

# 5748

TILTON AVENUE | JURUPA VALLEY

14 UNITS | 5748TILTON-CBRE.COM



OFFERING MEMORANDUM

**CBRE**

CAPITAL MARKETS  
MULTIFAMILY

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## CONFIDENTIALITY AGREEMENT

Your receipt of this Memorandum constitutes your acknowledgment that (i) it is a confidential Memorandum solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property, (ii) you will hold it in the strictest confidence, (iii) you will not disclose it or its contents to any third party without the prior written authorization of the owner of the Property (“Owner”) or CBRE, Inc. (“CBRE”), and (iv) you will not use any part of this Memorandum in any manner detrimental to the Owner or CBRE.

If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return it to CBRE.

## DISCLAIMER

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ANY RELIANCE ON THE CONTENT OF THIS MEMORANDUM IS SOLELY AT YOUR OWN RISK.

The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions at any time with or without notice to you. All offers, counteroffers, and negotiations shall be non-binding and neither CBRE, Inc. nor the Owner shall have any legal commitment or obligation except as set forth in a fully executed, definitive purchase and sale agreement delivered by the Owner.



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*Exclusively Listed by:*

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# THE OPPORTUNITY

CBRE is excited to exclusively present a unique 14-unit multifamily investment opportunity located at 5748 Tilton Avenue in Jurupa Valley, CA. Situated within a short drive of the thriving Downtown Riverside, this property benefits from its strategic position between major thoroughfares Limonite Avenue and Mission Boulevard, as well as its proximity to major freeways (60, 91 and 215). 5748 Tilton Avenue offer investors a rare chance to acquire a superbly-maintained and well-situated asset in a well sought-after neighborhood.

5748 Tilton Avenue consist of ±6,424 of rental square feet on a ±10,019 square foot lot and features low-maintenance landscaping, on-site laundry with gated surface parking. Units have been updated and feature fully equipped kitchens with oven ranges, dishwashers, microwaves, ceiling fans, vertical blinds, individual porches and laminate plank wood flooring throughout.

Riverside's strategic location within Southern California positions it as a compelling destination for working professionals. The city's convenient access to major freeways like the 60, 91, and 215 offers seamless connectivity to Riverside County, San Bernardino County, Los Angeles County, and beyond. This prime location, coupled with a dynamic community, draws a diverse talent pool.

Top employers in the healthcare, manufacturing, retail, education and government industries, contribute to Riverside's thriving economy. The city's cost of living, while competitive with other Southern California areas, makes it an attractive option for working-class professionals seeking a balance between affordability and quality of life.

Residents also enjoy easy access to a variety of cultural attractions within a 20-mile radius. These include the Galleria at Tyler, the historic Mission Inn Hotel and Spa, the convenient Downtown Metrolink Station, the iconic Riverside Fox Theatre, Riverside City College, and the prestigious University of California, Riverside. This combination of career opportunities, cultural amenities, and a strategic location makes Riverside a highly sought-after place to live and work.

5748 Tilton Avenue is a prime Riverside income-producing property and a great long-term investment. The property is in a desirable area and offers stability for any type of investor, whether it may be a first-time purchaser, seasoned investor, or a 1031 exchange buyer.



# INVESTMENT SUMMARY

## INVESTMENT OVERVIEW

Purchase Price	\$2,700,000
Address	5748 Tilton Avenue, Jurupa Valley, CA
No. of Units	14
Unit Mix	14-1B/1B
\$/Unit	\$192,857
\$/SF	\$420.30
Current Cap Rate	6.09%
Pro Forma Cap Rate	7.49%
Current GRM	10.09
Pro Forma GRM	8.72

## PROPERTY OVERVIEW

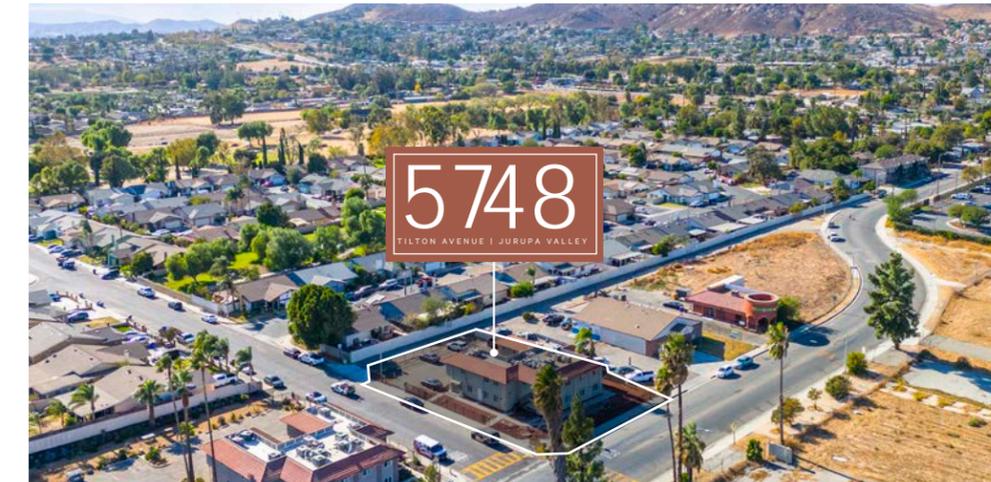
Year Built	1981
Rentable SF	6,424
Lot Size	10,019
Avg Unit SF	492
No. of Buildings	1
No. of Floors	2
Parcel Number	181-042-009
Parking	Surface Spaces

