

## High-Image Industrial building

located in premier Hunter Technology Park near UC Riverside, close to the Center of Environment Research & Technology (CE\_CERT), and University Research Park of UC Riverside.

High-end Upgrades include

Going Green solar systems (210 panels) to save CO2 and operating expenses. Upgraded skylights with abundant natural lights, EV chargers, flex space/showroom/shower room, and more.

# OFFERING MEMORANDUM

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**887 Marlborough Ave**  
Riverside, CA



# Confidentiality & Disclaimer



Berkshire Hathaway H.S.C.P. have been engaged by Ownership (“Seller”) as the exclusive agent (“Agent”) for the sale of 887 Marlborough Avenue, Riverside, California (the Property”).

The Property is being offered for sale in an “as-is, where-is” condition and Seller and Agent make no representations or warranties as to the accuracy of the information contained in this Offering Memorandum. The enclosed materials include highly confidential information and are being furnished solely for the purpose of review by prospective purchasers of the interest described herein. Neither the enclosed materials nor any information contained herein is to be used for any other purpose or made available to any other person without the express written consent of the Seller. Each recipient, as a prerequisite to receiving the enclosed, should be registered with the Agent as a “Registered Potential Investor” or as “Buyer’s Agent” for an identified “Registered Potential Investor”. The use of this Offering Memorandum and the information provided herein is subject to the terms, provisions and limitations of the confidentiality agreement furnished by Agent prior to delivery of this Offering Memorandum.

The enclosed materials are being provided solely to facilitate the prospective investor’s own due diligence, for which it shall be fully and solely responsible. The material contained herein is based on information and sources deemed to be reliable, but no representation or warranty, express or implied, is being made by Agent or Seller or any of their respective representatives, affiliates, officers, employees, shareholders, partners and directors, as to the accuracy or completeness of the information contained herein. Summaries contained herein any legal or other documents are not intended to be comprehensive statements of the terms of such documents, but rather only outlines of some of the principal provisions contained therein. Neither the Agent nor the Seller shall have any liability whatsoever for the accuracy or completeness of the information contained herein or any other written or oral communication or information transmitted or made available or any action taken or decision made by the recipient concerning the Property. Interested parties are to make their own investigations, projections, and conclusions without relying on the material.

Seller reserves the right, at its sole and absolute discretion, to withdraw the Property from being marketed for sale at any time and for any reason. Seller and Agent each expressly reserves the right at their sole and absolute discretion, to reject any and all expressions of interest or offers regarding the Property and to terminate discussions with any entity at any time, with or without notice. **This offering is made subject to omissions, correction of errors, change of price or other terms, prior sale, or withdrawal from the market without notice.**

Agent is not authorized to make any representations or agreements on behalf of Seller. Seller shall have no legal commitment or obligation to any interested party reviewing the enclosed materials, performing additional investigation and/or making an offer to purchase the Property unless and until a binding 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 there under have been satisfied or waived. The information contained herein was obtained from sources believed reliable; however, we make no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior to sale or lease, or withdrawal without notice.

## Highlights:

**Incredible opportunity to acquire a High-Image owner/user industrial building located in the well-maintained Hunter Technology Park near UC Riverside.** The subject property is a freestanding drive-around building with high-end upgrades.

Southern California's industrial inventory has been one of the brightest spots in commercial real estate as e-commerce and logistics with affordable rates continue to drive economic growth.

Riverside remains at the heart of high-tech industrial demand in the SoCal area with its business-friendly city and low-cost electricity.

