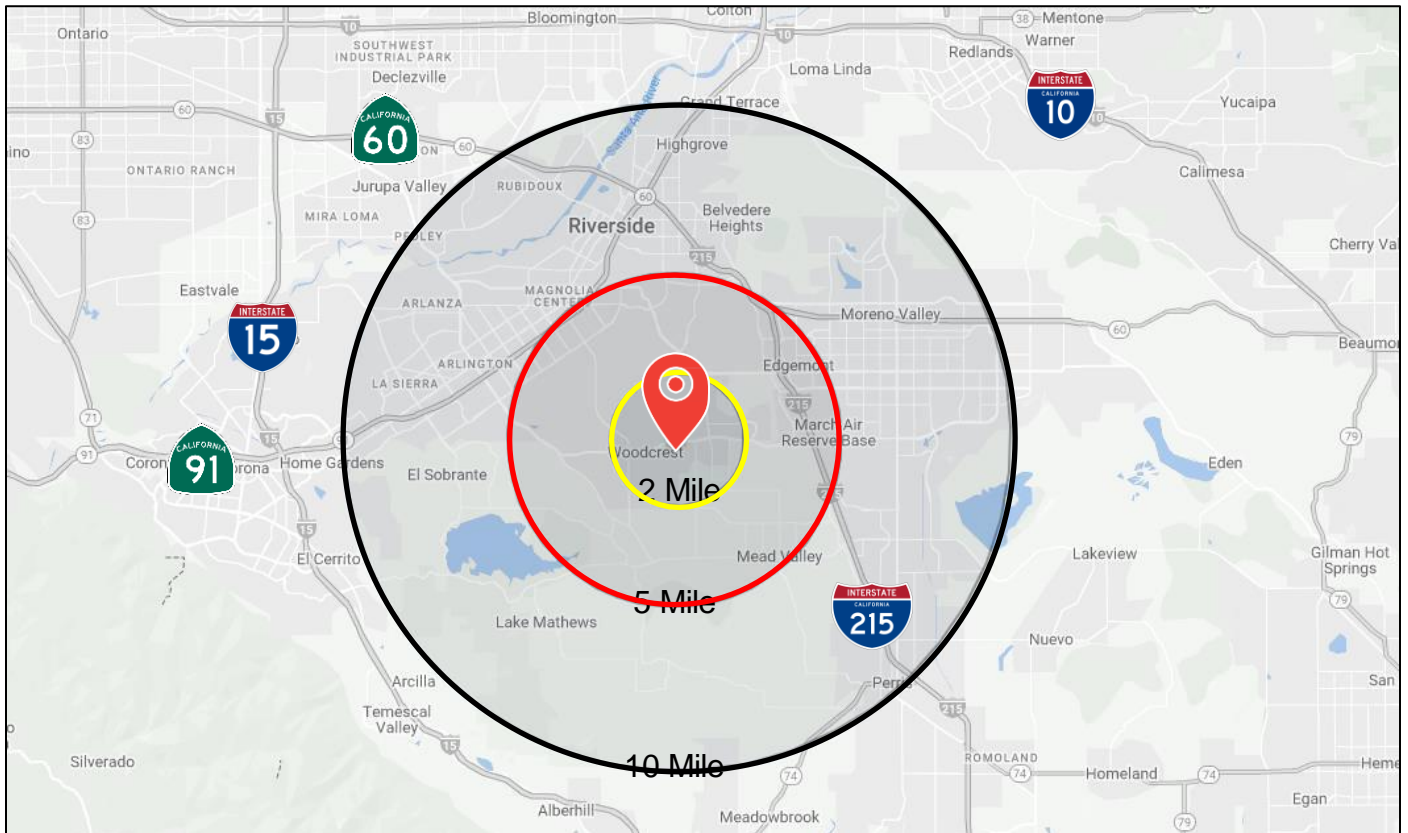
## Demographics

## Riverside County

	<u>2 Mile</u>	<u>5 Mile</u>	<u>10 Mile</u>
2010 Population	28,050	116,190	676,640
2022 Population	29,887	127,904	754,637
2027 Population	31,584	135,824	802,561
2010 Households	675,991		
2022 Households	770,097		
2027 Households	827,854		
2022 Average Age	36.5	37.1	34.2
2022 Avg. Household Income	\$143,709.00	\$122,841.00	\$91,411.00
2022 Median Household Income	\$121,899.00	\$98,868.00	\$73,594.00