## UTILITIES/METERING PAID BY

Electricity	Tenant
Gas	Tenant
Water/Sewer	Landlord
Trash Removal	Landlord

# INVESTMENT HIGHLIGHTS

- Opportunity to Increase Rental Income by up to 16% to Achieve Market Rents
- Current 6.09% Cap Rate on Current Income, 7.49% Cap Rate at Market Rents, 4.81% Cash on Cash
- High Rental Demand Location in the Inland Empire
- Historically High Occupancy
- Superbly-Maintained Property Consisting of ±6,424 Rentable SF; Situated on a ±10,019 SF Lot
- All 1B/1B Unit Floor Plans | Average Unit Size of ±492 Square Feet
- Units are Upgraded and Features Include Fully Equipped Kitchen with Microwave, Oven Range and Dishwasher, Mirrored Closet Doors, Vinyl Plank Wood Flooring Throughout, Ceiling Fans, Vertical Blinds, Individual Porches
- Common Area Features Include Low Maintenance Landscaping, Gated Parking, Surface Parking and On-Site Laundry Facility
- Prime Location in Close Proximity to Downtown Riverside, the Metrolink Train Station, and a Plethora of Popular Restaurants and Shopping Centers Within a Short Drive
- Convenient Access to the 91, 60, 215, and 15 freeways Connecting to Riverside, San Bernardino, Orange and Los Angeles Counties



14

TOTAL UNITS



±492 SF

AVERAGE UNIT SIZE



1981

YEAR BUILT



1

TOTAL NUMBER OF BUILDINGS



±6,424 SF

BUILDING SIZE



±10,019 SF

LOT SIZE

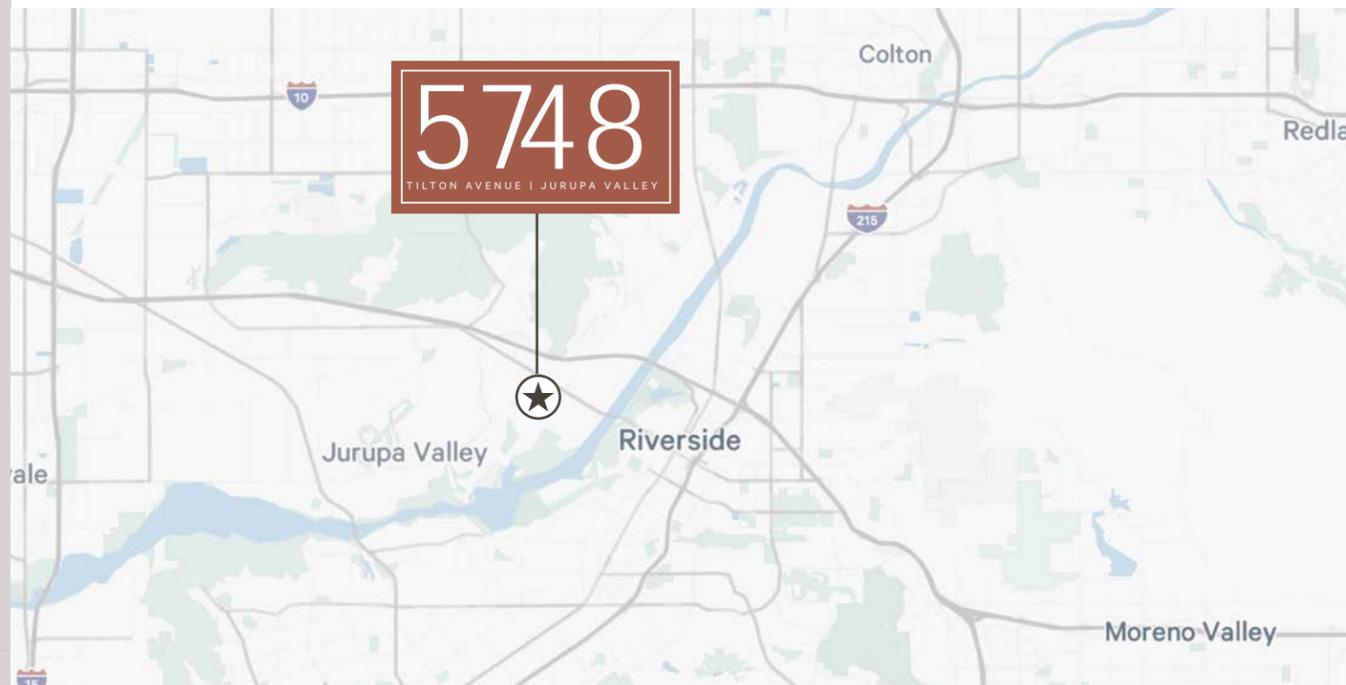
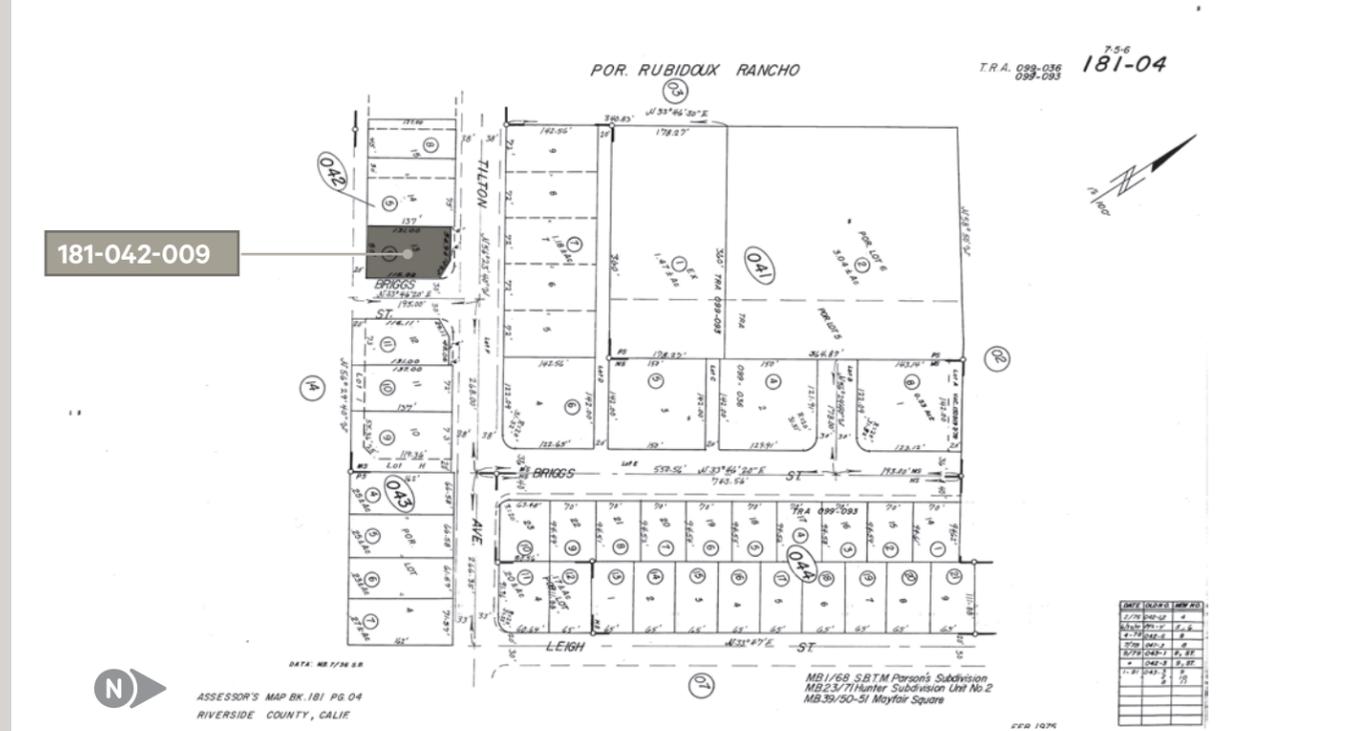
# PROPERTY AMENITIES

