

# FOR SALE: ±2.0 Acres " Industrial Storage Facilities "

9920 Arlington Ave  
Riverside, CA 92503



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## RIVERSIDE

About Riverside



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# INVESTMENT SUMMARY

The Property is located in the desirable Riverside Industrial / Commercial Corridor and is an excellent owner/user or investor with room for potential expansion opportunities. With its Freestanding 5,248 SF office/ warehouse building and 8,000 large Metal Canopy sitting on a 2AC, 9920 Arlington Industrial Storage Facilities is available for immediate sale. Offered at \$5,350,000 will impress with its excellent upkeep, utilities, and surrounding area. Perfect for Investors/Contractors looking for a low-maintenance asset.

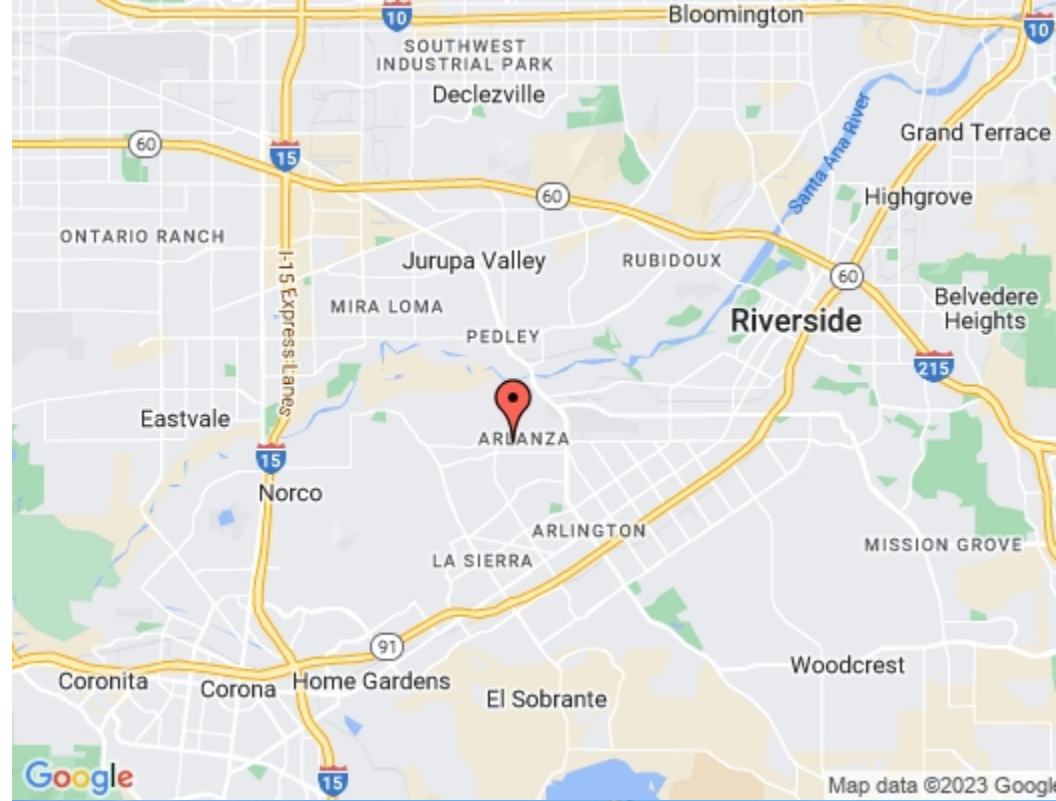
# PROPERTY SUMMARY

Offering Price	\$5,350,000.00
Building SqFt	4,896 SqFt
Year Built	1970
Lot Size (SF)	174,240.00 SqFt
Parcel ID	151-020-001
Zoning Type	Commercial
County	Riverside
Frontage	0.00 Ft
Coordinates	33.945755,-117.472254



