

# Via Cerro

Jurupa Valley, CA

**FOR SALE**

Entitled ±1.96-acres Industrial  
Land Development  
Opportunity

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**Entitled & Fully Approved**





## BROKER CONTACTS

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## CONFIDENTIALITY AGREEMENT

The information contained in this investment offering material (“Offering Memorandum”) is confidential, furnished solely for the purpose of a review by a prospective purchaser of the Property and is not to be used for any other purpose or made available to any other person without the express written consent of JLL. The material is based in part upon information supplied by the owner of the Property (“Owner”) and in part upon information obtained by JLL from sources it deems reasonably reliable. Summaries of any documents are not intended to be comprehensive or all inclusive but rather only outlines of some of the provisions contained herein. No warranty or representation, expressed or implied, is made by Owner, JLL, or any of their respective affiliates, as to the accuracy or completeness of the information contained herein or as to engineering or environmental matters. Prospective purchasers should make their own projections and conclusions without reliance upon the material contained herein and conduct their own independent due diligence, including engineering and environmental inspections to determine the condition of the Property and the existence of any potentially hazardous material used in the construction or maintenance of the building or located at the site. Delivery of this Offering Memorandum is also subject to the “Confidentiality and Conditions” section hereof.

This Offering Memorandum was prepared by JLL and has been reviewed by Owner. It contains selected information pertaining to the Property and does not purport to be all-inclusive or to contain all of the information, which a prospective purchaser may desire. All financial projections are provided for general reference purposes only and are based on assumptions relating to the general economy, competition, and other factors beyond control and, therefore, are subject to material change or variation. An opportunity to inspect the Property will be made available to qualified prospective purchasers.

In this Offering Memorandum, certain documents, including leases and other materials, are described in summary form. The summaries do not purport to be complete nor, necessarily, accurate descriptions of the full agreements involved, nor do they constitute a legal analysis of such documents. Interested parties are expected to independently review all documents.

This Offering Memorandum is subject to prior placement, errors, omissions, changes or withdrawal without notice and does not constitute a recommendation, endorsement or advice as to the value of the Property by JLL or the Owner. Each prospective purchaser is to rely upon its own investigation, evaluation and judgment as the advisability of purchasing the Property described herein.

Owner and JLL expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers to purchase the Property and/or to terminate discussions with any party at any time with or without notice. Owner shall have no legal commitment or obligation to any purchaser reviewing this Offering Memorandum or making an offer to purchase the Property unless a written agreement for the purchase of the Property has been fully executed, delivered, and approved by the Owner and any conditions to Owner’s obligations hereunder have been satisfied or waived. JLL is not authorized to make any representations or agreements on behalf of Owner.

This Offering Memorandum is the Property of JLL and may be used by parties approved by JLL. The Property is privately offered and, by accepting this Offering Memorandum, the party in possession hereof agrees (i) to return it to JLL immediately upon request of JLL or Owner and (ii) that this Offering Memorandum and its contents are of a confidential nature and will be held and treated in the strictest confidence. No portion of this Offering Memorandum may be copied or otherwise reproduced or disclosed to anyone without the prior written authorization of JLL and Owner.

The Offering Memorandum may be disclosed to the Prospective Purchaser’s partners, employees, legal counsel and institutional lenders (“Related Parties”) only on a “need-to know” basis for the purpose of evaluating the potential purchase of the Property; provided, however, that Prospective Purchaser shall inform such Related Parties of the confidential nature of the Offering Memorandum, and shall be responsible for a breach of this agreement caused by such Related Parties.

The terms and conditions set forth above apply to this Offering Memorandum in its entirety.

