

FULLY STABILIZED LEASE INVESTMENT

360°
VIRTUAL TOUR

**3 TENANTS - DIVERSIFIED RENT ROLL
NEW LONG-TERM LEASES**

**FOR
SALE**

±18,861 SF FLEX-OFFICE/WAREHOUSE
CORPORATE BUSINESS CENTER
25809 BUSINESS CENTER DRIVE
LOMA LINDA, CA 92374

ROCKY MORAN | Sr. Vice President
951.276.3681
rmoran@leeriverside.com
DRE 01841701

**LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES



INVESTMENT OVERVIEW

THE OFFERING



| | |
|--|------------------------|
| TOTAL GROSS RENT: | \$400,662.84 IN YEAR 1 |
| OFFERING PRICE: | \$6,144,380.66 |
| BUILDING SIZE: | 18,861 SF |
| LAND SIZE: | 1.06 ACRES |
| LEASED SQUARE FOOTAGE: | 100% LEASED |
| AS LEASED INVESTMENT AT FULL OCCUPANCY: | 6.0% CAP RATE |
| BELOW REPLACEMENT COST-PSF PRICE: | \$325 |
| APPROXIMATE ANNUAL PROPERTY TAX: | \$25,000 |
| APPROXIMATE ANNUAL INSURANCE: | \$7,000 |
| APPROXIMATE NET OPERATING INCOME: | \$368,662.84 |



- ▶ ±18,861 sf freestanding flex-office/warehouse building
- ▶ 100% occupied Property with in place 6% cap rate-Year One
- ▶ Rare Investment grade trophy asset
- ▶ Unique opportunity for Investor seeking diversified rent roll with credit Tenants
- ▶ Leased Investment - Ideal Investor or 1031 Exchange Opportunity
- ▶ Corporate neighbors include PulmoCare, G3 Engineering, & Veterans Affairs, County of San Bernardino
- ▶ Six (6) large grade level doors (3 doors for units A & B)
- ▶ Three brand new leases, including new 5-year lease with Everon (formerly ADT Security Inc.) Fortune 1000 Credit
- ▶ BP Zoning (Business Park) flexible zoning warehouse/office/specialty uses
- ▶ Professionally managed with on site management, day porter, engineer in master planned park
- ▶ Freeway visibility, located directly off 10 freeway at Mt. View
- ▶ Located in prestigious Corporate Business Center Park excellent corporate image
- ▶ Tall 20' clear industrial warehouse
- ▶ Full HVAC warehouse capability
- ▶ 200 amps, 120/208 voltage, 3-phase power
- ▶ .21/1,500 SF sprinkler coverage
- ▶ Abundant 3:1 parking ratio, full drive around access
- ▶ The Ontario International Airport is less than 20 miles away
- ▶ APN:0292-451-10



We provide insights necessary for maintaining network health, helping prevent/address issues and contribute to the overall reliability of the IT infrastructure.

Our network recover strategies contribute to the overall business continuity, data protection and stability of network operations. Gone are those days where you experience the extremes of downtime. Our tailored solutions provide the platform for operations throughout most manageable disasters.

Representing a comprehensive approach to IT support that facilitates growth, efficiency, and innovation while adhering to the highest standards of quality and customer satisfaction - we go beyond the basic technical support.



CVMPOUND is more than just a fitness club—it's a destination for those who demand more from their fitness journey. Built on the principle of relentless growth, CVMPOUND combines passion with purpose to turn everyday efforts into lasting results. Our facility is equipped with top-tier brands and designed to push boundaries, whether through intense strength training or focused recovery.

Beyond fitness, CVMPOUND is a community where like-minded individuals come together, united by a shared commitment to excellence. We listen to our members, evolve with their needs, and create an environment that fosters both personal growth and collective empowerment.

CVMPOUND embodies the power of compounded progress. Every day, every workout, and every rep is a step toward becoming your best self. Whether you're a fitness enthusiast, a professional trainer, or someone looking to make an impact, CVMPOUND is here to help you turn your vision into reality.



Everon is committed to being your One Ideal Partner, protecting your organization at every level. Engaging with us gives you access to an industry-leading range of security, fire, and life safety offerings, backed by our state-of-the-art national 24/7/365 monitoring infrastructure. And it means you will benefit from our commitment to innovation: ongoing investment in new technologies and new capabilities, including cutting-edge technology in unique applications, AI-powered solutions, enterprise-level systems for complex environments, and much more.

