

OFFERING MEMORANDUM

**±8.5 ACRES INLAND EMPIRE INDUSTRIAL DEVELOPMENT OPPORTUNITY
MISSION TRAIL, WILDOMAR, CA**



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MACLEOD & CO.

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Additional information and an opportunity to inspect the property will be made available upon written request to interested and qualified prospective investors.

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The Recipient ("Recipient") agrees that (a) the Offering Memorandum and its contents are confidential information, except for such information contained in the Offering Memorandum which is a matter of public record or is provided from sources available to the public, (b) the Recipient, the Recipient's employees, agents, and consultants (collectively, the "Need-to-Know Parties" will hold and treat it in the strictest of confidence, and the Recipient and the Need-to-Know Parties will not, directly or indirectly, disclose or permit to be used, this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Owner or MacLeod & Co. or for any purpose other than use in considering whether to purchase the property. The Recipient and the Need-to-Know Parties agree to keep this Offering Memorandum and all confidential information contained herein permanently confidential and further agree to use this Offering Memorandum for the purpose set forth above. If the Recipient has no interest in the property, or if, in the future, the Recipient or Owner discontinues such negotiations, the Recipient will return this Offering Memorandum to MacLeod & Co.

** PLEASE CALL LISTING BROKERS FOR PRICING INFORMATION **



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MACLEOD & CO.



THE OFFERING

MacLeod & Co. is pleased to offer Mission Trail, Wildomar, CA (APN #: 367-020-039 & 040) ("Property"), a unique opportunity to acquire a ±8.5 acre development site directly adjacent to the 15 Freeway in the heart of the Inland Empire South.

The property is zoned Manufacturing-Service Commercial that allows for a wide variety of industrial uses including warehousing, distribution & contractor storage yards and will be delivered vacant at close of escrow. The seller has also conducted a substantial amount of due diligence on the property that they are willing to turnover to a prospective buyer upon signing of an NDA.



OFFERING GUIDELINES

This offering is being distributed exclusively by MacLeod & Co.

Following the distribution of materials, MacLeod will be available to assist prospective developers, investors, users and their consultants with property inspections and to respond to questions regarding information contained in the Offering Memorandum. Mission Trail, Wildomar is being offered for sale without an asking price and subject to the terms and conditions pursuant to the approval of affiliates of the seller. All buyers should base their offer and price on the "As-Is, Where-Is" condition of the property. The selection will be based on a variety of factors including but not limited to offer price and terms, financial strength, level of discretionary transaction oversight, ability to close, timing, and experience in closing similar transactions. Therefore, potential buyers should be prepared to present a complete Letter of Intent, in accordance with the mentioned required terms and conditions, and based upon the following tentative schedule, which is subject to change:

OFFERING TERMS AND CONDITIONS GUIDELINES

Please address your offer as follows:

- Purchase in an "As Is-Where Is" Condition
- Purchase Price Presented in Total Gross Dollars
- Due Diligence Timeline and Needed Hurdle Studies/Report/Surveys
- Definition of Internal Approval Process
- Deposit Structure and Non-Refundable Deposit Schedule
- Title Insurance Requirement and Closing Costs
- Close of Escrow Date and Requirements
- Source of Funds for the Acquisition
- Financial Strength of Purchaser
- Summary of Closed Transactions and References

PROPERTY OVERVIEW

ADDRESS	0 Mission Trail, Wildomar, CA 92595
LOCATION	Located along the I-15 Fwy in the Inland Empire South submarket of Riverside County, California.
ACREAGE	Approximately +/- 8.50 acres (+/- 370,260 SF) encompassing two parcels
APNS	367-020-039 & 367-020-040
ZONING	Manufacturing-Service Commercial (M-SC)
POTENTIAL / PERMITTED USES	Click here for Development Standards Click here for Permitted Uses
OWNERSHIP	Largo Concrete, Inc.
ROAD FRONTAGE	Approximately 764' frontage on Mission Trail
NEAREST INTERSTATE	I-15
UTILITIES	Sewer/Water: EVMWD (951) 674-3146 Electricity: SoCal Edison (800) 950-2356 Natural Gas: SoCal Gas (800) 427-2000 / (877) 238-0092 Trash Disposal: Waste Management (800) 423-9986 https://www.cityofwildomar.org/338/Utilities
ACCESS TO MAJOR FREEWAYS	There is a main On/Off ramp within close proximity of the property along Bundy Canyon Road



DUE DILIGENCE, SURVEYS & REPORTS

Seller has completed the following reports and surveys on the subject property:

1. Phase I Environmental Report (July 2022)

Upon the execution of the the confidentiality agreement and fully executed letter of intent between both parties, these reports shall be shared with the buyer.