## UNIT AMENITIES

- Fully Equipped Kitchens
- Oven Range with Microwaves
- Dishwashers
- Mirrored Closet Doors
- Ceiling Fans
- Vertical Blinds
- Laminate Vinyl Wood Flooring Throughout
- Individual Porches

## COMMON AREA FEATURES

- Low Maintenance Landscaping
- On-Site Laundry Facility
- Surface Parking
- Gated
- Ample Street Parking



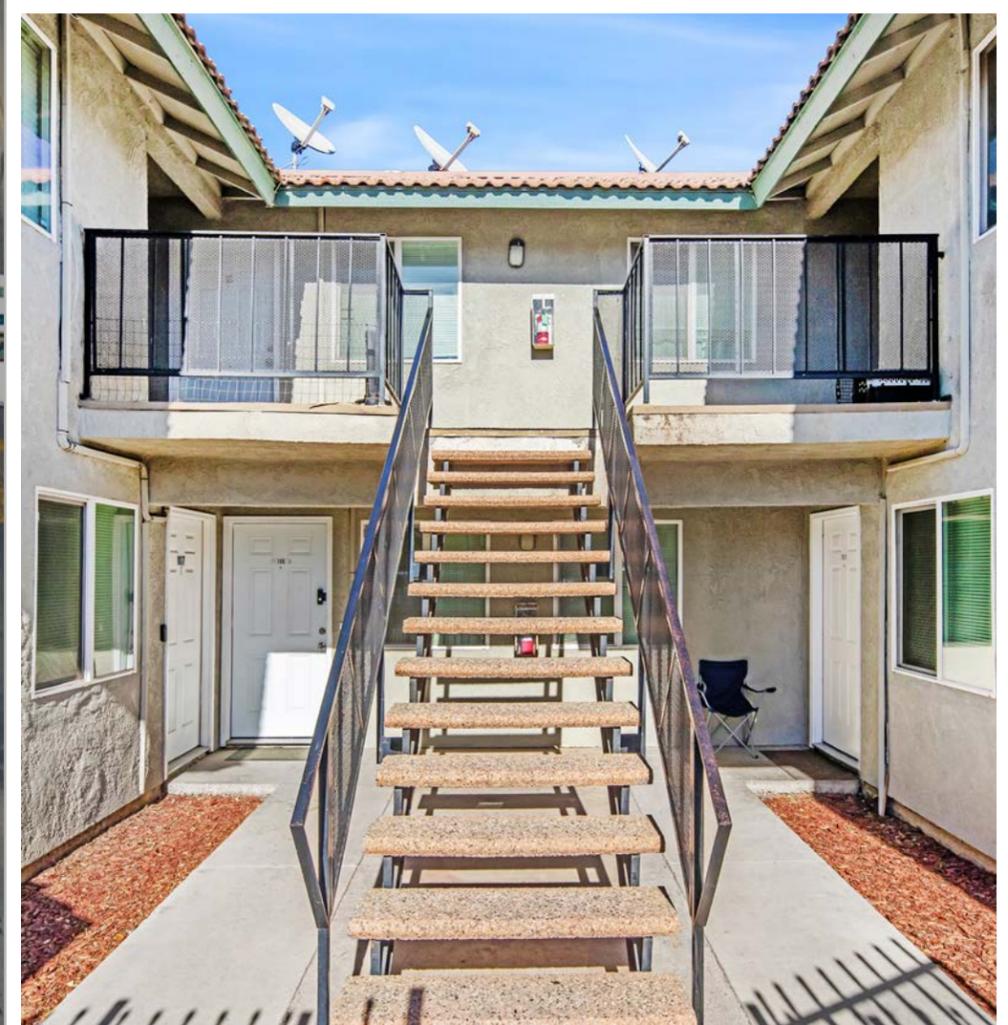


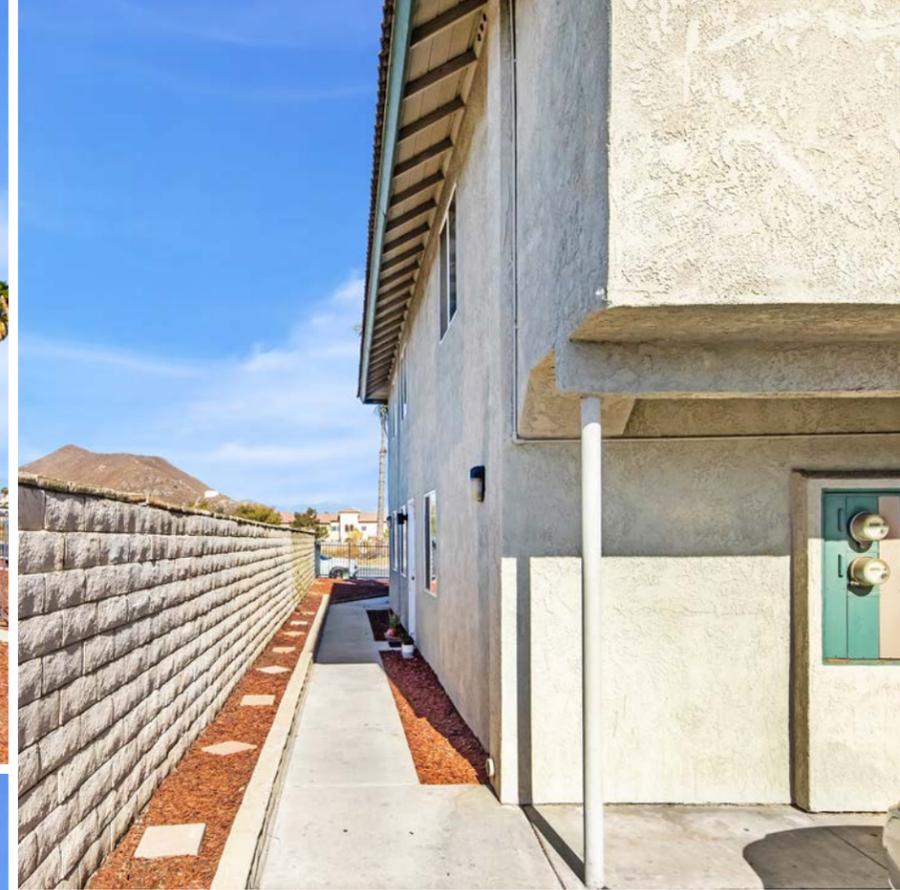




5748

ALCOHOLICOS ANONIMOS  
NUEVOS HORIZONTES







## NEARBY RETAILERS



## DISTANCE FROM PROPERTY

- Downtown Riverside Metro Link Station (3.4 mi.)
- Mission Inn Hotel & Spa (2.7 mi.)
- Riverside Community Hospital (3.5 mi.)
- Riverside City College (3.6 mi.)
- Riverside Plaza (5.2 mi.)
- University of California, Riverside (5.6 mi.)
- Galleria at Tyler (9.4 mi.)
- Moreno Valley Mall (11.1 mi.)
- Ontario International Airport (12.8 mi.)
- San Bernardino (13.8 mi.)
- Orange County (40.7 mi.)
- Newport Beach (47.1 mi.)
- Downtown Los Angeles (53.7 mi.)



5748  
TILTON AVENUE | JURUPA VALLEY

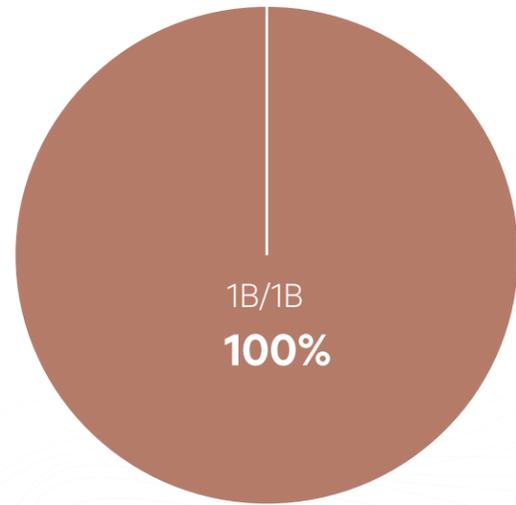
# UNIT MIX

Unit Type	Number of Units	Average Unit SF	Actual Rent Minimum	Actual Rent Maximum	Average Actual Rent Monthly	Average Actual Rent/SF	Total Actual Rent Monthly	Total Actual Rent Annual	Average Pro Forma Rent Monthly	Average Pro Forma Rent/SF	Total Pro Forma Rent Monthly	Total Pro Forma Rent Annual
1B/1B	14	460	\$1,460	\$1,690	\$1,551	\$3.37	\$21,710	\$260,520	\$1,800	\$3.91	\$25,200	\$302,400
