



3351 Grapevine St., #B
Jurupa Valley, CA 91752
OFFERING MEMORANDUM

3351 GRAPEVINE ST., #B
JURUPA VALLEY, CA 91752

EXCLUSIVELY PRESENTED BY:



MARK F. YOUNG

President

Mobile: 6262152525

mark@manyinvestments.com

License #: 01169910



MANY INVESTMENTS, INC.

2654 Country Club Drive
Glendora, CA 91741

Office: 6262152525
manyinvestments.com

Built By: www.crebuilder.com



INVESTMENT SUMMARY

3351 Grapevine St., #B, Jurupa Valley, Ca 91752 in Jurupa Valley, CA, offers customizable industrial space with a strategic location just off Etiwanda Avenue between the 15 & 60 freeways, and only 6.1 miles to Ontario International Airport. The property consists of approximately 27,540 rentable square feet, a freestanding building on 1.34 acres and a sizable fenced outdoor storage area. While the proximity to Ontario assists in providing easy access to a large workforce and all that the area has to offer, the property's location also lends well to convenient distribution options.

PROPERTY SUMMARY

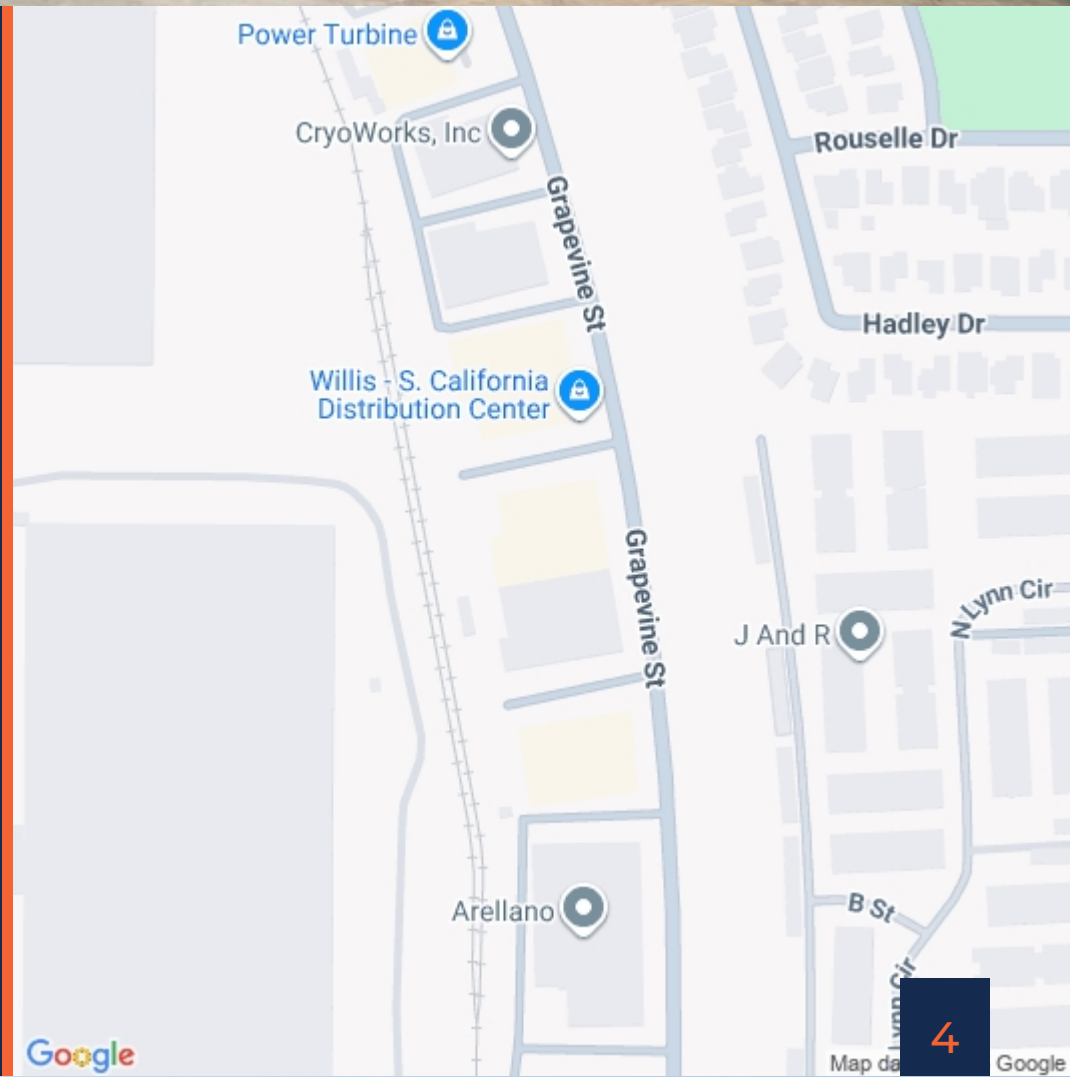
Offering Price	\$8,000,000.00
Building SqFt	27,540 SqFt
Year Built	2004
Lot Size (SF)	54,450.00 SqFt
Parcel ID	156-360-067
Zoning Type	INDUSTRIAL
County	Riverside
Coordinates	34.027494,-117.514686