MISSION TRAIL WILDOMAR ZONING

Zoning: Manufacturing-Service Commercial (M-SC)

Permitted Uses Provided a Plot Plan is Approved

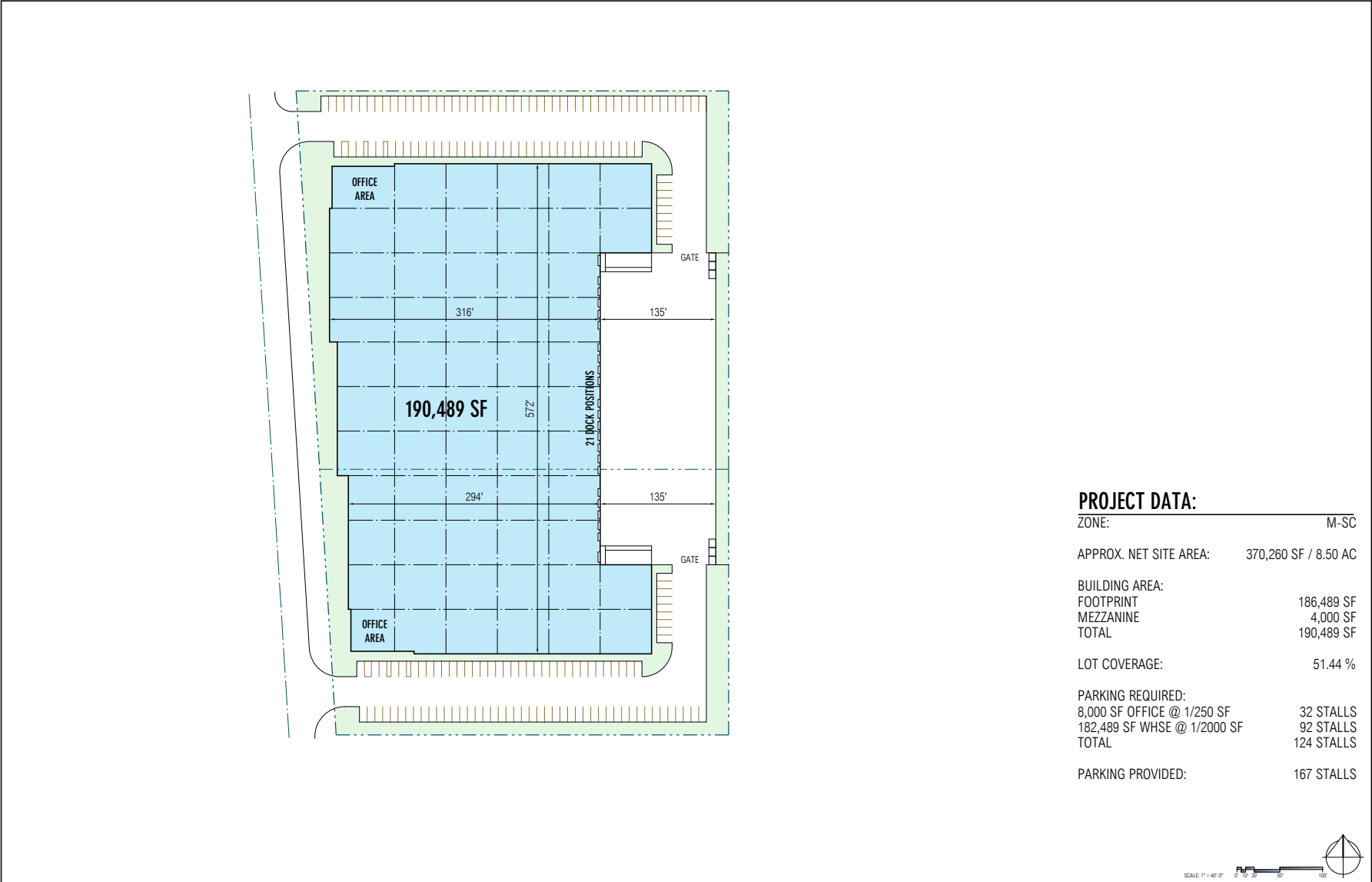
- Warehouse & Distribution
- Contractor storage yards
- Building movers storage yard
- Truck & trailer sales & rental
- Recycling collection facilities
- Trailer and boat storage
- Vehicle storage and impoundment
- Equipment sales, rental and storage