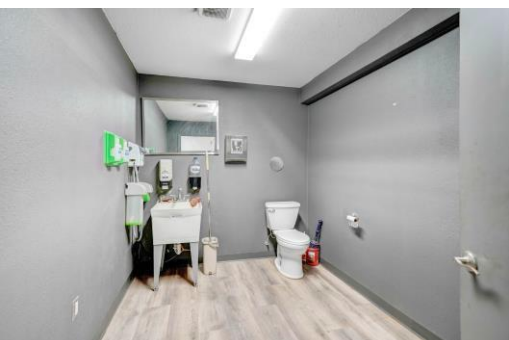
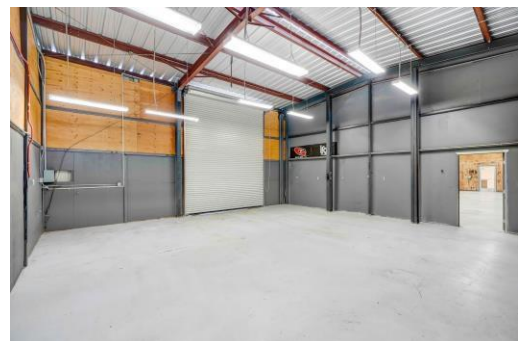
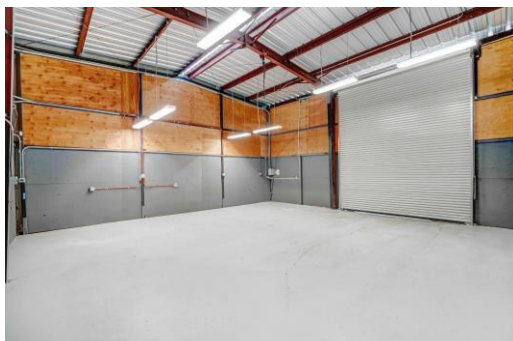
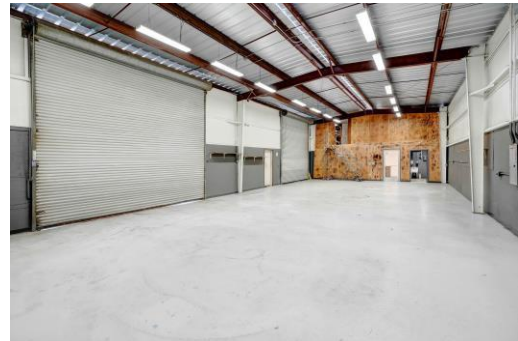
## Traffic Counts

Van Buren Blvd. & Dauchy Ave E	43,844
Van Buren Blvd. & Dauchy Ave W	46,097



# PHOTOS

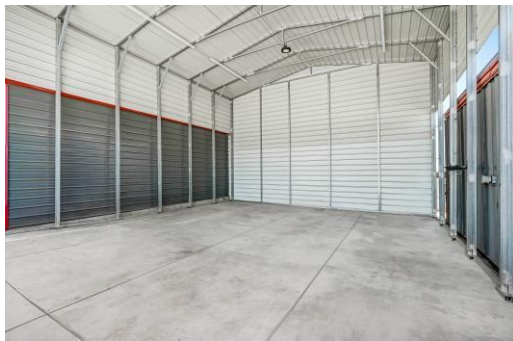
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