INVESTMENT HIGHLIGHTS

- The property consists of 27,540 sq.ft. of gross leasable space on 1.34 acres of land featuring 2 offices, a bullpen area, mezzanine and a fenced truck court.

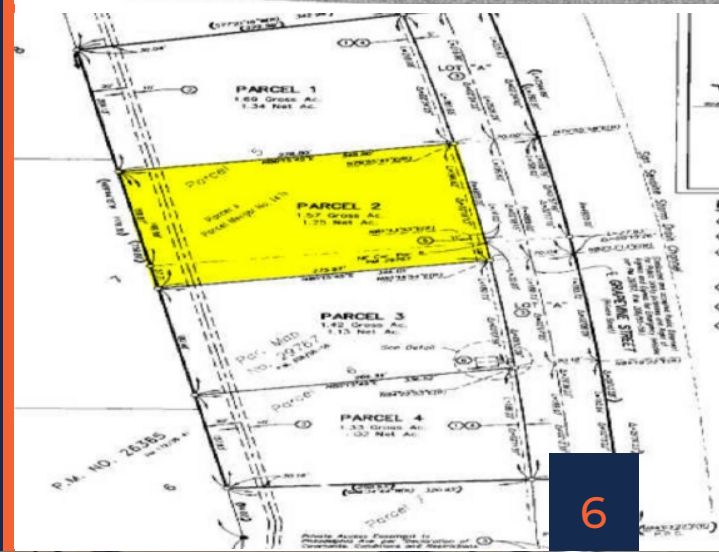
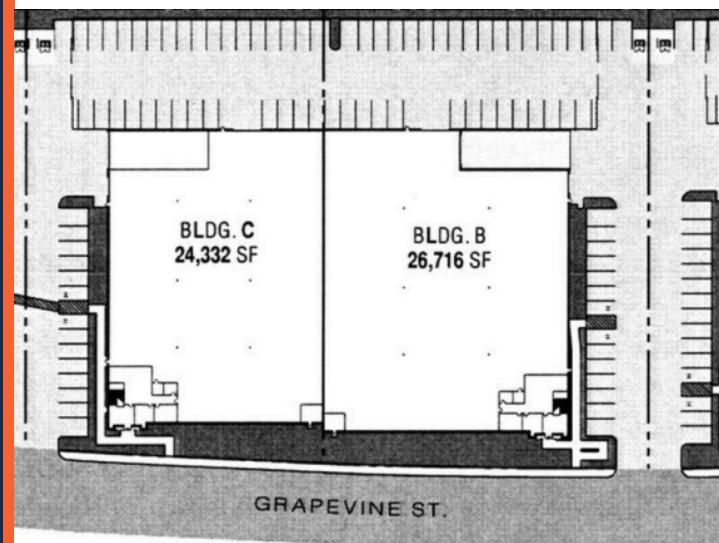


3351B



LOCATION HIGHLIGHTS

- Strategically located 10 minutes from ONTARIO AIRPORT, and with direct 15 & 60 freeway access, maximize the amount of same-day tasks you can accomplish in your business.