# PROPERTY HIGHLIGHTS

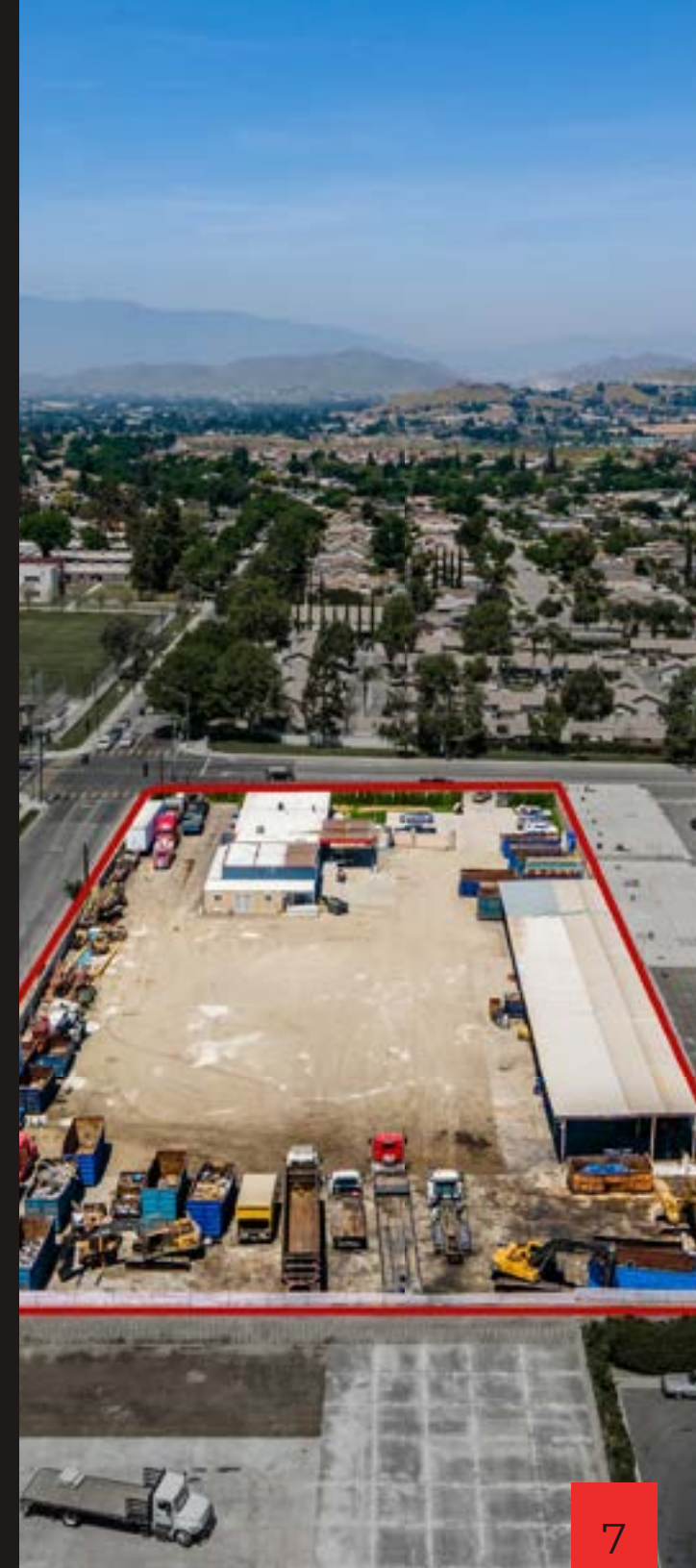
- Excellent corner secured yard on ±2.0 AC with two gates for access; the Main motorized gate on Arlington Ave and the secondary on Crest Ave.
- One (1) Renovated Free Standing Building totaling ±5,248 SF consisting of (A) ±2,624 SF of Office Area & (B) ± 2,624 SF of warehouse space with clearance Height 10' to 14'.
- Four (4) Offices, lobby, kitchenette & lunch room. Two (2) restrooms, one (1) full bath in the office area. & one (1) 1/2 restroom in the yard,
- Full-asphalt paved Yard with ±12,000 SF of 4,500 psi new concrete slab for heavy machinery and ±8,000 SF Metal Canopy.  
• Zoning: Business and Manufacturing Park Zone (BMP) (Verify)