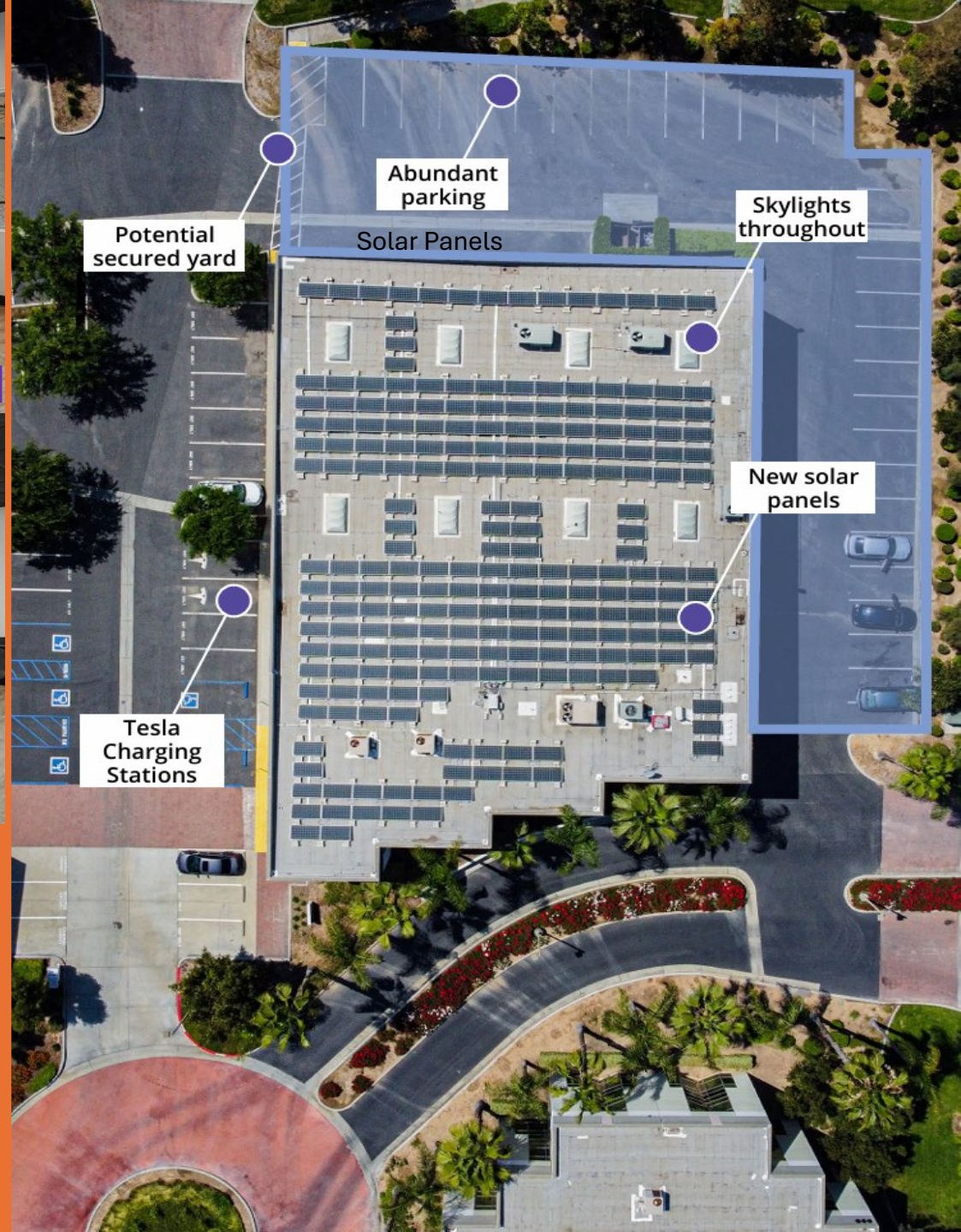
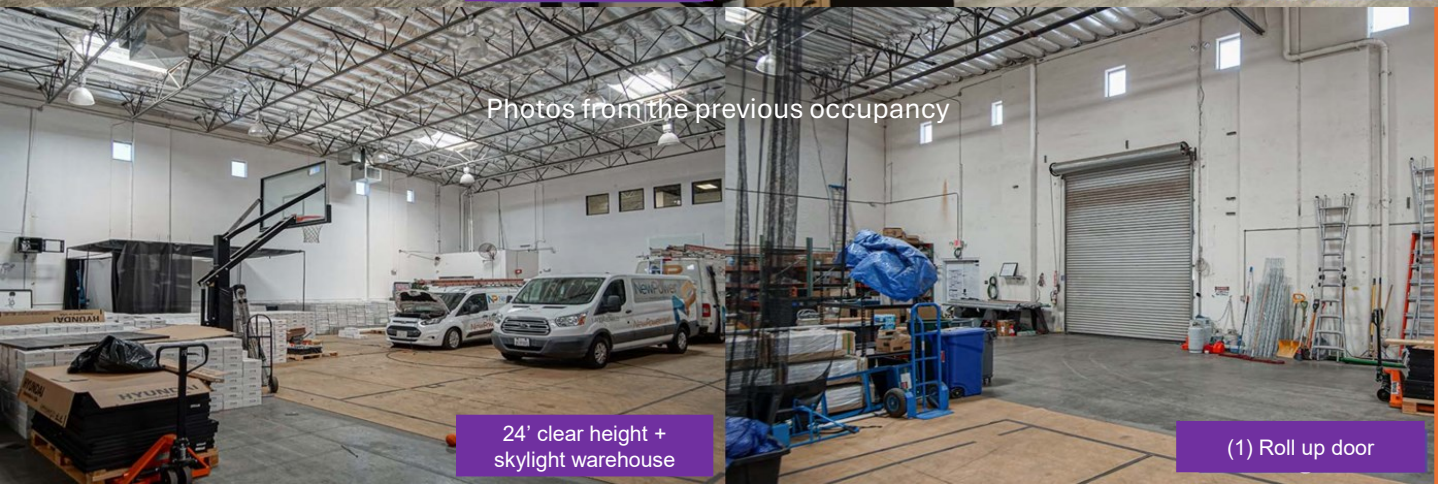