Conditional Uses

- Draying, freighting and trucking operations
- Recycling processing facilities
- Petroleum and bulk fuel storage, above ground
- Concrete batch plants and asphalt plants
- Natural gas storage, above ground

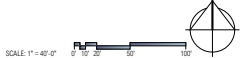
M-SC Permitted Uses: [Permitted Use Table](#)

CONCEPTUAL SITE PLAN



PROJECT DATA:

ZONE:	M-SC
APPROX. NET SITE AREA:	370,260 SF / 8.50 AC
BUILDING AREA:	
FOOTPRINT	186,489 SF
MEZZANINE	4,000 SF
TOTAL	190,489 SF
LOT COVERAGE:	51.44 %
PARKING REQUIRED:	
8,000 SF OFFICE @ 1/250 SF	32 STALLS
182,489 SF WHSE @ 1/2000 SF	92 STALLS
TOTAL	124 STALLS
PARKING PROVIDED:	167 STALLS



MISSION TRAIL
 00000 MISSION TRAIL, WILDOMAR, CA
 PRELIMINARY SITE PLAN - SCHEME 01

NO.	DATE	DESCRIPTION

RG&A PROJECT NO.	08274303
RG&A FILE NAME	08274303-01
DESIGN BY	MS
CHECKED BY	CS
CUSTOMER	RG&A OFFICE OF ARCHITECTURAL DESIGN
SHEET TITLE	
A1-01	

