

FOR SALE 100% LEASED SINGLE TENANT INDUSTRIAL YARD

9920 ARLINGTON AVE • RIVERSIDE, CA - 2.00 ACRES



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Voit
REAL ESTATE SERVICES

FOR SALE

THE OFFERING

Voit Real Estate Services is pleased to present the exclusive offering of 9920 Arlington Avenue, Riverside, California 92503 — a fully improved, 100% leased single-tenant industrial yard encompassing approximately 2.00 acres of land with approximately 5,248 square feet of office/warehouse space. The property is offered at an asking price of \$4,600,000, representing a 7.01% Year 1 Cap Rate based on the in-place Triple Net (NNN) lease income.

The property is leased to Professional Courier Distributors dba Brandt Brothers Enterprises, Inc., a respected West Coast logistics provider founded in 1978. The current lease runs through August 31, 2030, with approximately 53 months of remaining term as of the date of this offering. Annual rent escalations of 3.75% provide built-in income growth, driving the cap rate to 7.83% by Year 4 of ownership.

OPPORTUNITY ZONE INVESTMENT ADVANTAGE

Situated within a federally designated Opportunity Zone, this property offers investors the potential to defer, reduce, or even eliminate certain capital gains taxes by reinvesting eligible gains into qualified properties. These benefits can significantly enhance long-term after-tax returns while contributing to local economic growth and revitalization.

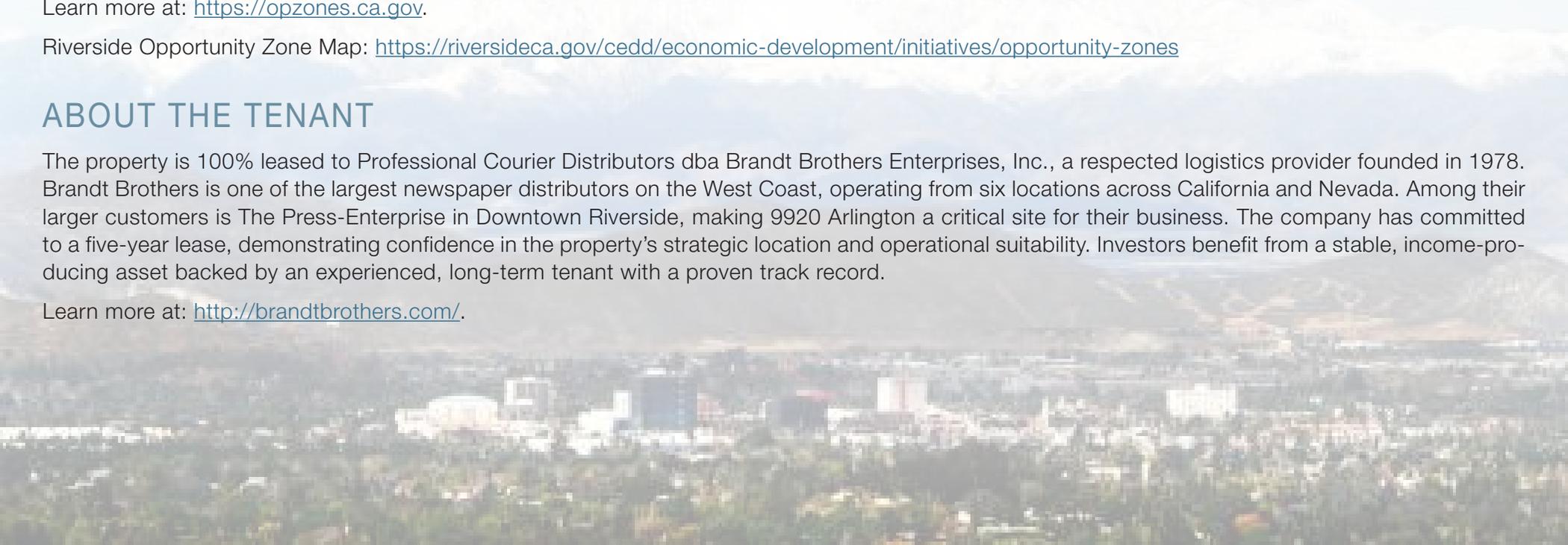
Learn more at: <https://opzones.ca.gov>.

Riverside Opportunity Zone Map: <https://riversideca.gov/cedd/economic-development/initiatives/opportunity-zones>