# LOCATION HIGHLIGHTS

- Configurable outdoor space for Parking/Storage or Fleet Vehicles gives growth options for Owner/Operator or Investor.
- The subject is conveniently located along the major thoroughfare of Arlington Avenue in the City of Riverside, CA.
- Your chance to expand your property portfolio into the city of Riverside, which has seen a surge in demand in recent years.
- The LA/Ontario International Airport is located approximately 19.0 miles northwest of the subject, providing air service to the area.
- The subject's location consists of a mix of Industrial/auto-related properties along Arlington Ave.
- Three Southland freeways provide primary regional access to and from the subject's East Riverside location: The Moreno Valley (60) Freeway, the I-10 Freeway, The Riverside (91) Freeway, and the I-215 Freeway.
- Primary surface arterials in Riverside include Chicago Ave, Victoria Ave, and Market St (north-south) and Alessandro Blvd, Magnolia Ave, Arlington Ave, and Van Buren Blvd (east-west).
- Smart investment opportunity in this Riverside location with industrial/commercial tenants, low vacancy rates, and open inbound / outbound transportation options.



# RENT ROLL

UNIT	TENANT NAME	SQFT	ANNUAL RENT	ANNUAL RENT/SQFT	OTHER INCOME	LEASE FROM	LEASE TO
Property	Pro-Forma Gross-tenant pays maint	87,120	\$420,000.00	\$4.82	Other Income - \$0.00	05/19/2023	05/18/28
	<b>Total Occupied</b>	<b>87120</b>	<b>\$420,000.00</b>				
	<b>TOTAL</b>	<b>87120</b>	<b>\$420,000.00</b>		<b>\$0.00</b>		





# OVERVIEW & ASSUMPTIONS

## PRICING SUMMARY

PRICING	\$5,350,000.00
PRICE PSF	\$61.41
YEAR 1 NOI	\$304,610.64
YEAR 1 CAP RATE	5.69%
YEAR 1 LEVERAGED CASH / CASH RETURN	5.69%

## GENERAL INFORMATION

ANALYSIS PERIOD	8
ANALYSIS START DATE	05/19/2023
EXPENSE SOURCE	ACTUAL EXPENSES
INCOME GROWTH RATE	2.00%
ADDITIONAL INCOME GROWTH RATE	3.00%
TURNOVER / LEASE UP GROWTH RATE	100.00%
GENERAL VACANCY / ABSORPTION GROWTH RATE	2.00%
PROPERTY INSURANCE GROWTH RATE	2.00%
CAM / EXPENSE GROWTH RATE	2.00%
PROPERTY TAX GROWTH RATE	2.00%
MANAGEMENT FEE GROWTH RATE	1.00%
MARKET RENT/SF	\$4.82

## EXPENSE BREAKDOWN

PROPERTY INSURANCE	\$3,968.00
PROPERTY TAX	\$60,000.00
MANAGEMENT FEE	\$21,000.00
ADMINISTRATIVE AND LEGAL FEES	\$600.00
SUPPLY COST	\$1,800.00
UTILITIES	\$15,600.00
CONTRACTED SERVICES	\$10,200.00
<b>TOTAL EXPENSES</b>	<b>\$113,168.00</b>

# CASH FLOW PROJECTIONS

	IN PLACE	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5	YEAR 6	YEAR 7	YEAR 8
<b>POTENTIAL GROSS REVENUE</b>									
BASE RENTAL REVENUE	\$420,000.00	\$428,400.00	\$436,968.00	\$445,707.36	\$454,621.51	\$463,713.94	\$472,988.22	\$482,447.98	\$492,096.94
SCHEDULED BASE RENTAL REVENUE	\$420,000.00	\$428,400.00	\$436,968.00	\$445,707.36	\$454,621.51	\$463,713.94	\$472,988.22	\$482,447.98	\$492,096.94
TOTAL POTENTIAL GROSS REVENUE	\$420,000.00	\$428,400.00	\$436,968.00	\$445,707.36	\$454,621.51	\$463,713.94	\$472,988.22	\$482,447.98	\$492,096.94
GENERAL VACANCY FACTOR	\$(8,400.00)	\$(8,568.00)	\$(8,739.36)	\$(8,914.15)	\$(9,092.43)	\$(9,274.28)	\$(9,459.76)	\$(9,648.96)	\$(9,841.94)
EFFECTIVE GROSS REVENUE	\$411,600.00	\$419,832.00	\$428,228.64	\$436,793.21	\$445,529.08	\$454,439.66	\$463,528.45	\$472,799.02	\$482,255.00
<b>OPERATING EXPENSES</b>									
PROPERTY TAX	\$60,000.00	\$61,200.00	\$62,424.00	\$63,672.48	\$64,945.93	\$66,244.85	\$67,569.75	\$68,921.14	\$70,299.56
INSURANCE	\$3,968.00	\$4,047.36	\$4,128.31	\$4,210.87	\$4,295.09	\$4,380.99	\$4,468.61	\$4,557.98	\$4,649.14
MANAGEMENT FEE	\$21,000.00	\$21,210.00	\$21,422.10	\$21,636.32	\$21,852.68	\$22,071.21	\$22,291.92	\$22,514.84	\$22,739.99
CAM	\$28,200.00	\$28,764.00	\$29,339.28	\$29,926.07	\$30,524.59	\$31,135.08	\$31,757.78	\$32,392.94	\$33,040.79
TOTAL OPERATING EXPENSES	\$113,168.00	\$115,221.36	\$117,313.69	\$119,445.74	\$121,618.29	\$123,832.13	\$126,088.06	\$128,386.90	\$130,729.49
NET OPERATING INCOME	\$298,432.00	\$304,610.64	\$310,914.95	\$317,347.47	\$323,910.79	\$330,607.53	\$337,440.39	\$344,412.12	\$351,525.51
CAP RATE		5.69%	5.81%	5.93%	6.05%	6.18%	6.31%	6.44%	6.57%