<b>Total/Averages:</b>	<b>14</b>	<b>492</b>	<b>\$1,460</b>	<b>\$1,690</b>	<b>\$1,551</b>	<b>\$3.37</b>	<b>\$21,710</b>	<b>\$260,520</b>	<b>\$1,800</b>	<b>\$3.91</b>	<b>\$25,200</b>	<b>\$302,400</b>

# RENT ROLL

Unit	Vacant	Note	Unit Type	Unit SF	Actual Rent Monthly	Actual Rent Annual	Actual Rent/SF	Pro Forma Rent Monthly	Pro Forma Rent Annual	Pro Forma Rent/SF
1			1B/1B	460	\$1,525	\$18,300	\$3.32	\$1,800	\$21,600	\$3.91
2			1B/1B	460	\$1,530	\$18,360	\$3.33	\$1,800	\$21,600	\$3.91
3			1B/1B	460	\$1,495	\$17,940	\$3.25	\$1,800	\$21,600	\$3.91
4			1B/1B	460	\$1,550	\$18,600	\$3.37	\$1,800	\$21,600	\$3.91
5			1B/1B	460	\$1,550	\$18,600	\$3.37	\$1,800	\$21,600	\$3.91
6			1B/1B	460	\$1,500	\$18,000	\$3.26	\$1,800	\$21,600	\$3.91
7	Yes		1B/1B	460	\$1,690	\$20,280	\$3.67	\$1,800	\$21,600	\$3.91
8	Yes		1B/1B	460	\$1,690	\$20,280	\$3.67	\$1,800	\$21,600	\$3.91
9			1B/1B	460	\$1,460	\$17,520	\$3.17	\$1,800	\$21,600	\$3.91
10			1B/1B	460	\$1,495	\$17,940	\$3.25	\$1,800	\$21,600	\$3.91
11			1B/1B	460	\$1,525	\$18,300	\$3.32	\$1,800	\$21,600	\$3.91
12			1B/1B	460	\$1,460	\$17,520	\$3.17	\$1,800	\$21,600	\$3.91
13			1B/1B	460	\$1,690	\$20,280	\$3.67	\$1,800	\$21,600	\$3.91
14			1B/1B	460	\$1,550	\$18,600	\$3.37	\$1,800	\$21,600	\$3.91
<b>14</b>				<b>6,424</b>	<b>\$21,710</b>	<b>\$260,520</b>		<b>\$25,200</b>	<b>\$302,400</b>	
<b>Average:</b>				<b>459</b>	<b>\$1,551</b>		<b>\$3.37</b>	<b>\$1,800</b>		<b>\$3.91</b>