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RENT ROLL

| TENANT | SUITE | LEASE SF | LEASE START | LEASE END | TERM (MOS) | OPTIONS | SD | RENT | INCREASES | PER RSF | CAM |
|--------------|-------|----------|-------------|------------|------------|--------------|-------------|-------------|-----------|---------|------------------------|
| ABSS, Inc | A | 3,483 | 2/1/2026 | 10/31/2029 | 45 | Two (12 Mo.) | \$5,937.31 | \$5,433.48 | 3% | \$1.56 | \$434.47 |
| CVMPOUND LLC | B | 5,807 | 1/1/2026 | 12/31/2028 | 36 | One (36 Mo.) | \$19,721.87 | \$9,116.99 | 4% | \$1.57 | \$522.63 |
| EVERON | D-F | 9,571 | 4/1/2026 | 6/30/2031 | 63 | One (60 Mo.) | N/A | \$16,175.00 | 3.5% | \$1.69 | \$1,706.00 (Estimated) |
| TOTAL | | 18,861 | | | | | | | | | |



Rent Schedule:

| | |
|-------------------------------------|----------------------|
| February 1, 2026 - January 31, 2027 | \$5,867.95 per month |
| February 1, 2027 - January 31, 2028 | \$6,043.99 per month |
| February 1, 2028 - January 31, 2029 | \$6,225.31 per month |
| February 1, 2029 - October 31, 2029 | \$6,412.07 per month |



Rent Schedule:

| | |
|-------------------------------------|-----------------------|
| January 1, 2026 - December 31, 2026 | \$9,639.62 per month |
| January 1, 2027 - December 31, 2027 | \$10,025.20 per month |
| January 1, 2028 - December 31, 2028 | \$10,426.21 per month |



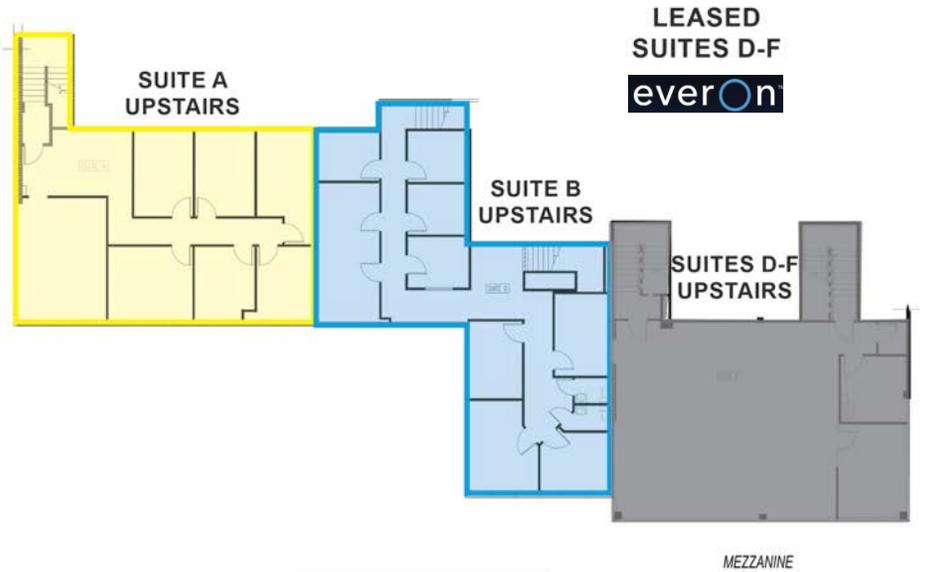
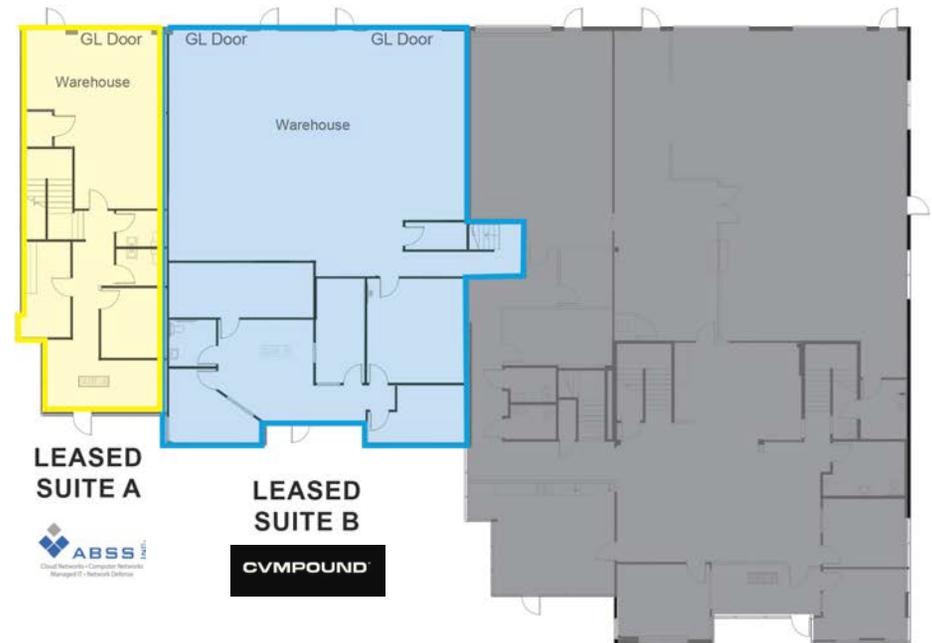
In place rent: \$16,175.00 + \$1,706.00 (Estimated CAM-2025 (Base Year))