# SALES COMPARABLES

## 9500 Arlington Ave Riverside, California 92503

Vacant Property. 5,120 SF office/warehouse bldg., wrought iron & chain-link fencing, asphalt and gravel yard, lights, utilities, etc./ Similar Overall.



## 8636 Banana Ave Fontana, California 92335

Owner Used Property. 2,574 SF enclosed office/storage bldgs., paved & gravel yard, concrete block perimeter walls, lights, utilities, etc./ Sl. Inferior



## 2800 E. La Cadena Drive Riverside, California 92507

Owner-Used Property. 7,560 SF storage/shop bldg., metal canopy, mostly gravel yard, chain-link perimeter fencing, utilities, etc./ Sl. Inferior



PRICE	\$2,825,000.00
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SALE DATE	11/02/2022
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BUILDING SIZE	5,120 SQFT
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LOT SIZE	40,075 SQFT
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NUMBER OF UNITS	1.00
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PRICE	\$7,500,000.00
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SALE DATE	09/30/2022
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BUILDING SIZE	2,574 SQFT
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LOT SIZE	110,642 SQFT
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NUMBER OF UNITS	1.00
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OCCUPANCY %	100.00
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PRICE	\$4,000,000.00
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SALE DATE	06/24/2022
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BUILDING SIZE	7,560 SQFT
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LOT SIZE	66,211 SQFT
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NUMBER OF UNITS	1.00
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OCCUPANCY %	100.00
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# SALES COMPARABLES

## 18442 Van Buren Blvd Riverside, California 92508

Owner Used Property. 3,602 SF of enclosed shop/storage/office bldgs./, wrought iron & chain-link fencing, paved yard, utilities, etc./ Sl. Inferior



PRICE	\$3,000,000.00
SALE DATE	06/21/2022
BUILDING SIZE	3,602 SQFT
LOT SIZE	58,370 SQFT
NUMBER OF UNITS	1.00
OCCUPANCY %	100.00

## 2015 Kendall Drive San Bernardino, California 92407

Owner Used Property. 5,000 SF enclosed office/warehouse, 3,000 SF ancillary bldg., mostly paved site, chain-link fencing, etc./ Similar.



PRICE	\$5,000,000.00
SALE DATE	05/27/2022
BUILDING SIZE	5,000 SQFT
LOT SIZE	89,298 SQFT
NUMBER OF UNITS	2.00
OCCUPANCY %	100.00

## 18041 Valley Blvd Bloomington, California 92316

Owner User. 6,100 SF enclosed buildings, asphalt yard, concrete block & wrought iron perimeter fencing, utilities, etc./ Similar.