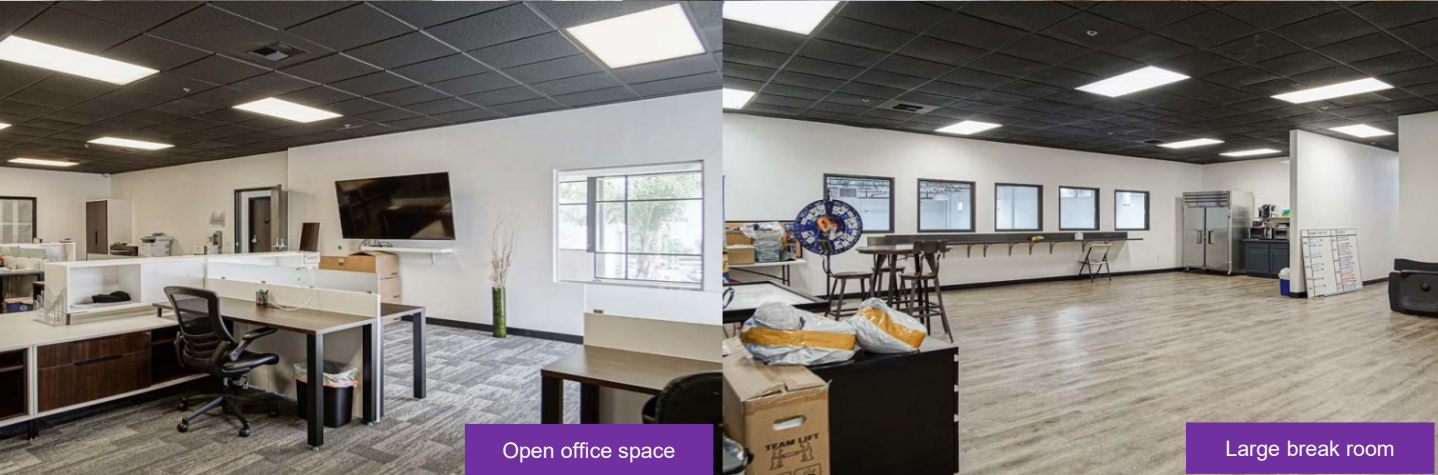
### **Property Summary:**

