

# FOR SALE | ±8,500 SF BUILDING ON ±1.28 ACRES

18805 VAN BUREN BOULEVARD, RIVERSIDE, CA 92508



## PROPERTY HIGHLIGHTS



### LEASE TERM

LEASED TO CALIBER COLLISION THROUGH JULY 31, 2030



### OCCUPANCY

OCCUPIED SINCE JULY 2015



### BUILDING SIZE

±8,500 SF



### LAND SIZE

±1.28 AC



### CLEAR HEIGHT

±16 FEET



### DRIVE-INS

SIX (6) GROUND LEVEL LOADING DOORS (12'X12')



### POWER

UPGRADED POWER



### SITE COVERAGE

15.2% LARGE FENCED YARD AREA



### YEAR BUILT

1980



### APN

266-040-020



### ZONING

OSP-CID (VERIFY)



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**LEE & ASSOCIATES**

COMMERCIAL REAL ESTATE SERVICES

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<b>PRICE</b>	<b>\$2,380,000.00</b>
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## INCOME

Caliber Collision Gross rent	\$11,554.94 (Rent Increases in July 2026)
Seller Gross Rent	\$2,700.00 (Seller Rent - 48 Months)
Monthly Gross Income	\$14,254.94
Annual Gross Income	\$171,059.28

## EXPENSES

Property Taxes (Estimated at Asking Price)	\$27,370.00
Property Insurance	\$4,000.00 (Paid by Landlord)
Total Annual Expenses	\$31,370.00

## NET OPERATING INCOME (NOI)

Net Operating Income	\$139,689.28
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## INVESTMENT METRICS

Cap Rate	5.87%
Price Per Square Foot	\$280.00
Price Per Land	\$42.69



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