

FOR SALE OR LEASE

+4.50 ACRE FACILITY

MULTIPLE BUILDINGS ON SITE

MAIN ST

121 N MAIN STREET | RIVERSIDE, CA 92501



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PROPERTY HIGHLIGHTS

3 Buildings Totaling:	±11,300 SF	Availability:	Close of Escrow Ready for Immediate Occupancy
Land Acres:	±4.50 Acres	Location:	Corner of Placentia Ln & Main Street Close to 215 Freeway



- ▶ ±4.50 Acre Facility | Ready for Immediate Occupancy
- ▶ Multiple Buildings on Site (±2,500 SF Office, ±5,000 SF Warehouse, ±3,800 SF Warehouse)
- ▶ Several Covered Work Areas
- ▶ 5 Ground Level Doors
- ▶ Concrete & Slagged Yard, Fenced & Secure
- ▶ 2 Curb Cuts for Easy Ingress/Egress
- ▶ 2 Electrical Meters: 600 Amps, 120/208 Volt to Main Building, Additional 200 Amps, 120/208 Volt in Back of Property (Verify)
- ▶ APN 246-020-010, 246-020-002, 246-020-003, 246-020-011

AERIAL PHOTO



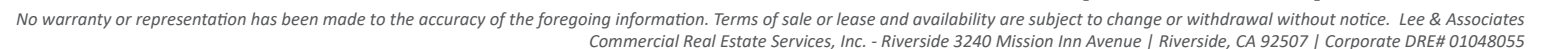
DEMOGRAPHICS	1 mile	3 mile	5 mile
2025 Est. Population	4,036	73,989	251,349
2030 Proj. Population	4,671	78,087	257,615
Adj. Daytime Demos.	4,291	69,380	164,469
Average HH Income	\$114,473	\$96,590	\$104,750



YARD PHOTOS



A map of Southern California highlighting the location of the 'SITE' with a red pin near Rialto. The map shows major highways (Interstates 5, 10, 15, 215, 405, 60, 78, 79, 74, 16, 210, 110, 105, 705, 405, 1, 73, 241, 67, 52, 54, 56, 58, 60, 62, 64, 66, 68, 70, 72, 74, 76, 78, 80, 82, 84, 86, 88, 90, 92, 94, 96, 98, 100, 102, 104, 106, 108, 110, 112, 114, 116, 118, 120, 122, 124, 126, 128, 130, 132, 134, 136, 138, 140, 142, 144, 146, 148, 150, 152, 154, 156, 158, 160, 162, 164, 166, 168, 170, 172, 174, 176, 178, 180, 182, 184, 186, 188, 190, 192, 194, 196, 198, 200, 202, 204, 206, 208, 210, 212, 214, 216, 218, 220, 222, 224, 226, 228, 230, 232, 234, 236, 238, 240, 242, 244, 246, 248, 250, 252, 254, 256, 258, 260, 262, 264, 266, 268, 270, 272, 274, 276, 278, 280, 282, 284, 286, 288, 290, 292, 294, 296, 298, 300, 302, 304, 306, 308, 310, 312, 314, 316, 318, 320, 322, 324, 326, 328, 330, 332, 334, 336, 338, 340, 342, 344, 346, 348, 350, 352, 354, 356, 358, 360, 362, 364, 366, 368, 370, 372, 374, 376, 378, 380, 382, 384, 386, 388, 390, 392, 394, 396, 398, 400, 402, 404, 406, 408, 410, 412, 414, 416, 418, 420, 422, 424, 426, 428, 430, 432, 434, 436, 438, 440, 442, 444, 446, 448, 450, 452, 454, 456, 458, 460, 462, 464, 466, 468, 470, 472, 474, 476, 478, 480, 482, 484, 486, 488, 490, 492, 494, 496, 498, 500, 502, 504, 506, 508, 510, 512, 514, 516, 518, 520, 522, 524, 526, 528, 530, 532, 534, 536, 538, 540, 542, 544, 546, 548, 550, 552, 554, 556, 558, 560, 562, 564, 566, 568, 570, 572, 574, 576, 578, 580, 582, 584, 586, 588, 590, 592, 594, 596, 598, 600, 602, 604, 606, 608, 610, 612, 614, 616, 618, 620, 622, 624, 626, 628, 630, 632, 634, 636, 638, 640, 642, 644, 646, 648, 650, 652, 654, 656, 658, 660, 662, 664, 666, 668, 670, 672, 674, 676, 678, 680, 682, 684, 686, 688, 690, 692, 694, 696, 698, 700, 702, 704, 706, 708, 710, 712, 714, 716, 718, 720, 722, 724, 726, 728, 730, 732, 734, 736, 738, 740, 742, 744, 746, 748, 750, 752, 754, 756, 758, 760, 762, 764, 766, 768, 770, 772, 774, 776, 778, 780, 782, 784, 786, 788, 790, 792, 794, 796, 798, 800, 802, 804, 806, 808, 810, 812, 814, 816, 818, 820, 822, 824, 826, 828, 830, 832, 834, 836, 838, 840, 842, 844, 846, 848, 850, 852, 854, 856, 858, 860, 862, 864, 866, 868, 870, 872, 874, 876, 878, 880, 882, 884, 886, 888, 890, 892, 894, 896, 898, 900, 902, 904, 906, 908, 910, 912, 914, 916, 918, 920, 922, 924, 926, 928, 930, 932, 934, 936, 938, 940, 942, 944, 946, 948, 950, 952, 954, 956, 958, 960, 962, 964, 966, 968, 970, 972, 974, 976, 978, 980, 982, 984, 986, 988, 990, 992, 994, 996, 998, 1000) and cities (Los Angeles, El Monte, Pomona, Fontana, Rialto, San Bernardino, Yucca Valley, Riverside, Moreno Valley, Corona, Anaheim, Irvine, Dana Point, Lake Elsinore, Murrieta, Temecula, Meniffee, Perris, San Jacinto, Hemet, Palm Springs, La Quinta, Santa Rosa & San Jacinto Mountains, Palomar Mountain, Joshua Tree National Forest, Cleveland National Forest, Mt. San Antonio, Hesperia, Big Bear). The Pacific Ocean is visible in the bottom left corner.



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