- 887 Marlborough Ave, Riverside, CA 92507
- Type: Industrial building
- 18,090 SF Building with approximately 9,000 SF offices spaces
- 8 offices, showroom, conference, break room, dedicated IT server room
- 6 total upgraded restrooms and a shower room with a locker.
- Commercial solar system, EV chargers, no association dues
- Year Built/Remodel: 2002/ 2017/2019
- Land Area: 1.25Ac / 54,450 Sq ft
- Construction type: Concrete tilt-up
- High-capacity commercial solar system (216 panels) on the roof
- Skylights, Airconditioned, 360-degree smart security camera system
- Clear Height: 24' min.  
Drive-Ins: 12' \* 14' roll-up door (1)  
Power: 1,200 Amps, 480/277 Volt, 3-Phase Power



Abundant Natural Light Lobby Area

# Flex Space Industrial Building



# Riverside Demographics

The key drivers for the growth of the region are healthcare, education services, e-commerce, logistics and warehousing, retail, construction, and affordable housing.

## Population



**2.43M**

The steady increase of the county population continues, driven by both natural increase and relocation from high-cost areas, driven by affordable living costs.

## Income



**\$101,513**

The average household income in Riverside is expected to increase to \$120,471 in 2027 from 103,513 in 2022.

## Home Value



**\$600K**

The median home value in Riverside country has continued to rise with a median price of \$600,334 as of the latest data.