DEMOGRAPHICS

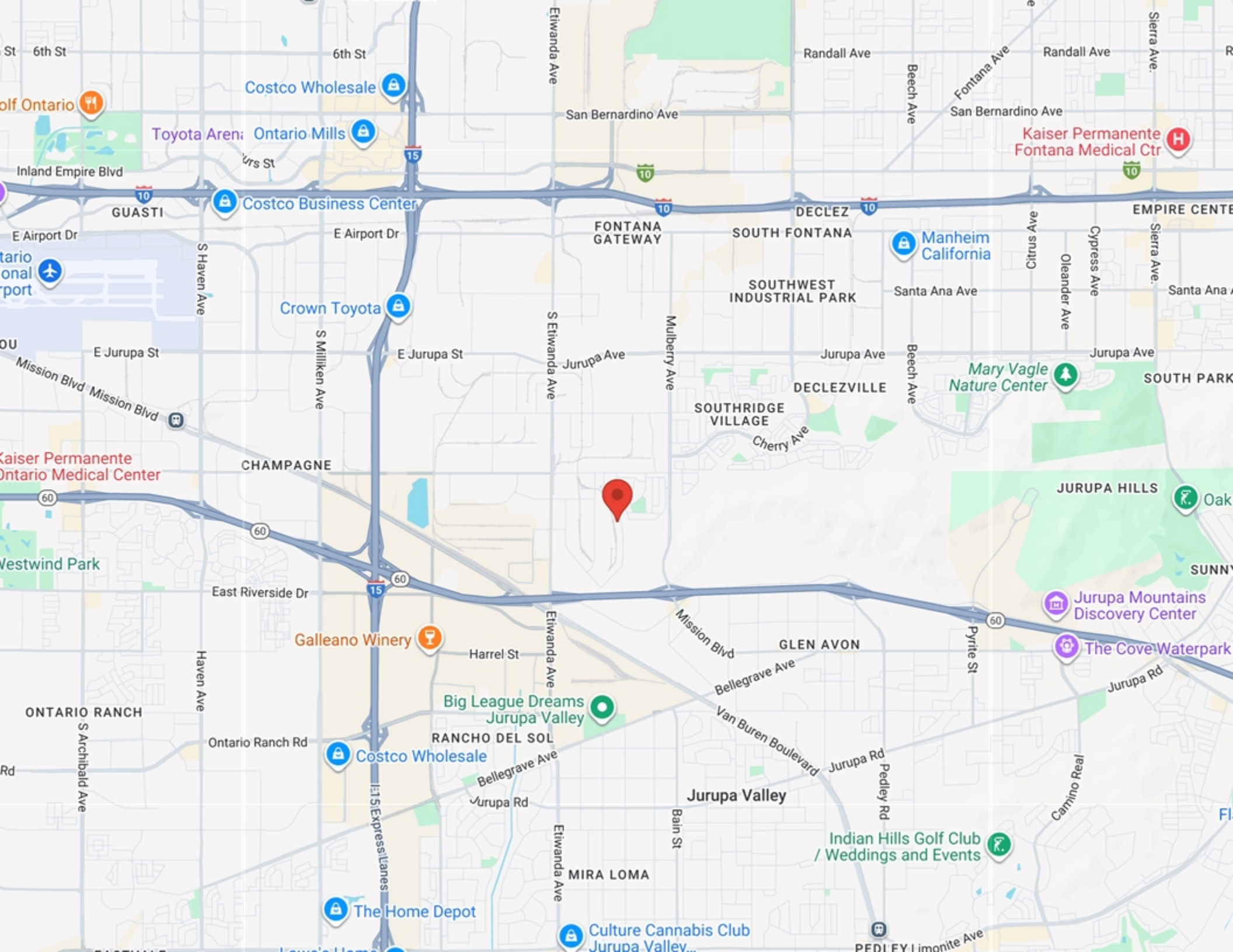
POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	5,267	44,258	125,805
2010 Population	5,575	52,217	159,443
2025 Population	5,656	54,143	191,384
2030 Population	5,822	54,382	195,847
2025-2030 Growth Rate	0.58 %	0.09 %	0.46 %
2025 Daytime Population	9,210	68,908	232,791