SELLER'S SITE PLAN SUBMITTED FOR ENTITLEMENTS

SITE PLAN SPECIFIC TO SELLER'S USE AND DOES NOT NEED TO BE ADOPTED BY BUYER



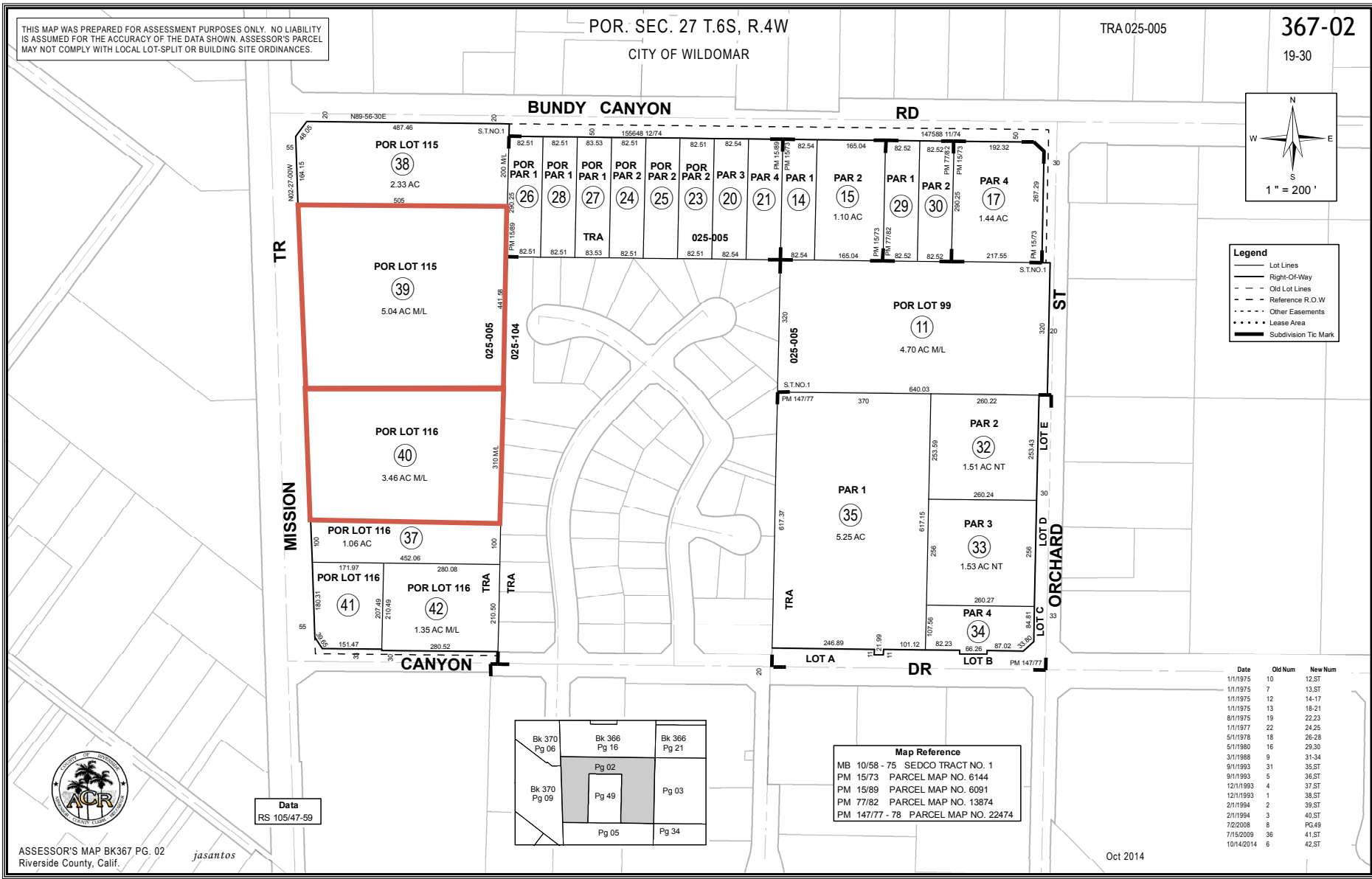
Site Plan

Grading Plan

Renderings

ALTA Survey

PLOT MAP

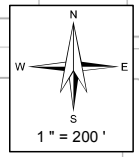


THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. ASSESSOR'S PARCEL MAY NOT COMPLY WITH LOCAL LOT-SPLIT OR BUILDING SITE ORDINANCES.

POR. SEC. 27 T.6S, R.4W
CITY OF WILDOMAR

TRA 025-005

367-02
19-30



- Legend**
- Lot Lines
 - Right-Of-Way
 - Old Lot Lines
 - Reference R.O.W
 - Other Easements
 - Lease Area
 - Subdivision Tic Mark

Data
RS 105/47-59

Bk 370 Pg 06	Bk 366 Pg 16	Bk 366 Pg 21
Bk 370 Pg 09	Pg 02 Pg 49	Pg 03 Pg 34

Map Reference
 MB 10/58 - 75 SEDCO TRACT NO. 1
 PM 15/73 PARCEL MAP NO. 6144
 PM 15/89 PARCEL MAP NO. 6091
 PM 77/82 PARCEL MAP NO. 13874
 PM 147/77 - 78 PARCEL MAP NO. 22474

Date	Old Num	New Num
1/1/1975	10	12.ST
1/1/1975	7	13.ST
1/1/1975	12	14-17
1/1/1975	13	18-21
8/1/1975	19	22,23
1/1/1977	22	24,25
5/1/1978	18	26-28
5/1/1980	16	29,30
3/1/1988	9	31-34
9/1/1993	31	35.ST
9/1/1993	5	36.ST
12/1/1993	4	37.ST
12/1/1993	1	38.ST
2/1/1994	2	39.ST
2/1/1994	3	40.ST
7/2/2008	8	PG.49
7/15/2009	35	41.ST
10/4/2014	6	42.ST