## Workforce

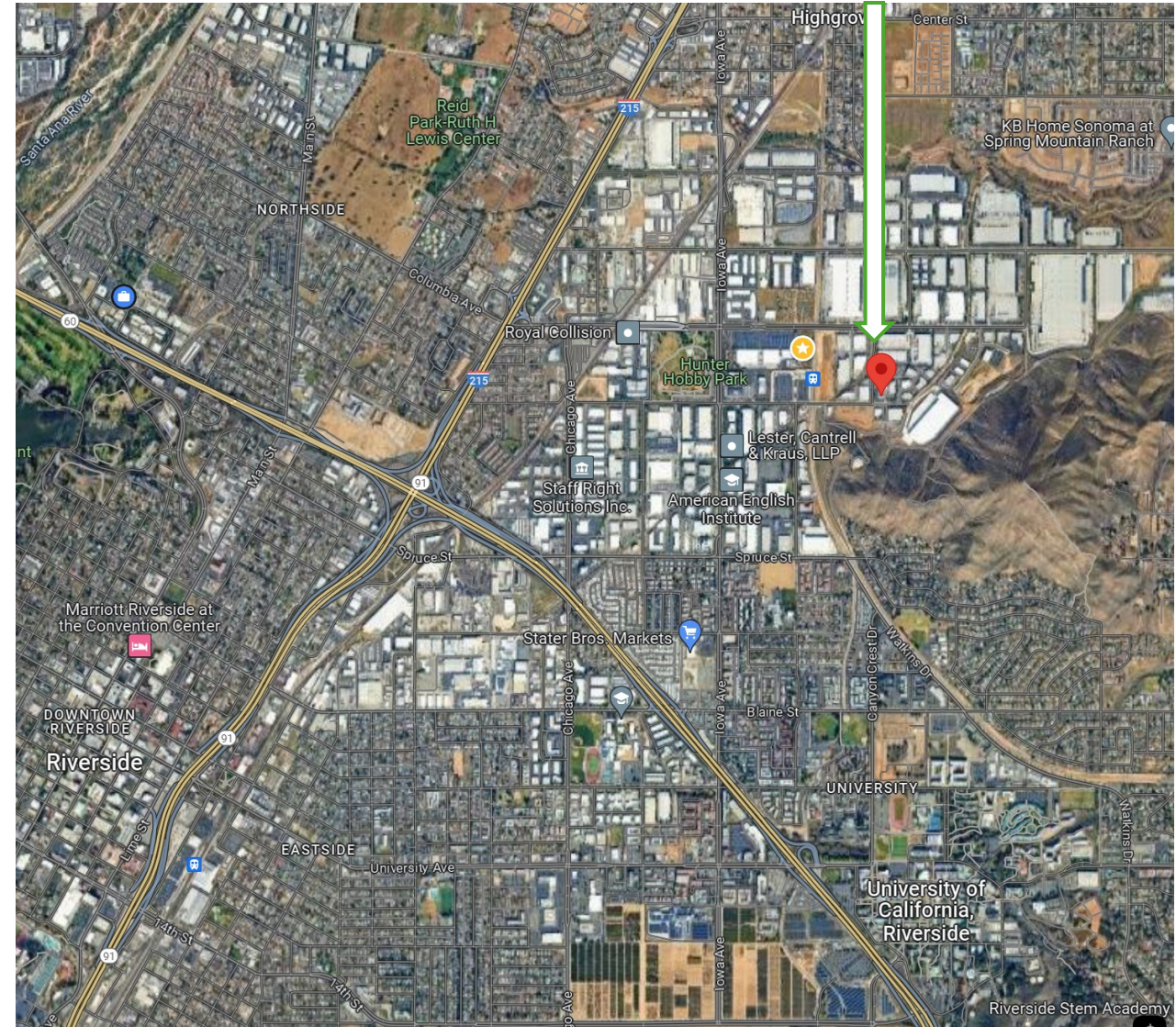


**1,829,429**

The trade area population in 2022 is 1.8M with a median age of 33.6 Including higher-education workforces from university research facilities