2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15000	201	608	1,953
\$15000-24999	194	601	1,834
\$25000-34999	170	774	2,207
\$35000-49999	338	1,382	3,680
\$50000-74999	358	2,160	6,665
\$75000-99999	441	2,565	8,133
\$100000-149999	406	3,404	11,823
\$150000-199999	208	1,887	8,608
\$200000 or greater	90	1,969	9,253
Median HH Income	\$ 70,917	\$ 94,858	\$ 108,477
Average HH Income	\$ 81,720	\$ 117,582	\$ 134,808

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Households	2,118	12,266	33,405
2010 Total Households	2,137	13,690	41,447
2025 Total Households	2,405	15,350	54,158
2030 Total Households	2,533	15,711	56,474
2025 Average Household Size	2.34	3.51	3.47
2025 Owner Occupied Housing	850	9,816	36,891
2030 Owner Occupied Housing	901	10,176	38,952
2025 Renter Occupied Housing	1,555	5,534	17,267
2030 Renter Occupied Housing	1,632	5,535	17,521
2025 Vacant Housing	42	358	2,051
2025 Total Housing	2,447	15,708	56,209







CITY OF JURUPA VALLEY

INCORPORATED

6/30/2011

AREA

CITY 43.7 SQ MI

LAND 42.9 SQ MI

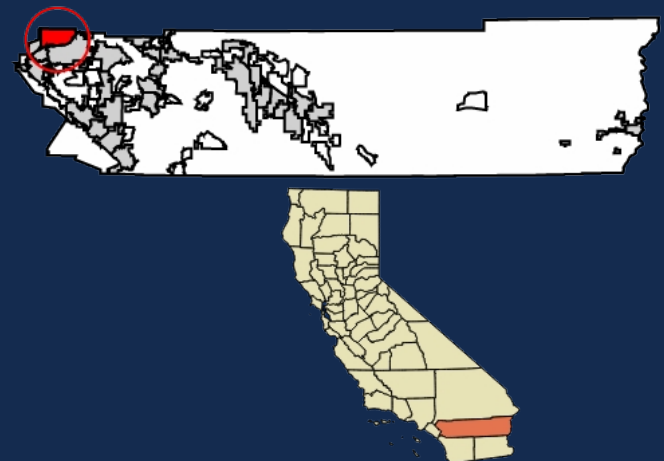
WATER 0.7 SQ MI

POPULATION



ABOUT JURUPA VALLEY

Jurupa Valley (huh-ROO-puh; Spanish: [xu'rupa]; Serrano: Hurumpa) is a city in northwestern Riverside County, California, United States. It was the location of one of the earliest non-native settlements in the county, Rancho Jurupa. The rancho was initially an outpost of the Mission San Gabriel Arcángel, then a Mexican land grant in 1838.



CONFIDENTIALITY STATEMENT

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from MANY INVESTMENTS, INC. and it should not be made available to any other person or entity without the written consent of MANY INVESTMENTS, INC..

By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to MANY INVESTMENTS, INC.. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. MANY INVESTMENTS, INC. has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence of absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this offering memorandum has been obtained from sources we believe reliable; however, MANY INVESTMENTS, INC. has not verified, and will not verify, any of the information contained herein, nor has MANY INVESTMENTS, INC. conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

**PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.
PLEASE CONTACT THE MANY INVESTMENTS, INC. ADVISOR FOR MORE
DETAILS.**

EXCLUSIVELY PRESENTED BY:



MARK F. YOUNG

President

Mobile: 6262152525

mark@manyinvestments.com

License #: 01169910



MANY INVESTMENTS, INC.

2654 Country Club Drive
Glendora, CA 91741

Office: 6262152525
manyinvestments.com