PRICE	\$4,000,000.00
SALE DATE	ACTIVE
BUILDING SIZE	6,100 SQFT
LOT SIZE	49,658 SQFT
NUMBER OF UNITS	1.00
OCCUPANCY %	100.00

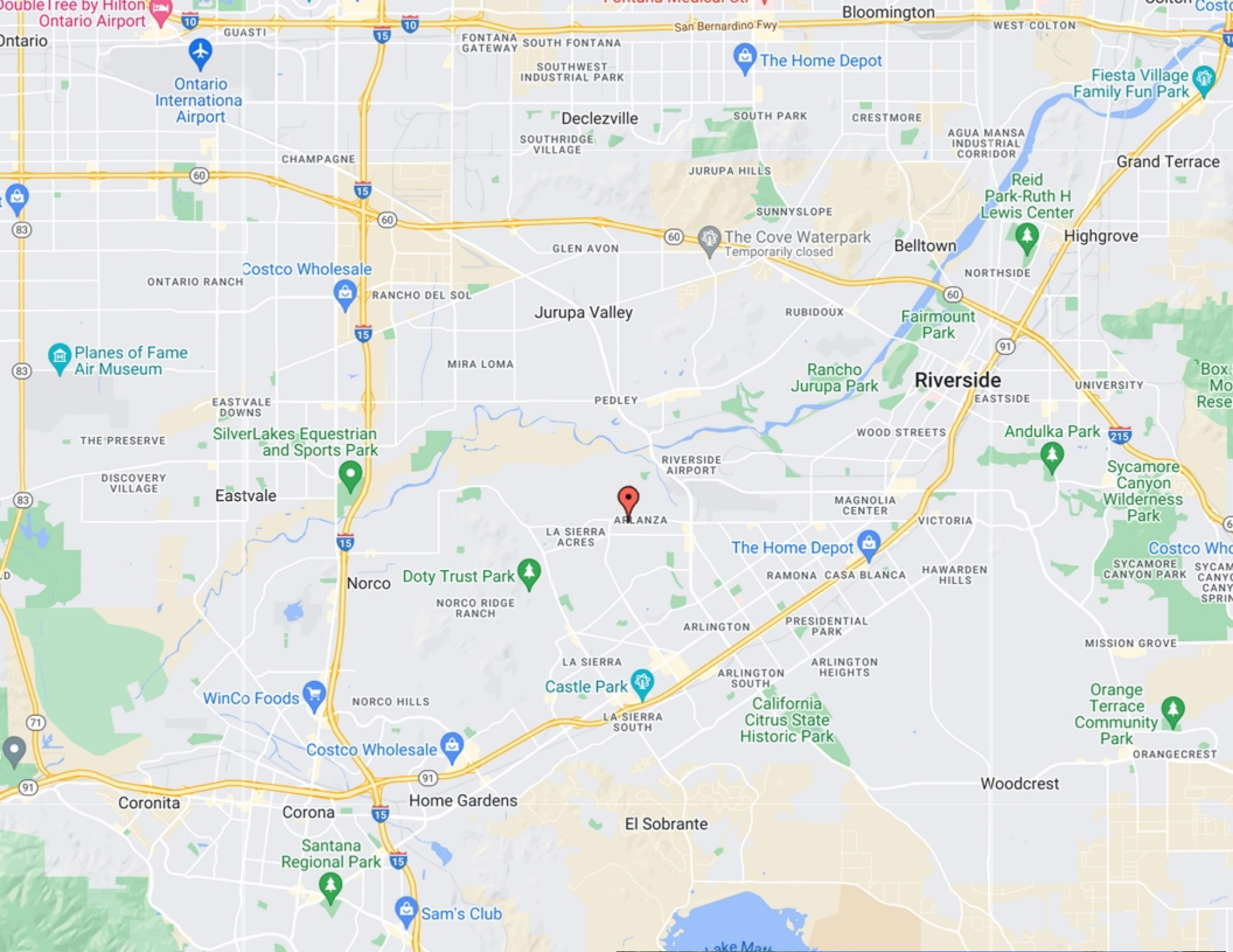
# DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	20,152	107,137	239,640
2010 Population	22,525	121,500	280,626
2022 Population	22,499	123,931	295,030
2027 Population	22,614	126,233	301,003
2022-2027 Growth Rate	0.1 %	0.37 %	0.4 %
2022 Daytime Population	17,065	110,629	261,831

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Households	5,265	31,115	72,698
2010 Total Households	5,367	32,863	80,160
2022 Total Households	5,584	34,065	85,019
2027 Total Households	5,626	34,783	86,862
2022 Average Household Size	4.01	3.56	3.43
2022 Owner Occupied Housing	2,839	18,888	52,834
2027 Owner Occupied Housing	2,882	19,351	53,939
2022 Renter Occupied Housing	2,746	15,177	32,186
2027 Renter Occupied Housing	2,745	15,431	32,923
2022 Vacant Housing	206	1,115	2,799
2022 Total Housing	5,790	35,180	87,818