Rent Schedule:

| | |
|--------------------------------|-----------------------|
| April 1, 2026 - March 31, 2027 | \$17,881.00 per month |
| April 1, 2027 - March 31, 2028 | \$18,506.84 per month |
| April 1, 2028 - March 31, 2029 | \$19,154.57 per month |
| April 1, 2029 - March 31, 2030 | \$19,824.98 per month |
| April 1, 2030 - March 31, 2031 | \$20,518.86 per month |
| April 1, 2031 - June 30, 2031 | \$21,237.02 per month |

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No warranty or representation has been made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice. Lee & Associates Commercial Real Estate Services, Inc. - Riverside. 3240 Mission Inn Avenue, Riverside, CA 92507 | Corporate ID# 01048055



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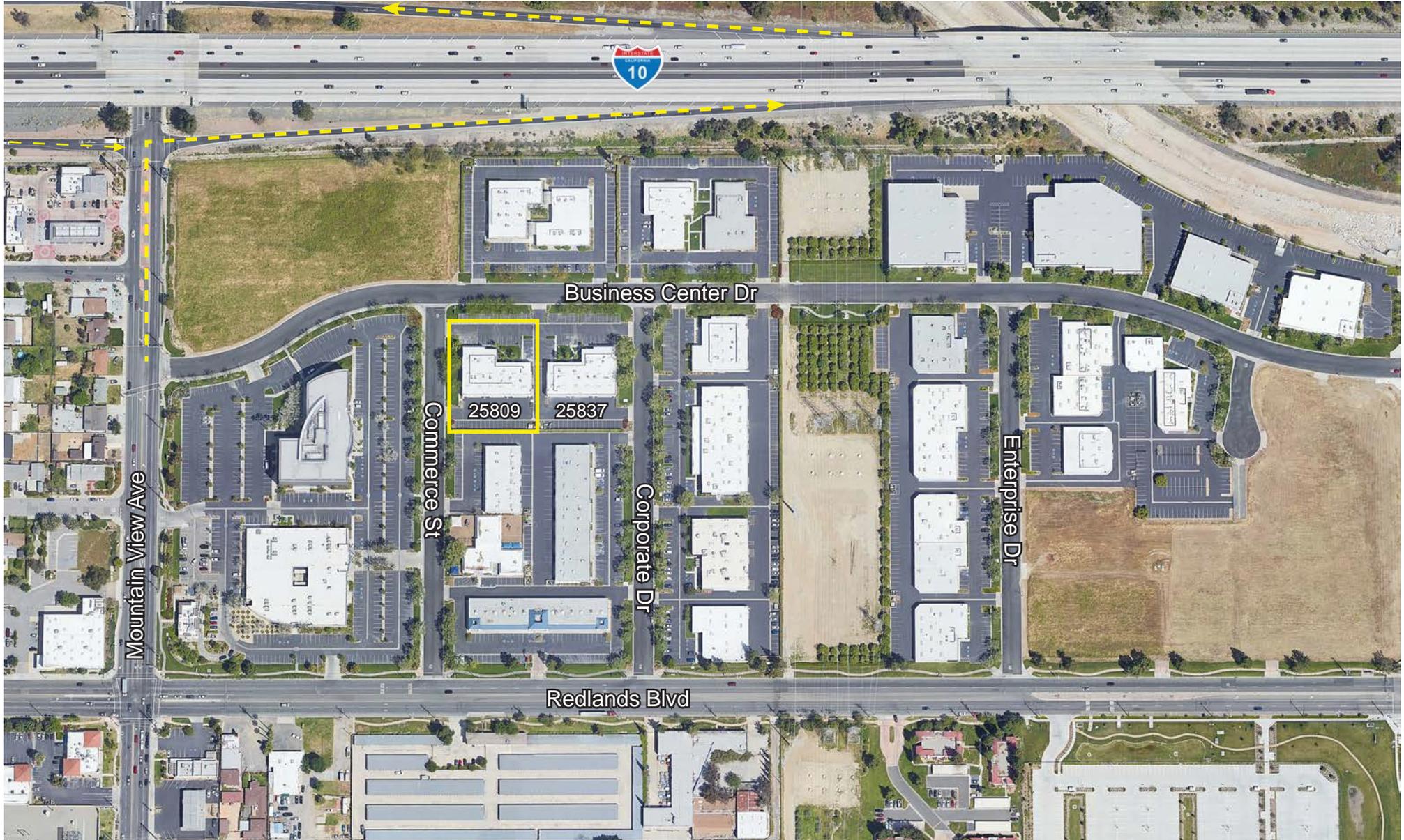
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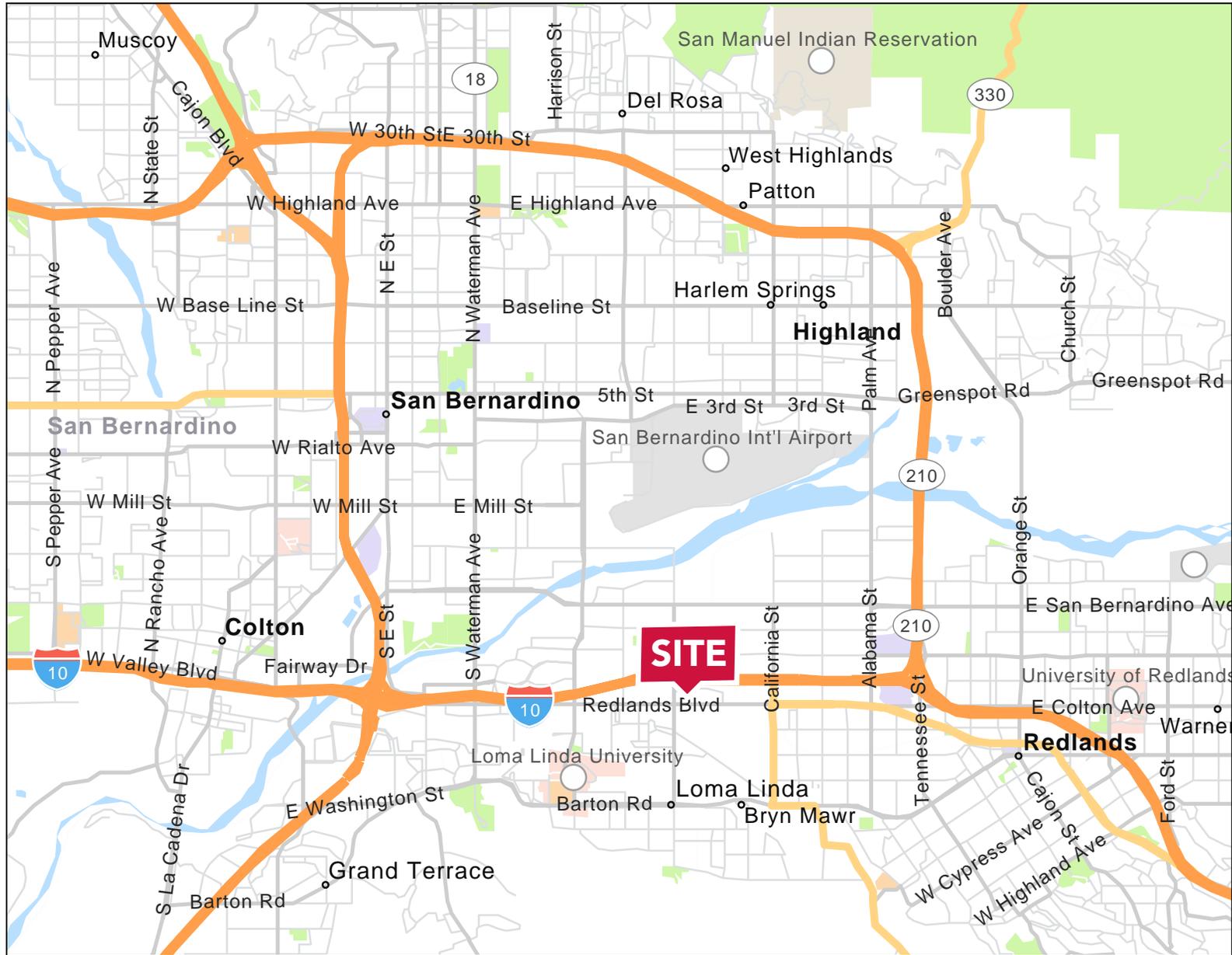