# PROPERTY HIGHLIGHTS



## STRATEGIC LOCATION

- Located within ±70 miles of the Ports of Los Angeles and Long Beach
- Excellent proximity to Ontario International Airport, BNSF intermodal and FedEx / UPS shipping Hubs
- Located less than 2 miles from SR-60 freeway providing immediate access to I-10, I-15 and six major freeways that link to 11 Western States.
- Direct access to the business-to-business hub and immediate access to the heart of the Inland Empire

## FULLY ENTITLED SITE

- City of Jurupa Valley approved August 28, 2023, Case# MA21259 (SDP21091)
- Permit Ready

## BRAND NEW CONSTRUCTION

- Building will be Class A construction with all of the modern building features Tenants or Users require today.
- Outstanding visibility and access
- Excellent circulation with secured access with above standard trailer parking
- Abundant parking

## RARE OPPORTUNITY

- Proximity to Blue Chip corporate neighbors
- Strategic advantage of a population base of 4.5 million people with over 20 million customers within a two-hour drive
- Excellent neighborhood amenity base along with abundant surrounding labor profile



## PROJECT OVERVIEW

Address	Via Cerro Jurupa Valley, CA
APN Number	178-340-016
Parcel Size	±1.96 Acres
Zoning	M-H (Manufacturing – Heavy)
Jurisdiction	City of Jurupa Valley
Location Highlights	1.97 mi from SR-60. Minutes from the I-215 and I-10 Freeways.
Approved Site Plan	±39,052 SF Industrial Warehouse Building; ±1,250 SF Office, 3 DH Loading Doors; EV Charging Station; ±47 Auto Parking Paces.



# APPROVED SITE PLAN



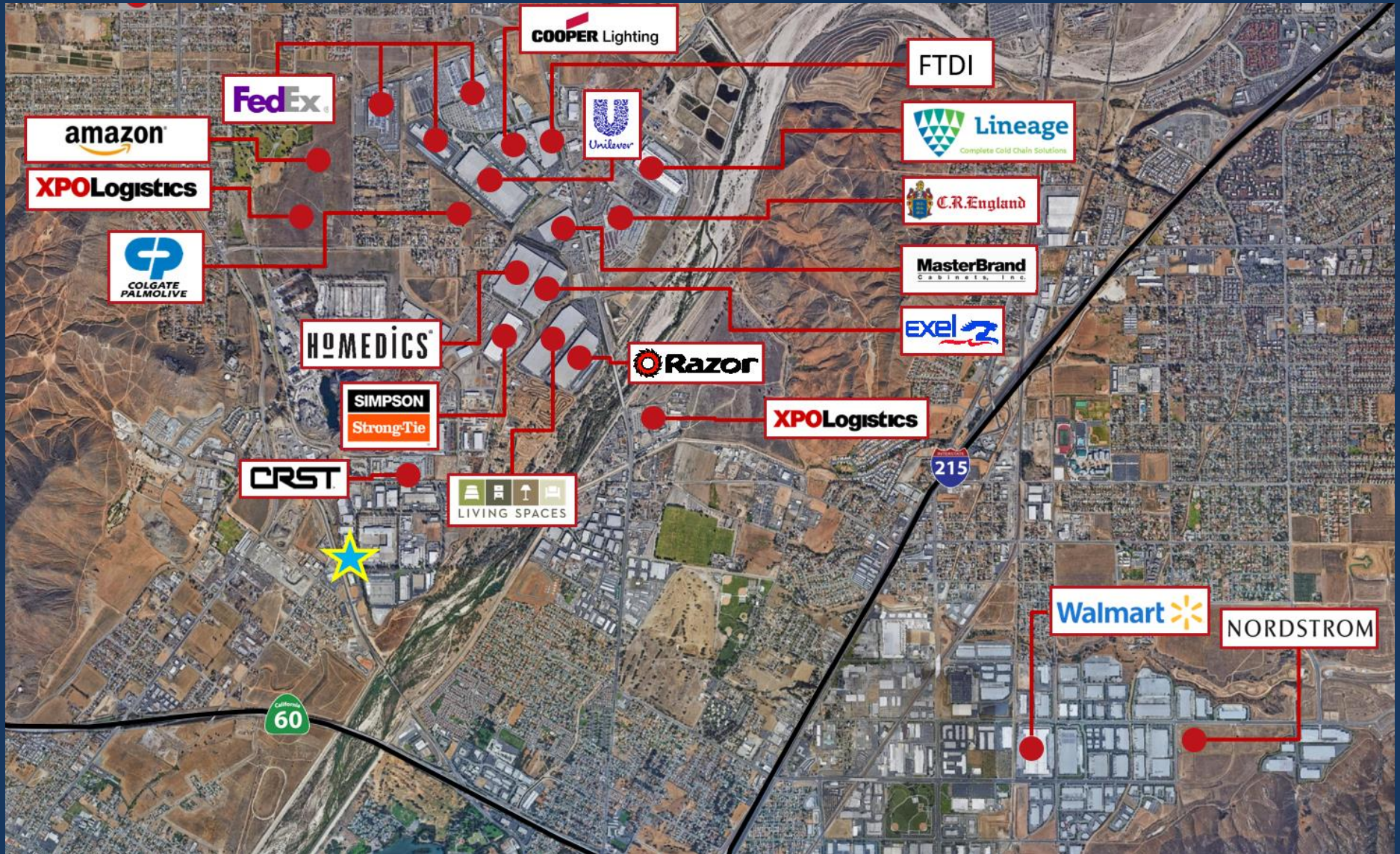
\* Parking spaces are approximate and to be verified.