# UNIT MIX



# ACTUAL RENT VS PRO FORMA RENT



# INCOME & EXPENSES

Income	Current		Per Unit	Pro Forma		Per Unit
<b>Gross Potential Rent</b>	\$260,520		\$18,609	\$302,400		\$21,600
Utility Reimbursement Fee <sup>1</sup>	\$3,106		\$222	\$3,106		\$222
Misc. Income <sup>2</sup>	\$2,858		\$204	\$2,858		\$204
Late Fee <sup>3</sup>	\$1,227		\$88	\$1,227		\$88
Total Other Income	\$7,191		\$514	\$7,191		\$514
<b>Gross Potential Income</b>	\$267,711		\$19,122	\$309,591		\$22,114
Less: Vacancy/Turnover	\$13,386	5%	\$956	\$15,480	5%	\$1,106
<b>Effective Gross Income</b>	\$254,325		\$18,166	\$294,111		\$21,008

Expenses		% of EGI		% of EGI		
New Real Estate Taxes <sup>4</sup>	\$32,405	12.74%	\$2,315	\$32,405	11.02%	\$2,315
Insurance <sup>5</sup>	\$5,073	1.99%	\$362	\$5,073	1.72%	\$362
Water & Sewer <sup>6</sup>	\$10,462	4.11%	\$747	\$10,462	3.56%	\$747
Garbage Recycling <sup>7</sup>	\$6,881	2.71%	\$492	\$6,881	2.34%	\$492
Gas <sup>8</sup>	\$2,028	0.80%	\$145	\$2,028	0.69%	\$145
Electric <sup>9</sup>	\$586	0.23%	\$42	\$586	0.20%	\$42
Office & Administrative <sup>10</sup>	\$3,556	1.40%	\$254	\$3,556	1.21%	\$254
Contract Services <sup>11</sup>	\$2,875	1.13%	\$205	\$2,875	0.98%	\$205
Off-Site Management <sup>12</sup>	\$12,716	5.00%	\$908	\$14,706	5.00%	\$1,050
Repairs & Maintenance <sup>13</sup>	\$10,500	4.13%	\$750	\$10,500	3.57%	\$750
Reserves & Replacements <sup>14</sup>	\$2,800	1.10%	\$200	\$2,800	0.95%	\$200
<b>Total Expenses</b>	\$89,882	35.34%	\$6,420	\$91,871	31.24%	\$6,562
Expense Per SF	\$13.99			\$14.30		
<b>Net Operating Income</b>	\$164,443		\$11,746	\$202,240		\$14,446

## UNDERWRITING NOTES:

Based on 2025 Profit & Loss Statement

- 1. Utility Reimbursement Fee:** Actuals
- 2. Misc. Income:** Actuals
- 3. Late Fee:** Actuals
- 4. New Tax:** 1.09621%, Direct Assessments of \$2,807.18
- 5. Insurance:** Actuals
- 6. Water and Sewer:** Actuals
- 7. Garbage and Recycling:** Actuals
- 8. Gas:** Actuals
- 9. Electric:** Actuals
- 10. Office & Administrative:** Actuals Including Legal and Accounting Fees
- 11. Contract Services:** Actuals Including Pest Control (\$475) Yearly and Estimated Landscaping of \$200 Per Month
- 12. Off-Site Management:** Estimated at 5% of Effective Gross Income
- 13. Repairs & Maintenance:** Estimated at \$750 per Unit per Year.
- 14. Reserves & Replacements:** Estimated at \$200/Unit/Year for Long-Term Capital Improvement Savings



# FINANCIAL OVERVIEW

5748 Tilton Avenue   Jurupa Valley, CA	
Price	\$2,700,000
Down Payment (30%)	\$796,500
Number of Units	14
Cost Per Unit	\$192,857
Cost Per Net RSF	\$420.30
Current CAP	6.09%
Pro Forma CAP	7.49%
Current GRM	10.09
Pro Forma GRM	8.72
Year Built	1981
Rentable Square Feet	±6,424 SF
Lot Size	±10,019 SF

Proposed Financing	
First Loan Amount: (70%)	\$1,903,500
Underwriting Interest Rate	5.25%
Term	5 Year Fixed
Amortization	30 Year Amortized
Index	SOFR

\*DCR Based on Underwriting Interest Rate

For more information on proposed financing or to obtain a loan quote, please contact our Debt & Structured Finance team, Ryan Wilkinson at (949) 509-2118.