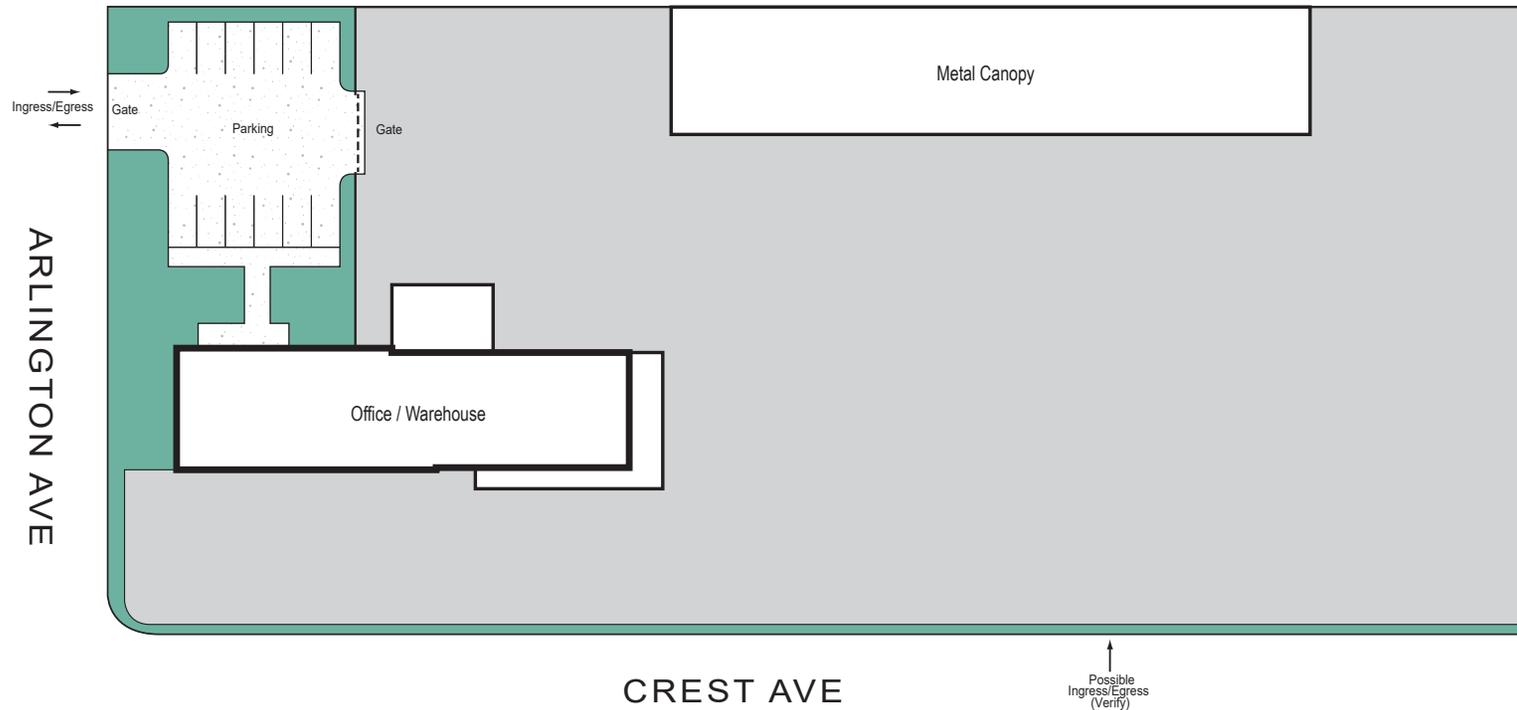
ABOUT THE TENANT

The property is 100% leased to Professional Courier Distributors dba Brandt Brothers Enterprises, Inc., a respected logistics provider founded in 1978. Brandt Brothers is one of the largest newspaper distributors on the West Coast, operating from six locations across California and Nevada. Among their larger customers is The Press-Enterprise in Downtown Riverside, making 9920 Arlington a critical site for their business. The company has committed to a five-year lease, demonstrating confidence in the property's strategic location and operational suitability. Investors benefit from a stable, income-producing asset backed by an experienced, long-term tenant with a proven track record.

Learn more at: <http://brandtbrothers.com/>.



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PROPERTY HIGHLIGHTS:

- Fully Improved Industrial Yard
- Zoning: BMP, City of Riverside (Verify)
- Approx. 5,248 SF Office / Warehouse
- Air Conditioned offices with four (4) privates, lobby, kitchen, lunch-room, and four (4) restrooms
- Two Grade level doors in warehouse
- Power: 800 Amps 277/480v (Verify)
- 6' Asphalt and 4,500 PSI concrete
- ±8,000 SF outdoor metal canopy
- Electrical / Air Distribution
- Two (2) Electric gates for secure access and enhanced security
- Poll Lighting throughout yard
- Solid Perimeter Wall
- All New Landscaping
- ±2.00 Acres of Land

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LEASE SUMMARY

GENERAL TERMS	9920 ARLINGTON AVE
ASKING PRICE	\$4,600,000
YEAR 1 CAP RATE	7.01%
LEASE TERM	53 Months (as of April 2026)
LEASE START DATE	July 1, 2025
ANNUAL RENT ESCALATIONS	3.75%
LEASE TYPE	Triple Net (NNN)
LEASE FORM	AIR Single Tenant Lease- Net

INVESTMENT PROFORMA

	RENTAL INCOME (NNN)	CAP RATE
MONTHS 1-12		
APR 2026 - MAR 2027	\$322,452.90	7.01%
MONTHS 13-24		
APR 2027 - MAR 2028	\$334,544.85	7.27%
MONTHS 25-36		
APR 2028 - MAR 2029	\$347,090.31	7.55%
MONTHS 37-48		
APR 2029 - MAR 2030	\$360,106.23	7.83%
MONTHS 49-53		
APR 2030 - AUG 2030	\$153,683.63	8.02%

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SITE

3 Miles
to 91 Freeway



4.5 Miles
to Interstate 15



12 Miles
to Ontario Intl Airport

35 Miles
to John Wayne Airport



59 Miles
to the Ports of
Los Angeles &
Long Beach

5 Miles
to 60 Freeway

64 Miles
to LAX Airport