

AVAILABLE

6009 JURUPA AVE
RIVERSIDE, CA 92504



INTERACTIVE
OFFERING MEMORANDUM

EXCLUSIVELY LISTED BY:

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DAVE HARRINGTON

Broker of Record
Lic. No. 02168060 (CA)



INVESTMENT HIGHLIGHTS

PROPERTY HIGHLIGHTS

Total Building Area: ±16,000 SF

Divided into industrial/warehouse and office space (±1,200 SF).

Total Buildings:

- The parcel consists of Three (3) Total Buildings.
- The steel structure offers ±4,800 SF warehouse/manufacturing with 20' plus high ceiling and traversing crane.
- The center structure offers ±4,100 SF indoor vehicle loading, vehicle storage, and product storage with 24' plus high ceiling and two axis traversing cranes.
- The front building offers ±7,100 SF of office space and a showroom with twin doors for convenient access.

Lot Size:

- Approximately ±22,651 SF (±0.52 AC).

Construction Type:

- Concrete block construction, flat roof, built in 1948, typical of durable light industrial use.

Ceiling Height:

- Estimated 12–24 feet, which is suitable for light manufacturing or storage.

Loading Capabilities:

- Equipped with two ground-level doors for efficient loading and unloading operations.
- Paved private yard area for additional vehicle maneuvering or outdoor storage.

Private Yard:

- Includes a private yard space, enhancing storage and maneuverability for large equipment or vehicles.

Updated Lighting:

- Property has recently installed 72 eight-foot LED lights and 26 LED flood lights throughout the facility.

LOCATION HIGHLIGHTS

Proximity to Major Highways:

- Less than 10 minutes to the 91 Freeway.
- Near 60 and I-215 freeways for regional transport.

Industrial Hub

- Located within a well-established Riverside industrial corridor with similar businesses.

High Visibility

- Jurupa Ave is a well-traveled arterial road, which can help with branding and client recognition.

Zoning

- Industrial (I), allowing for diverse uses: warehousing, light manufacturing, auto repair, equipment storage, etc.

INVESTMENT & OWNERSHIP VALUE

Owner-User Opportunity

- An ideal space for companies needing operational control without lease restrictions.

Low Vacancy Area

- Riverside's industrial vacancy rate is under 4%, boosting long-term tenant demand.

Appreciation

- Properties in Inland Empire industrial zones have steadily appreciated due to proximity to logistics hubs (Ontario Airport, ports via 60/91).