Oct 2014



ASSESSOR'S MAP BK367, PG. 02
Riverside County, Calif. *jasantos*

LAND SALE COMPARABLES

SOLD DATE	ADDRESS	CITY	MARKET	SUBMARKET	ACRES	BUYER	SELLER	SALE PRICE	\$ / LSF	TYPE
6/3/2024	Old 215 Frontage Rd	Moreno Valley	Inland Empire	Inland Empire East	2.95	Private	Private	\$2,570,000	\$20.00	Development Site
5/20/2024	1765 Watson Rd	Perris	Inland Empire	Inland Empire East	8.92	Private	Soil Retention Products	\$10,250,000	\$26.38	IOS Yard, Dirt
4/30/2024	36233 Cherry Valley Blvd	Cherry Valley	Inland Empire	Inland Empire East	4.74	Private	Private	\$5,500,000	\$26.64	IOS Yard, Gravel / Undeveloped
4/1/2024	Bradley Rd	Menifee	Inland Empire	Inland Empire South	2.03	Neighborhood Healthcare	Mighty Development Inc.	\$2,250,000	\$25.44	Development Site
3/21/2024	SEC 1-10 & Mountain View Ave	Loma Linda	Inland Empire	Inland Empire East	4.30	Private	Private	\$4,100,000	\$21.89	Development Site
3/20/2024	220 Mapes Rd	Perris	Inland Empire	Inland Empire East	3.86	Private	Private	\$4,000,000	\$23.79	Development Site
11/27/2023	Auto Mall Pky	Murrieta	Inland Empire	Inland Empire South	3.64	Private	Private	\$4,670,000	\$29.45	Development Site
10/17/2023	Dominion Ave	Riverside	Inland Empire	Inland Empire East	2.65	Private	Private	\$3,000,000	\$26.01	Development Site
9/25/2023	State St	San Jacinto	Inland Empire	Inland Empire East	2.20	AU Energy	D&D Capital Resources	\$2,200,000	\$22.96	Development Site
8/17/2023	SE Beaumont Ave & 3rd St	Beaumont	Inland Empire	Inland Empire East	11.03	Commercial Lumber & Pallet Co	Private	\$11,000,000	\$22.89	Development Site
8/14/2023	30092 Town Center Dr	Menifee	Inland Empire	Inland Empire South	2.47	Private	Private	\$3,655,000	\$33.97	Development Site
8/7/2023	SW Sherman Rd & Ethanac Rd	Menifee	Inland Empire	Inland Empire South	12.00	Core5	Private	\$16,500,000	\$31.57	Graded Development Site

BUILDING LEASE COMPARABLES

TRANSACTION DATE	ADDRESS	CITY	LEASED SF	TENANT	LANDLORD	TERM (MO)	RATE	EST. OPEX / SF	MIN CLR	YR BUILT	ANN. INC	COMMENTS
3/7/2024	6800-6980 Sycamore Canyon Blvd	Riverside	126,749	Standard Textile	Clarion	38	\$1.10 NNN	\$0.20	32'	2008	4.00%	Renewal.
3/4/2024	86 East Rider St	Perris	43,648	Riverside County Fire Department	MS Perris, LLC	120	\$1.30 NNN	\$0.25	28'	2024	Verifying	0 months free.
3/1/2024	501-531 Harley Knox Blvd	Perris	85,900	Fisher & Paykey Healthcare	TA Realty	63	\$1.31 NNN	\$0.21	32'	2017	See Comments	Year 2 - \$1.36 NNN Year 3 - \$1.42 NNN Year 4 - \$1.47 NNN Year 5 - \$1.53 NNN \$10 PSF TIA. 3 months free.
2/15/2024	22740 Temescal Canyon Rd	Corona	65,518	Laticrete	North Palisades Partners	63	\$1.40 NNN	\$0.31	26'	2017	3.80%	Renewal. 3.78 acres of land.
2/7/2024	344 Bonnie Circle	Corona	98,000	Sterigenics	Rexford Industrial	120	\$1.55 NNN	\$0.32	24'	1989	4.00%	Renewal. \$.50 PSF TIA. 0 months free.
12/11/2023	20091 Ellipse	Foothill Ranch	72,501	Nihon Kohden Digital Health SOLUTIONS	Heitman	62	\$1.62 NNN	\$0.22	30'	1997	4.00%	2 months free. \$5 PSF TIA.
12/4/2023	6212 Corte Del Abeto	Carlsbad	70,244	K1 Speed	Elion	68	\$1.35 NNN	\$0.26	22' - 24'	1987	4.00%	8 months free. \$3 psf TIA.
12/1/2023	14500 Innovation Dr	Riverside	48,541	Dayton Superior Corporation	Innovation Industrial Partners	62	\$1.23 NNN	\$0.27	30'	2022	4.00%	20% office build out which is most likely the reason for the slightly lower rental rate. 2 months free. \$1.50 TIA.
11/29/2023	1435 Sherborn St	Corona	150,243	State of CA Emergency Services	GLP	62	\$2.15 G	Gross	36'	2023	3.00%	Lessor does all maintenance including janitorial and there are no pass throughs in expense increases. Lessee pays electricity bills. Penalty if Lessor does not complete TI's by 2/1/2024, including right to terminate. Early Termination Right on or before February 28, 2027.
10/23/2023	42660 Avenida Alvarado	Temecula	38,714	Verifying	Alex Zaydenberg	Verifying	\$1.25 NNN	\$0.25	28'	2024	Verifying	Only 3 docks & 28' clear on a 39k SF bldg makes it less competitive to other buildings in the market. Direct lease.