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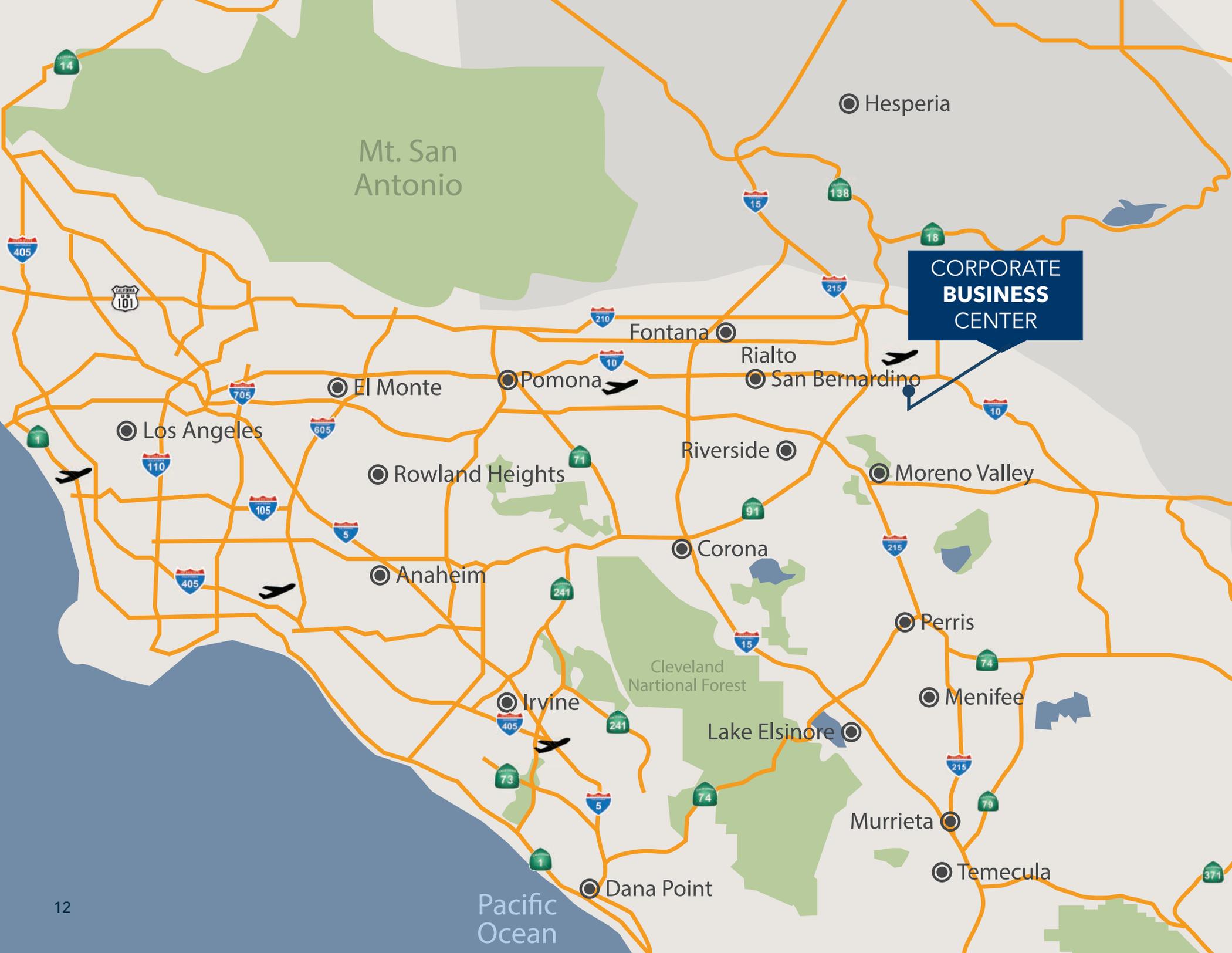
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Mt. San Antonio

**CORPORATE
BUSINESS
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Hesperia

Fontana

Rialto

San Bernardino

El Monte

Pomona

Los Angeles

Rowland Heights

Riverside

Moreno Valley

Anaheim

Corona

Perris

Cleveland National Forest

Menifee

Lake Elsinore

Irvine

Murrieta

Temecula

Dana Point

Pacific Ocean