2022 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15000	317	2,177	4,605
\$15000-24999	391	1,979	4,711
\$25000-34999	591	2,373	4,962
\$35000-49999	791	3,873	7,985
\$50000-74999	1,202	6,677	15,816
\$75000-99999	1,024	6,413	14,300
\$100000-149999	828	6,605	18,185
\$150000-199999	274	2,533	8,163
\$200000 or greater	165	1,435	6,292
Median HH Income	\$ 62,025	\$ 74,750	\$ 81,125
Average HH Income	\$ 78,771	\$ 89,798	\$ 103,197





Ontario International Airport

Ontario International Airport

Planes of Fame Air Museum

Costco Wholesale

SilverLakes Equestrian and Sports Park

WinCo Foods

Costco Wholesale

Santana Regional Park

Sam's Club

Fontana Gateway South Fontana Southwest Industrial Park

Declezeville

Jurupa Valley

Doty Trust Park

Castle Park

El Sobrante

The Home Depot

The Cove Waterpark Temporarily closed

The Home Depot

California Citrus State Historic Park

Rancho Jurupa Park

Riverside

Magnolia Center

Ramona Casa Blanca

Arlington

Arlington South

Presidential Park

Arlington Heights

Reid Park-Ruth H Lewis Center

Fairmount Park

Andulka Park

Sycamore Canyon Wilderness Park

Orange Terrace Community Park

Fiesta Village Family Fun Park

Grand Terrace

University

Costco Wholesale

Woodcrest

San Bernardino Fwy

GUASTI

CHAMPAGNE

FONTANA GATEWAY

SOUTH FONTANA

SOUTHWEST INDUSTRIAL PARK

San Bernardino Fwy

Bloomington

WEST COLTON

SOUTH RIDGE VILLAGE

SOUTH PARK

CRESTMORE

AGUA MANSA INDUSTRIAL CORRIDOR

JURUPA HILLS

SUNNYSLOPE

GLEN AVON

Belltown

Highgrove

ONTARIO RANCH

RANCHO DEL SOL

MIRA LOMA

PEDLEY

RIVERSIDE AIRPORT

WOOD STREETS

EASTSIDE

DISCOVERY VILLAGE

EASTVALE

ARLANZA

MAGNOLIA CENTER

VICTORIA

NORCO

NORCO RIDGE RANCH

RAMONA CASA BLANCA

HAWARDEN HILLS

WinCo Foods

NORCO HILLS

Costco Wholesale

91

Home Gardens

Coronita

Corona

15

Home Gardens

El Sobrante

Woodcrest

ORANGECREST

71

91

15

91

15

91

Lake Mary

# CITY OF RIVERSIDE

INCORPORATED

10/10/1883

## AREA

CITY	81.5 SQ MI
LAND	81.2 SQ MI
WATER	0.3 SQ MI
ELEVATION	827 FT

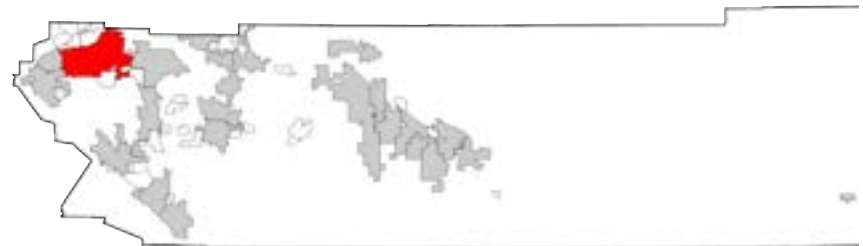
## POPULATION

POPULATION	314,998
ESTIMATE (2021)	317,261
RANK	61
DENSITY	3,877.85 SQ MI
URBAN	2,276,703



## ABOUT RIVERSIDE

Riverside is a city in and the county seat of Riverside County, California, United States, in the Inland Empire metropolitan area. It is named for its location beside the Santa Ana River. It is the most populous city in the Inland Empire and in Riverside County, and is about 50 miles (80 km) southeast of downtown Los Angeles.



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