Easy Access from Freeway 60, 91, 215

**887 Marlborough**



# Property Aerial View



Columbia Ave



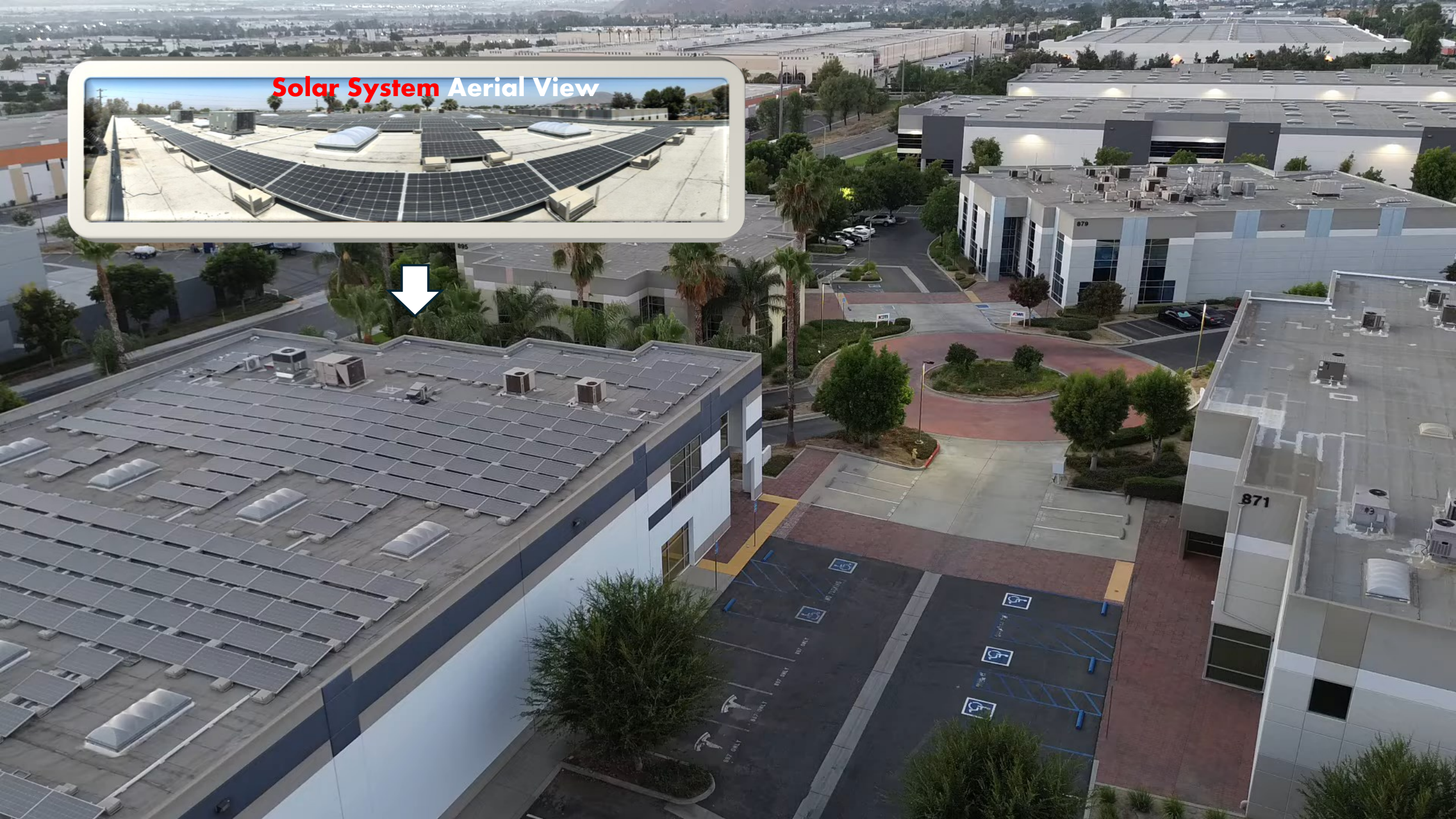
Northgate St



Marlborough Ave



**Solar System Aerial View**





EV charger, security cameras around the building



Northgate entrance to the building



Marlborough entrance to the warehouse area



Marlborough entrance to the warehouse area





Abundant  
Natural light Lobby Area



Warehouse view from  
the break room



Flex space  
Showroom/ Lab / Assembly



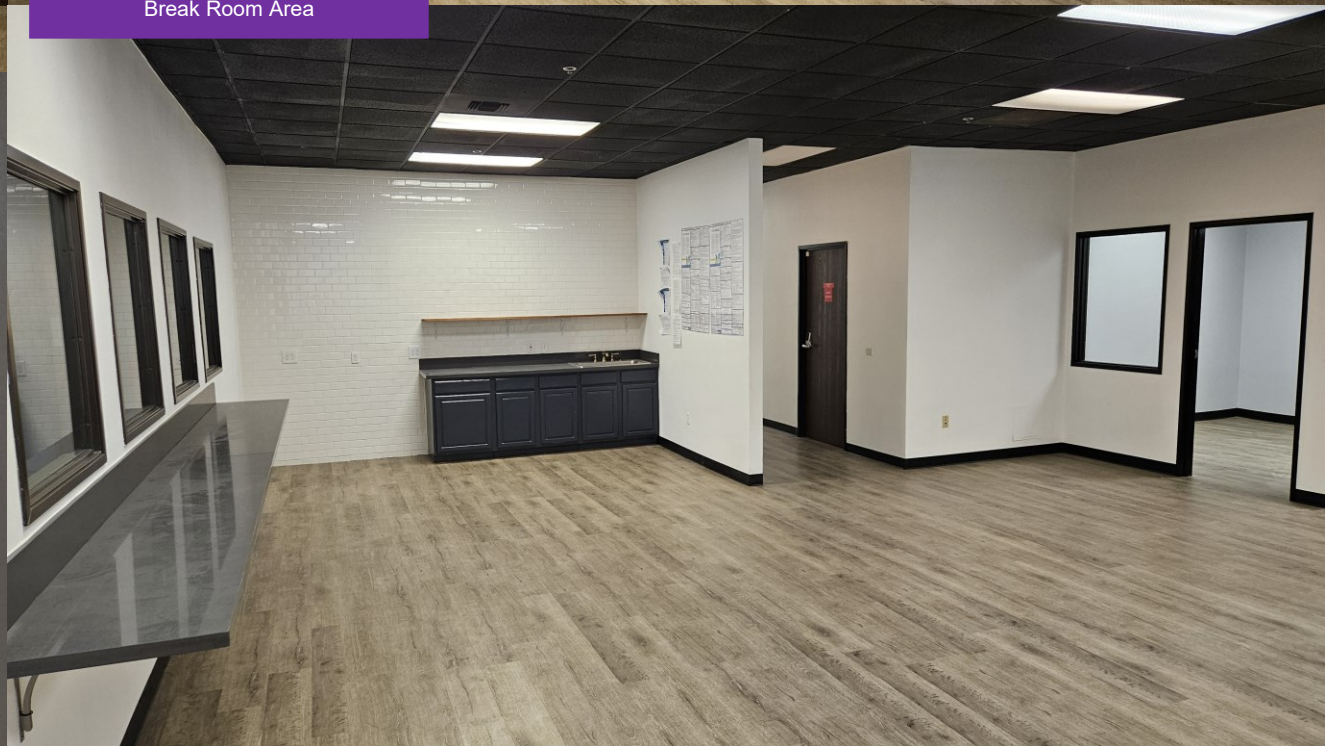
Separately airconditioned  
IT room with 360-degree smart security system