APN: 178-340-016  
Via Cerro  
Jurupa Valley, CA

\*\*Please note the above plan is only intended to be conceptual in nature\*\*

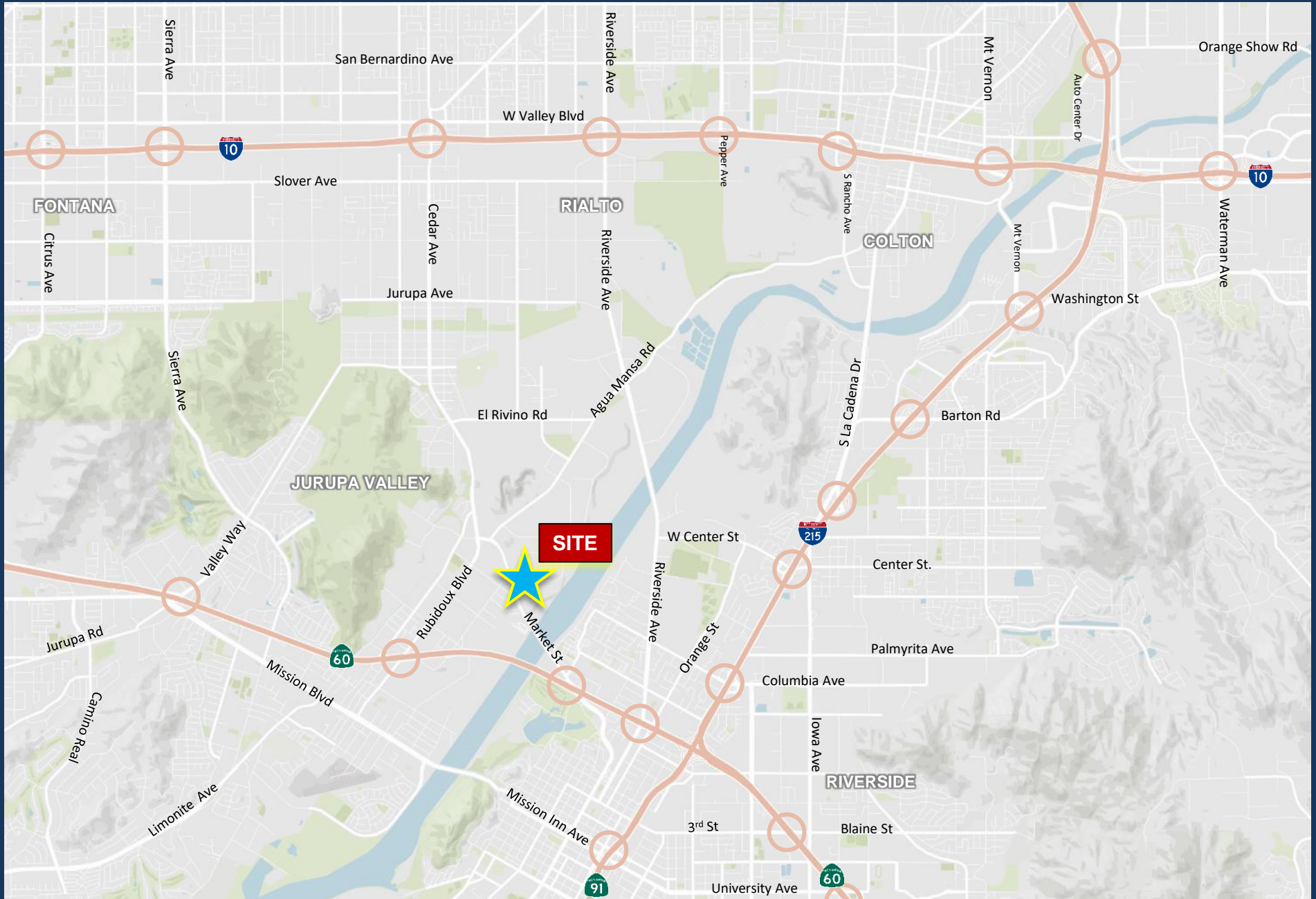


# CORPORATE NEIGHBORS





# STRATEGIC LOCATION







- Number of leases signed reaches highest count since Q2 of 2021, with outperformance in the 100-200k s.f. size segment .
- Mega-box sector continues to stay strong with five move-ins and three new leases signed in the one million plus s.f. size segment, mainly driven by E-commerce users.
- As market dynamics continue to soften, well-capitalized users can once again compete with institutional owners as they attempt to get ahead of their rent costs.



During the second quarter, the Inland Empire had an upswing in leasing activity. With nearly 17 million s.f. of leases signed, the market outpaced its leasing velocity by two million s.f. y-o-y. This increase can be attributed to the continued correction of rental rates and the surge in Chinese 3PL activity. From Q1, average asking rates went down by 4% and 3.5% in the East and West submarkets, respectively. A shift in the market is evident, particularly in the smaller size ranges, with 20% of all leases signed this quarter falling within the 100-200k s.f. range, in contrast to the 11% recorded in the previous quarter.

Of all the new leases that were signed in this size range, an outstanding 75% were secured by international 3PL companies. Some factors influencing this trend could be linked to Chinese 3PL's proactively addressing potential tariff hikes in anticipation of the upcoming elections in the United States. Although overall vacancy increased by 80 bps q-o-q, net absorption was positive with five move-ins in the one million plus s.f. range, all in the Inland Empire West, further proving that the mega-box sector remains one of the strongest industrial segments in the region.

