

# GREAT LEASED INVESTMENT

## *State of California* guaranteed Tenant

22835 CALLE SAN JUAN DE LOS LAGOS, MORENO VALLEY, CA

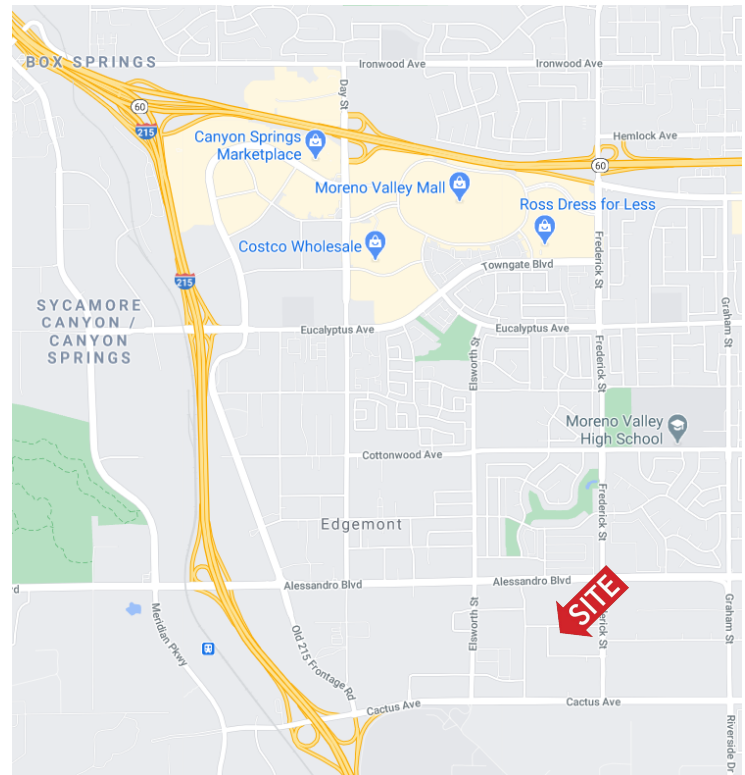
**\*LEASED INVESTMENT\***  
**+/-16,180 SF**



## PROPERTY HIGHLIGHTS

- +/-16,180 SF Building - 18' clearance
- Tenant - University Enterprises Corp  
Cal State University at San Bernardino  
***State of California guaranteed funding!***
- BP - Business Park Zoning
- Leased to June 30, 2027 and Tenant  
desirous of exercising their 5-year Option  
@ FMV
- 1,600 Amps - 277/480 Volts, 3 Phase
- Located on 1.12 Acres
- Priced at a 5.5% CAP on Tenant's  
current rent and asking price.

**Asking \$3,700,000**



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**CBRE**

# ±16,180 SF

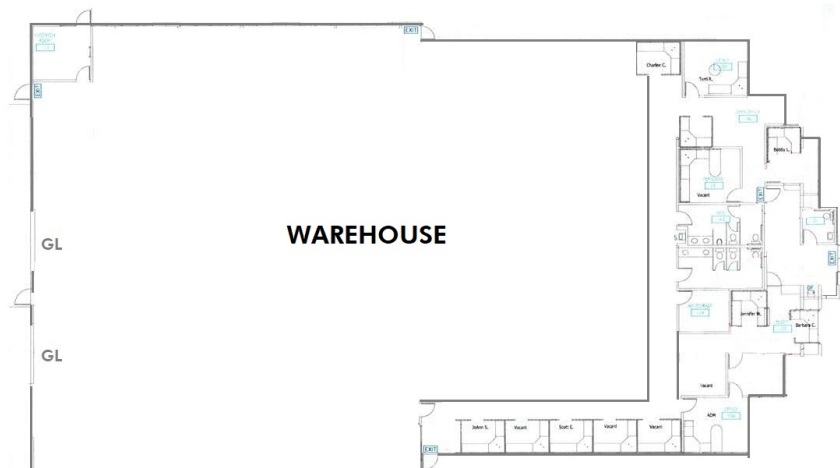
22835 CALLE SAN JUAN DE LOS LAGOS  
MORENO VALLEY, CA 92553

## Existing Office Floorplan

(not to scale)



## Former Warehouse Floor Plan (Pre-office Development)



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