BUILDING LEASE COMPARABLES

TRANSACTION DATE	ADDRESS	CITY	LEASED SF	TENANT	LANDLORD	TERM (MO)	RATE	EST. OPEX / SF	MIN CLR	YR BUILT	ANN. INC	COMMENTS
8/10/2023	30220-30280 Commerce Ct	Murrieta	36,716	Bio Tech Equipment Distribution	Hamann Companies	60	\$1.25 NNN	\$0.33	27'	2024	4.00%	Only 3 docks & 27' clear on a 37k SF bldg makes it less competitive to other buildings. Pre-leased during construction. 2 months free.
8/1/2023	12000 Magnolia Ave	Riverside	72,700	Pinole Valley Trucking, Inc.	CA IBG Magnolia (DE) LLC	63	\$1.40 NNN	\$0.27	30'	2018	4.00%	3 months free. No TI.
8/1/2023	1560 Sierra Ridge Dr	Riverside	211,237	Sungistix	Alere	72	\$1.33 NNN	\$0.15	32'	2008	4.00%	2 months free. No TI's.
7/1/2024	28010 Eucalyptus Ave	Moreno Valley	185,055	ShipBob	Prologis	62	\$1.39 NNN	\$0.27	32'	2019	4.00%	Renewal. 2 months free.
7/1/2023	1161 Olympic Dr	Corona	114,190	BDK Logistics Intelligence	Monterey Rancho Mirage	38	\$1.40 NNN	\$0.18	25'	1988	4.00%	2 months free. TIs: paint, carpet and dock packages.
6/1/2023	2325 Cottonwood Ave	Riverside	130,000	Quick Hands Logistics	Instant Brands (sublessor)	38	\$1.45 G	Gross	30'	2013	4.00%	Short-term sublease hence the lower rental rate. MacLeod & Company deal. 2 months free.

BUILDING SALE COMPARABLES

TRANSACTION DATE	ADDRESS	CITY	RBA	BUYER	SELLER	PRICE	PSF	MIN CLR	YR BUILT	COMMENTS
6/4/24	210 Radio Rd	Corona	143,785	Folded Color Packaging	The Carlyle Group	\$46,972,000	\$326.68	32'	2023	Free-standing building.
3/25/24	1141 California Ave	Corona	49,861	Jianwen Guo	Positive Investments Inc.	\$15,955,520	\$320.00	24'	1988	Free-standing building.
1/24/24	69 Commerce Dr	Perris	43,298	Li Yang	Silagi Development	\$12,472,500	\$288.06	28'	2024	Purchased by a private investor.
1/5/24	6450 Sycamore Canyon Blvd	Riverside	71,700	WPT Capital	RJ Property	\$16,600,000	\$231.52	28'	2006	Leased investment sale.
11/15/23	484 Alcoa Cir	Corona	67,150	Glanbia, Plc	Charles Chang	\$20,250,000	\$301.56	28'	2004	Purchased by existing tenant.
10/26/23	33360 Zeiders Rd	Menifee	84,312	STAG Industrial	Jupiter Holdings	\$36,095,000	\$229.69	24'	2022	Newly constructed industrial park.
10/15/2023	1380 Citrus St	Riverside	32,945	Manufacturer User	K&N Engineering	\$7,700,000	\$234	18' - 19'	1970	Property had a large, secured yard.
7/28/2023	1545, 1595 & 1665 West Casmalia St (3 bldg portfolio)	Rialto	116,735	Wafra, Inc.	Compass Danbe	\$34,320,000	\$294	32'	2023	Portfolio sale of three newly constructed buildings.
7/24/2023	545 Monica Cir	Corona	32,346	Tamshell Corp	Fireblast Global	\$10,500,000	\$325	26'	2008	Purchased by a user.

OFFERING MEMORANDUM

MISSION TRAIL, WILDOMAR, CA



MACLEOD&CO.

MacLeod & Co. is an industrial real estate brokerage company that specializes in the sale and leasing of warehouse distribution and logistics facilities, industrial outdoor storage yards, and land sites for new development.

Headquartered in Orange County, California, the company provides expert brokerage services including capital markets and investment sales, agency leasing, tenant representation, and land sales for development.

In three short years, MacLeod & Co. has successfully negotiated and closed over \$630 million in industrial transactions for institutional investors, private equity groups, high net worth investors, corporate tenants, and end users from California to Texas.



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