### Outlook

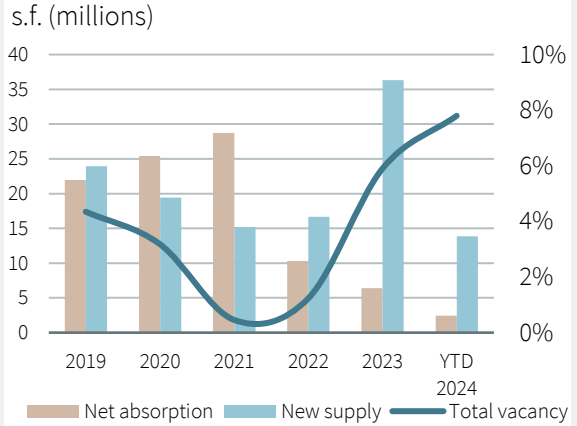
Tenant demand remains resilient as evidenced by the strong positive absorption noted this quarter and continued increase in leasing volume. As we look forward, we can expect an uptick in owner-user sales. Amidst the current market conditions, numerous landlords grappling with significant debt burdens on their vacant buildings are exploring the option of selling their assets instead of resorting to raising asking rates. In parallel, prospective users actively searching the market are increasingly considering owning their own real estate. In the backdrop of the pandemic, leasing fundamentals exhibited robust strength, accompanied by exceptional rental rate growth, making it hard for the user market to effectively compete against institutional owners. However, with the market now experiencing a shift back to more normalized market dynamics, well-capitalized users find themselves in a favorable position to re-enter the market and rationalize their investments by getting ahead of their own rent costs.





Fundamentals	Forecast	
YTD net absorption	2,435,437 s.f.	↑
Under construction	10,965,391 s.f.	↓
Released	31%	→
YTD deliveries	13,850,081 s.f.	↑
Total vacancy	7.8%	↑
Total availability	12.0%	↑
Average asking rent	\$1.29 p.s.f.	↓
Concessions	Rising	↑

### Historical supply and demand trends







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