Income	Current	Pro Forma
Gross Potential Rent	\$260,520	\$302,400
Other Income	\$7,191	\$7,191
Gross Potential Income	\$267,711	\$309,591
Less Vacancy Rate Reserve (3%)	(\$13,386)	(\$15,480)
Effective Gross Income	\$254,326	\$294,111
Less Expenses	(\$89,882)	(\$91,871)
Net Operating Income	\$164,444	\$202,240
Less Loan Payments	(\$126,134)	(\$126,134)
Debt Coverage Ratio	1.30	1.60
Net Cash Flow After Debt Service	\$38,309 / 4.81%	\$76,106 / 9.56%
Estimated Principal Reduction	\$27,443	\$27,443
<b>Total Return Before Taxes:</b>	<b>\$65,752 / 8.26%</b>	<b>\$103,548 / 13.00%</b>

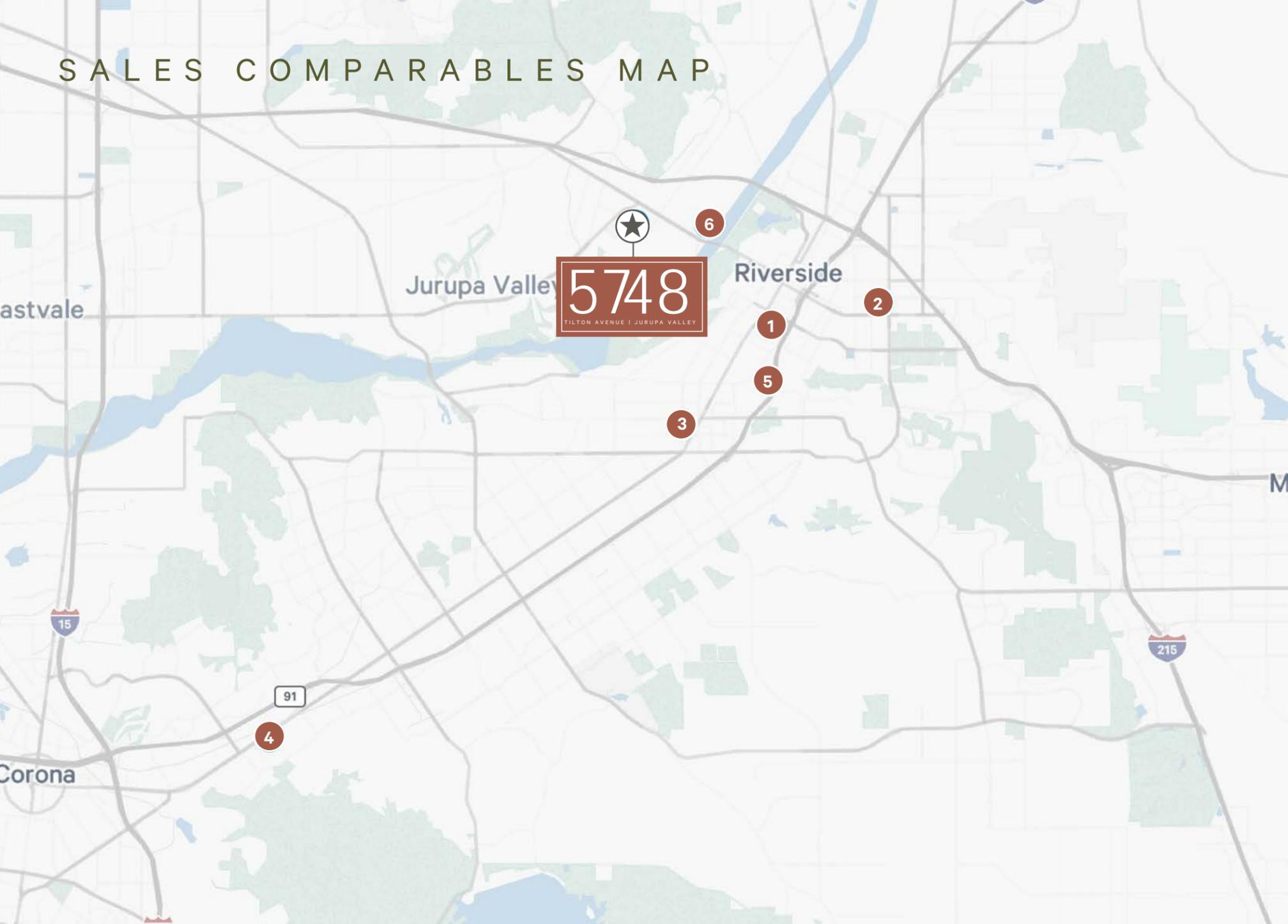
Expenses	Current	Pro Forma
New Real Estate Taxes	\$32,405	\$32,405
Insurance	\$5,073	\$5,073
Water & Sewer	\$10,462	\$10,462
Garbage and Recycling	\$6,881	\$6,881
Gas	\$2,028	\$2,028
Electric	\$586	\$586
Office Administrative	\$3,556	\$3,556
Contract Services	\$2,875	\$2,875
Off-Site Management	\$12,716	\$14,706
Repairs & Maintenance	\$10,500	\$10,500
Reserves & Replacements	\$2,800	\$2,800
<b>Total Expenses</b>	<b>\$89,882</b>	<b>\$91,871</b>
<b>Expenses/Unit</b>	<b>\$6,420</b>	<b>\$6,562</b>
<b>Expenses/SF</b>	<b>\$13.99</b>	<b>\$14.30</b>
<b>% of EGI</b>	<b>35.34%</b>	<b>31.24%</b>

# UNIT MIX

Unit Type	Number of Units	Average Unit SF	Actual Rent Minimum	Actual Rent Maximum	Average Actual Rent Monthly	Average Actual Rent/SF	Total Actual Rent Monthly	Total Actual Rent Annual	Average Pro Forma Rent Monthly	Average Pro Forma Rent/SF	Total Pro Forma Rent Monthly	Total Pro Forma Rent Annual
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<b>Total/Averages:</b>	<b>14</b>	<b>492</b>	<b>\$1,460</b>	<b>\$1,690</b>	<b>\$1,551</b>	<b>\$3.37</b>	<b>\$21,710</b>	<b>\$260,520</b>	<b>\$1,800</b>	<b>\$3.91</b>	<b>\$25,200</b>	<b>\$302,400</b>