SUBJECT
PROPERTY



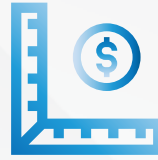
JURUPA AVE ± 13,400 VPD

PROPERTY OVERVIEW



\$2,600,000

LIST PRICE



\$162.50

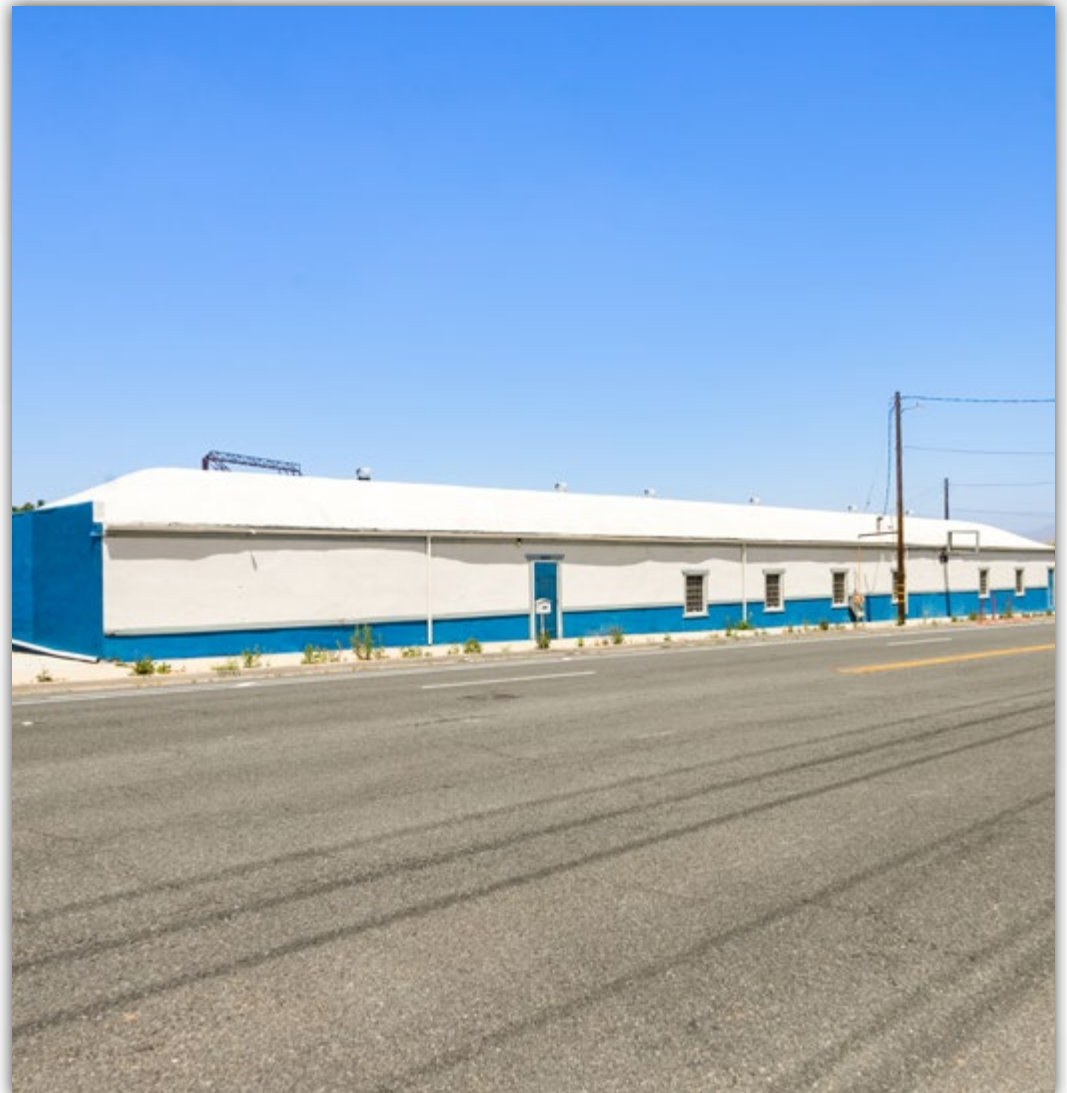
PRICE/SF



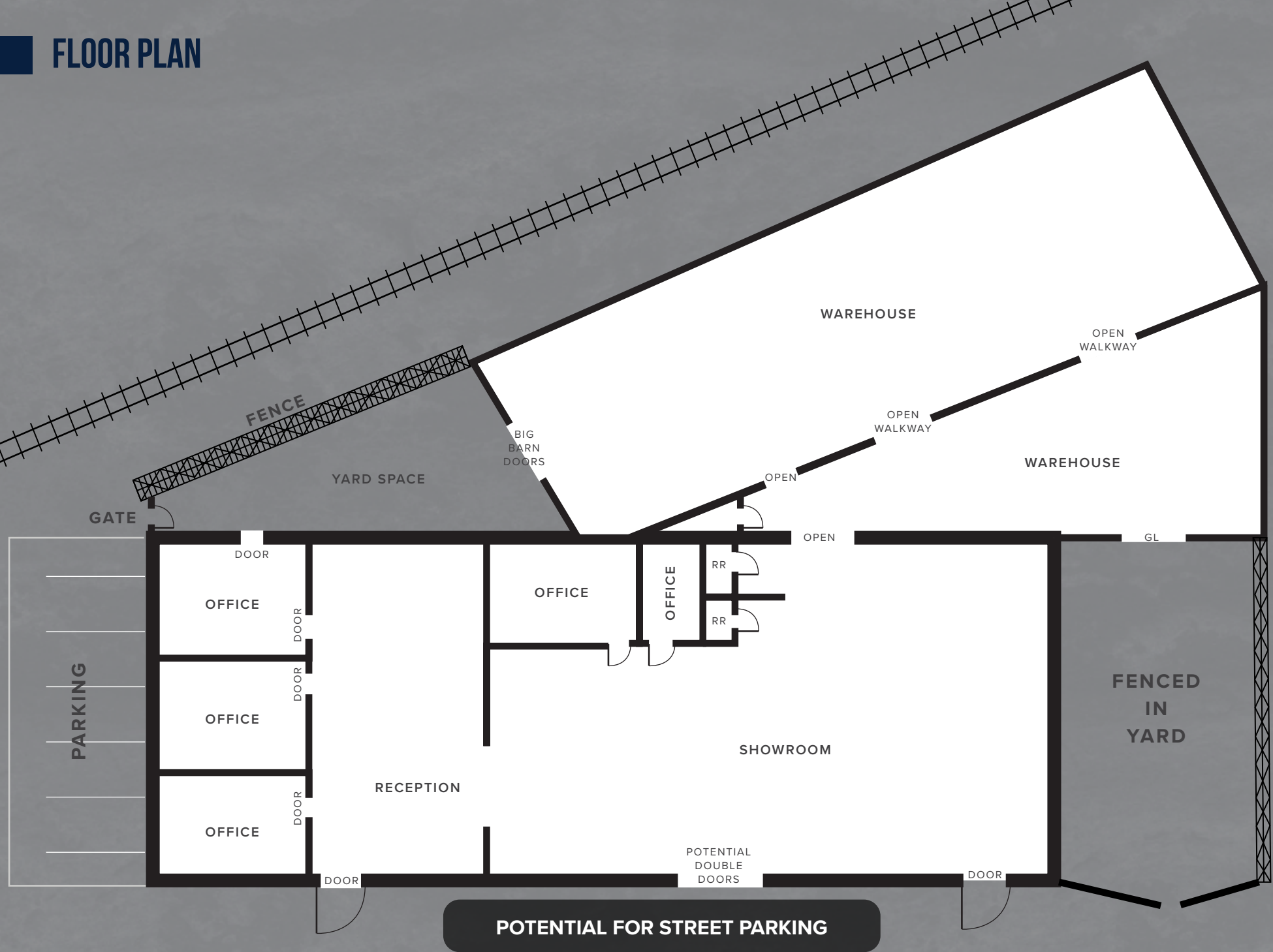
\$114.79

PRICE/SF LAND

» ADDRESS	6009 Jurupa Ave, Riverside, CA 92504
» TOTAL BUILDING SF	±16,000 SF
» TOTAL BUILDINGS	Three (3)
» LOT SIZE (AC)	±0.52 AC
» LOT SIZE (SF)	±22,651 SF
» CONSTRUCTION	Concrete Block
» WAREHOUSE CLEAR HEIGHT	12'-24'
» GRADE LEVEL DOORS	Two (2)
» YARD	Includes Two Private Yard Spaces
» YEAR BUILT	1948



FLOOR PLAN



JURUPA AVE ± 13,500 VPD

AERIAL OUTLINE



MARKET OVERVIEW

RIVERSIDE, CA

Riverside is a key logistics and industrial hub within the Inland Empire, one of the most active industrial markets in the United States. Located approximately 55 miles east of Downtown Los Angeles, Riverside provides direct access to major transportation corridors including Interstate 215, State Route 60, and State Route 91, which together support efficient movement of goods throughout Southern California and beyond.

The city benefits from proximity to the Ports of Los Angeles and Long Beach, major rail lines operated by Union Pacific and BNSF, and is within reach of several regional and international airports. These multimodal connections make Riverside a strategic location for warehousing, distribution, and last-mile delivery operations.

Riverside's industrial inventory continues to grow, supported by strong demand from e-commerce, third-party logistics providers, and manufacturers. The local government has prioritized business-friendly policies, streamlined permitting processes, and ongoing infrastructure investments, enhancing the area's appeal for industrial development.

The regional labor pool is both large and diverse, drawing from a population of over 2.4 million in Riverside County. Industrial users benefit from a workforce with experience in logistics, transportation, and light manufacturing, contributing to the operational efficiency of facilities in the area.

PROPERTY DEMOGRAPHICS

POPULATION	1-MILE	3-MILE	5-MILE
2025 Population	7,284	134,172	286,000
HOUSEHOLD	1-MILE	3-MILE	5-MILE
2025 Households	1,901	38,220	80,693
INCOME	1-MILE	3-MILE	5-MILE
Average Household Income	\$94,410	\$91,900	\$95,400



CONFIDENTIALITY AGREEMENT & DISCLAIMER

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **6009 Jurupa Ave, Riverside, CA 92504** ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews Real Estate Investment Services. The material and information in the Offering Memorandum is unverified. Matthews Real Estate Investment Services has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

Matthews Real Estate Investment Services is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any entity's name or logo, including any commercial tenant's name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of Matthews Real Estate Investment Services, the property, or the seller by such entity.

Owner and Matthews Real Estate Investment Services expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews Real Estate Investment Services or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

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