



OFFERING MEMORANDUM

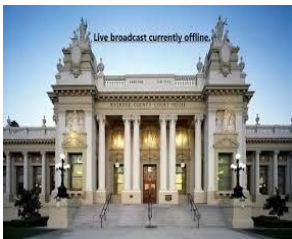
The Deller Law Building



Project Description

The subject property is a stylish office building located in Riverside, California. The site is bordered by significant national retail tenants, office, and residential developments. The building contains 5,350 square feet offices occupied by several law and investment tenants. The premises includes common reception and waiting areas open to the public. The building is demised in various tenant configurations.

Law office in close proximity to the Riverside County Historic Courthouse.



1. Secure parking
2. Custom offices
3. Conference rooms
4. Lush landscaping
5. Street signage

Property Overview

ADDRESS	6346 Brockton Ave, Riverside, CA 92506
TOTAL RBA	±5,350 SF
LAND SIZE	22,461 SF (.31 Acres)
PARKING	14 Spaces, 2.62/1000

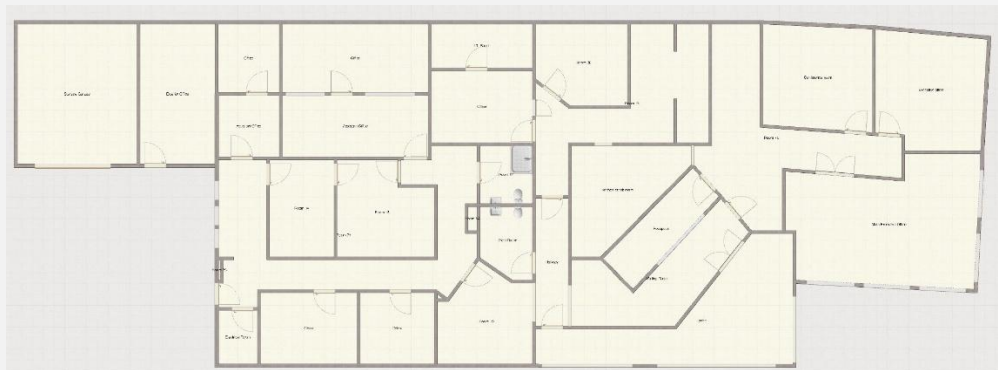
SITE

The property the office building entries seamlessly with decorative pavers utilized in select areas. Landscaping consists of a combination of trees, shrubs, and grass at the building perimeters, and at parking lot islands.

City of Riverside "CG" Commercial General; Magnolia Specific Plan Area.

(91) Riverside Freeway in close proximity at Central Ave & Arlington Ave.

APN: 225 - 133 - 032



RIVERSIDE — KNOWN FOR ITS CITRUS INDUSTRY

Riverside has a rich history dating back to its incorporation in 1870. From its earliest days, the city has thrived under the guidance of forward-thinking founders. Evident within the community is an innovative and artistic spirit that permeates the culture of its residents. Today, Riverside is a leading Southern California city offering a blend of hometown charm, history, and hospitality with the vision, energy, culture, and diversity of a sophisticated metropolitan area. With a population exceeding 317,558 residents, Riverside proudly holds the title of the 12th largest city in California and the 6th largest in Southern California, serving as the economic powerhouse of one of the fastest growing regions in the United States. Riverside boasts an exceptional quality of life and is on a continual upswing. Every day brings new enhancements and opportunities for residents, making it a desirable place to live. It's no wonder the city was rated in the top 50 best areas in the U.S. for Starting a Business by Inc. Magazine, ranked #20 Best Counties for Young Professionals in California, and ranked Top 10 in the Digital Cities Survey in 2023. riversideca.gov/about-riverside

RIVERSIDE OVERVIEW

Riverside has also earned a spot in Inc. Magazine's Top 50 Surge Cities Index list. This national ranking recognizes Riverside as one of the 50 best areas in the U.S. for starting a business in 2020. Notably, Riverside excels in several key categories: #14 in net business creation and #16 in both job creation and wage growth. Additionally, in an extensive study across U.S. cities, WalletHub examined 29 key happiness indicators – from depression rates to income growth and Riverside earned the rank of #68 for Happiest Cities in America (2024). Riverside's economy thrives due to a variety of industries including advanced manufacturing, quality retail and services, four major medical facilities and institutions of higher education, local agriculture and related food system enterprises, and a growing base of clean- and green-tech research, development, technology, and manufacturing companies. As an important financial and professional center, Riverside offers the support of numerous legal, accounting, brokerage, architectural and engineering, air quality, sustainability and environmental stewardship firms, as well as banking institutions. Riverside draws interest and investment from a diverse population of creative and entrepreneurial residents, employees, students, business owners, and visitors. This community's excellence in embracing technology, workforce development, digital inclusion, arts, innovation, collaboration, and social capital continue to improve an already remarkable quality of life.

The City of Riverside

A Great Place To Live, Work & Play



RIVERSIDE LANDMARKS

Riverside is home to the historic Mission Inn, the Beaux-Arts style Riverside County Historic Courthouse (based on the Petit Palais in Paris, France), and the Riverside Fox Theater, where the first showing of the 1939 film *Gone with the Wind* took place. The theater was purchased by the city and refurbished as part of the Riverside Renaissance Initiative. The Fox Theater underwent extensive renovation and restoration, which was completed in 2009, to turn the old cinema into a performing arts theater. The building was expanded to hold 1,600 seats and the stage was enlarged to accommodate Broadway-style performances. In January 2010, singer Sheryl Crow opened the newly remodeled Fox Theater in a nearly sold-out show. <https://en.wikipedia.org/wiki/Riverside>,

EXCEPTIONAL ACCESS

The property is situated near the SR-91 freeway that connects the Inland Empire to Orange and Los Angeles Counties. Additionally, it is only two miles from the Downtown Riverside Metrolink Station, allowing superb access for clients and employees.

HIGH IMAGE LAW OFFICE BUILDING OFFERING

6346 Brockton Avenue presents the opportunity for an owner user to acquire a one-story law office building. The property can be delivered completely vacant, or with in-place leases.

OWNER-USER ADVANTAGE

For an owner-user, this offering is an ideal investment that provides an attractive lease saving trade-off. As opposed to leasing, the purchase provides this owner-user investor protection against future rental market uncertainty and rate hikes, as well as after-tax equity accumulation.

PRIME LOCATION

The offering is located near Riverside's revitalized Downtown that has served as county seat of government since 1893 and is the cultural and civic home for the Inland Empire. With a strong Walk Score, this property is surrounded by numerous amenities including restaurants, banks, grocery stores, health and fitness centers.

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