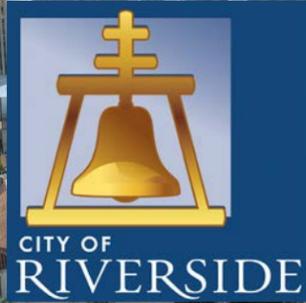


# SALES COMPARABLES MAP



# SALES COMPARABLES

Address	City	Year Built	Price	Sold Date/Status	# of Units	\$/Unit	\$/SF	Cap Rate	GRM	SQ FT	Lot Size	Average Unit Size	Average Rent/Unit	Unit Mix
5748 Tilton Ave	Jurupa Valley	1981	\$2,700,000	TBD	14	\$192,857	\$420.30	6.09%	10.09	6,424	10,019	459	\$1,551	14 - 1B/1B
4562 Orange Street	Riverside	1926	\$1,800,000	10/1/2025	8	\$225,000	\$456.39	5.82%	12.27	3,944	13,504	450	\$1,500	4- Studios 4- 1B/1B
1813 Loma Vista Street	Riverside	1956	\$1,690,000	9/16/2025	8	\$211,125	\$300.12	5.60%	13.74	5,631	18,321	704	\$1,400	Studios
6673 Palm Ave	Riverside	1978	\$4,800,000	8/5/2025	24	\$200,000	\$230.77	3.95%	19.47	20,800	37,026	948	\$1,300	10 - 1B/1B 14 - 2B/1B
3751 Harvill Lane	Riverside	1975	\$1,680,000	5/13/2025	8	\$210,000	\$228.88	5.50%	13.99	7,340	10,324	918	\$1,700	4-1B/1B 2-2B/1B 2-3B/1.5B
3060 Panarama Road	Riverside	1968	\$3,300,000	5/5/2025	12	\$275,000	\$253.85	4.90%	15.70	13,000	114,560	1,100	\$1,900	1-1B/1B 10-2B/2B
3502 Crestmore Road	Jurupa Valley	1947	\$1,890,000	4/4/2025	9	\$210,167	\$282.01	6.17%	12.47	6,702	78,408	1,044	\$1,600	5-2B/2B 4-3B/2B
<b>AVERAGES:</b>						\$221,882	\$292	5.32%	14.61					



# DISCOVER RIVERSIDE COUNTY

## GEOGRAPHIC

Riverside County, California is the fourth largest county in California and the tenth largest in the United States. It's about 180 miles wide and covers more than 7,300 square miles. The county is home to 2.4 million residents. Riverside County was created in 1893 from parts of San Diego and San Bernardino counties. The county's name comes from the City of Riverside, which was named in 1871 when the Santa Ana River's upper canal reached it. Riverside is a city in and the county seat of Riverside County, which has 24 nationally registered historic sites and more than 100 city landmarks. It also offers a variety of museums, theaters, festivals, markets, and unique shopping experiences. Riverside the most populous city in the Inland Empire and in Riverside County, and is about 50 miles southeast of downtown Los Angeles. Known for its citrus industry and as the city of arts and innovation, visitors and residents enjoy cultural activities including downtown museums, restaurants and performing arts centers.

Riverside is also more affordable than major Golden State cities like Los Angeles or San Francisco. Due to Riverside's warm, dry climate, the average electricity rates are 33% lower than the California average. The Riverside Chamber of Commerce says that the real estate market's growth is Riverside's main economic driver. Riverside's transportation, retail, employment, innovation and private investment all make up an attractive environment for businesses. Riverside has experienced \$1.5 billion in private investment in the past five years while Riverside County's retail market has been resilient. In 2021, employment gains were largest in leisure services, professional business services, private education and healthcare, and retail trade.

## GENERAL ECONOMIC OVERVIEW

The Inland Empire, which includes Riverside and San Bernardino Counties, has a network of innovation centers that drive investment and job growth. The City of Riverside is committed to building inclusive partnerships for sustainable, resilient economic development through strategies to stimulate a favorable investment climate, welcome entrepreneurship, encourage industry and talent diversity, expand living wage jobs and support our unique quality of place. As a world-class city of Arts and Innovation, Riverside is the city of choice in Southern California: a place where people of diverse talents choose to work and live and where entrepreneurs and businesses choose to locate and invest. The City offers a rich agricultural heritage, unique architecture, affordable housing stock and business friendly environment that is unique to Southern California.

## RECREATION & ENTERTAINMENT

Anchored by two historic performing arts centers managed by Live Nation, downtown Riverside offers the best in nightlife and entertainment, all within steps of the Riverside Convention Center and downtown hotels. A lively restaurant, bar/pub and nightclub scene is a constant in downtown Riverside, with numerous annual festivals, including the famed six-week Festival of Lights (the Top Holiday Lighting event in the United States), the Lunar Fest, and Dicken's Festival regularly enlivening downtown.



\*AVERAGE HOME VALUE: **\$605K**

\*Source: Zillow



**RIVERSIDE NAMED AS A TOP 25 CITY FOR BUSINESS**



**UNIVERSITY OF CALIFORNIA RIVERSIDE #2 TOP PERFORMERS ON SOCIAL MOBILITY, US NEWS**



**RIVERSIDE COUNTY OFFERS AN ABUNDANCE OF PLACES TO GO AND THINGS TO DO**

**277**  
SUNNY DAYS

**79°**  
AVERAGE HIGH

**55°**  
AVERAGE LOW

## RIVERSIDE DEMOGRAPHICS (3 Miles Radius)

### POPULATION

2025 Population - Current Year Estimate 92,874

### HOUSEHOLD INCOME

2025 Average Household Income \$115,419

2025 Average Value of Owner Occ. Housing Units \$595,835

### CLASS OF WORKER

2025 Employed Civilian Population 16+ 42,568

White Collar 19,669 46.2%

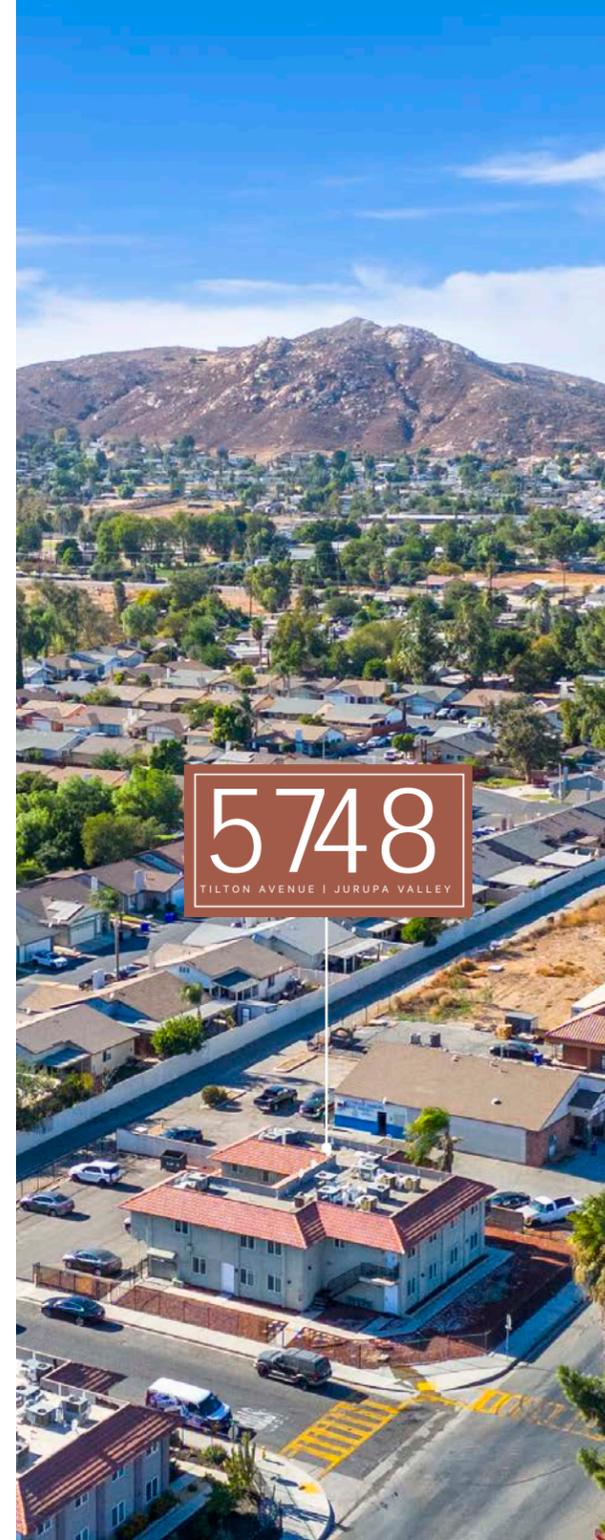
Services 7,909 18.6%

Blue Collar 14,989 35.2%

### HOUSING UNITS

2025 Owner Occupied Housing Units 17,257 59.5%

2025 Renter Occupied Housing Units 10,593 36.5%



## EMPLOYMENT MARKET

White-collar professionals make up approximately 46.2% of the Jurupa Valley

OCCUPATION		
Management	3,349	7.9%
Business and Financial	1,222	2.9%
Computer and Mathematical	708	1.7%
Architecture and Engineering	668	1.6%
Life, Physical and Social Science	322	0.8%
Community and Social Service	764	1.8%
Legal	363	0.9%
Education, Training and Library	2,363	5.6%
Arts, Design and Entertainment, Sports and Media	764	1.8%
Healthcare Practitioner and Technical	1,418	3.3%
Healthcare Support	1,831	4.3%
Protective Service	844	2.0%
Food Preparation and Serving Related	2,389	5.6%
Building and Grounds Cleaning and Maintenance	1,804	4.2%
Personal Care and Service	1,041	2.4%
Sales and Related	3,089	7.3%
Office and Administrative Support	4,639	10.9%
Farming and Fishing and Forestry	310	0.7%
Construction and Extraction	4,350	10.2%
Installation, Maintenance and Repair	1,412	3.3%
Production	2,666	6.3%
Transportation and Material Moving	6,251	14.7%

## TOP AREA EMPLOYERS (10 Miles Radius)



## UNIVERSITY OF CALIFORNIA RIVERSIDE

Riverside is home to four colleges and universities, including Riverside City College, the University of California, Riverside, Cal Baptist University, and La Sierra University. Ranked in the top 15 for best public universities in the nation — and first for social mobility — UCR elevates graduates to a higher standard of living and empowers the next generation. Washington Monthly magazine ranked UCR No. 7 among 442 universities nationwide in its Pell Grant student performance.



## CALIFORNIA BAPTIST UNIVERSITY

California Baptist University is one of the top private Christian colleges and universities in Southern California. CBU offers associates, bachelor's, master's, doctoral and credential programs in Riverside, San Bernardino and online.

## AREA TRANSPORTATION

Riverside Transit Agency (RTA) provides both local and regional services throughout the region with 32 local routes, three CommuterLink express routes, on-demand GoMicro micro-transit service and Dial-A-Ride services using 277 vehicles.

MetroLink is one of Southern California's best ways to beat the commuter blues. MetroLink trains have comfortable seating, on board restroom facilities, bicycle racks, and are ADA accessible. RCTC owns and operates all of the nine MetroLink stations that serve Riverside County. Riverside-Downtown station is served by 14 MetroLink Inland Empire-Orange County Line trains (7 in each direction) each weekday, running primarily at peak hours in the peak direction of travel.

## HEALTHCARE SERVICES

The Riverside University Health System - Medical Center, or RUHS-MC is a public teaching hospital located in Moreno Valley, California, operated by the County of Riverside. It is classified as a Level I Trauma Center. Riverside Community Hospital is a 517-bed facility and houses the largest Emergency Room and Level I Trauma Center in the Inland Empire at 62 beds. RCH is one of Riverside County's only STEMI (heart attack) receiving centers and is a fully accredited Chest Pain Center. Centers of Excellence include the HeartCare Institute, offering invasive and non-invasive cardiac procedures, Cancer Center, Level III Neonatal Intensive Care Unit and a Bariatric Center of Excellence.

Kaiser Permanente in Riverside has 215 hospital beds with on site outpatient clinics, a 272,288 patient population and twelve physicians in the Department of General Surgery.



# 5748

TILTON AVENUE | JURUPA VALLEY, CA

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