Natural Light Exterior Offices

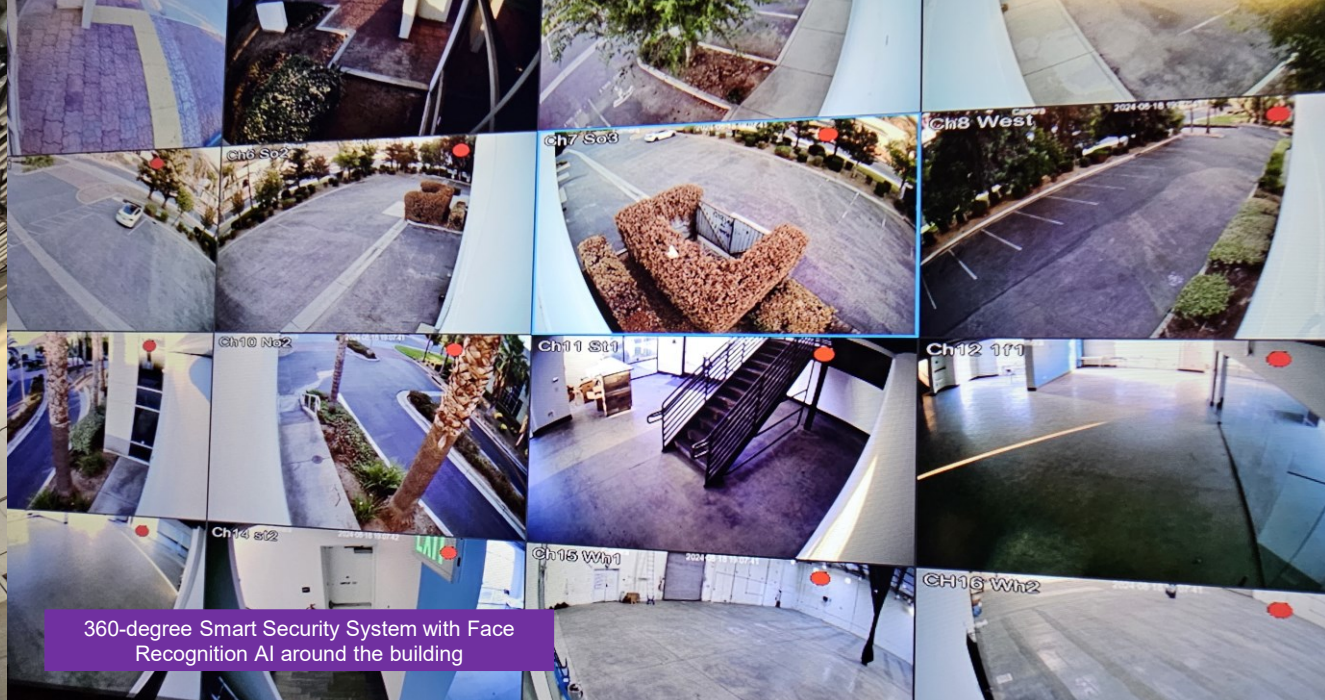


Break Room Area





Abundant Natural Light with Skylights



360-degree Smart Security System with Face Recognition AI around the building

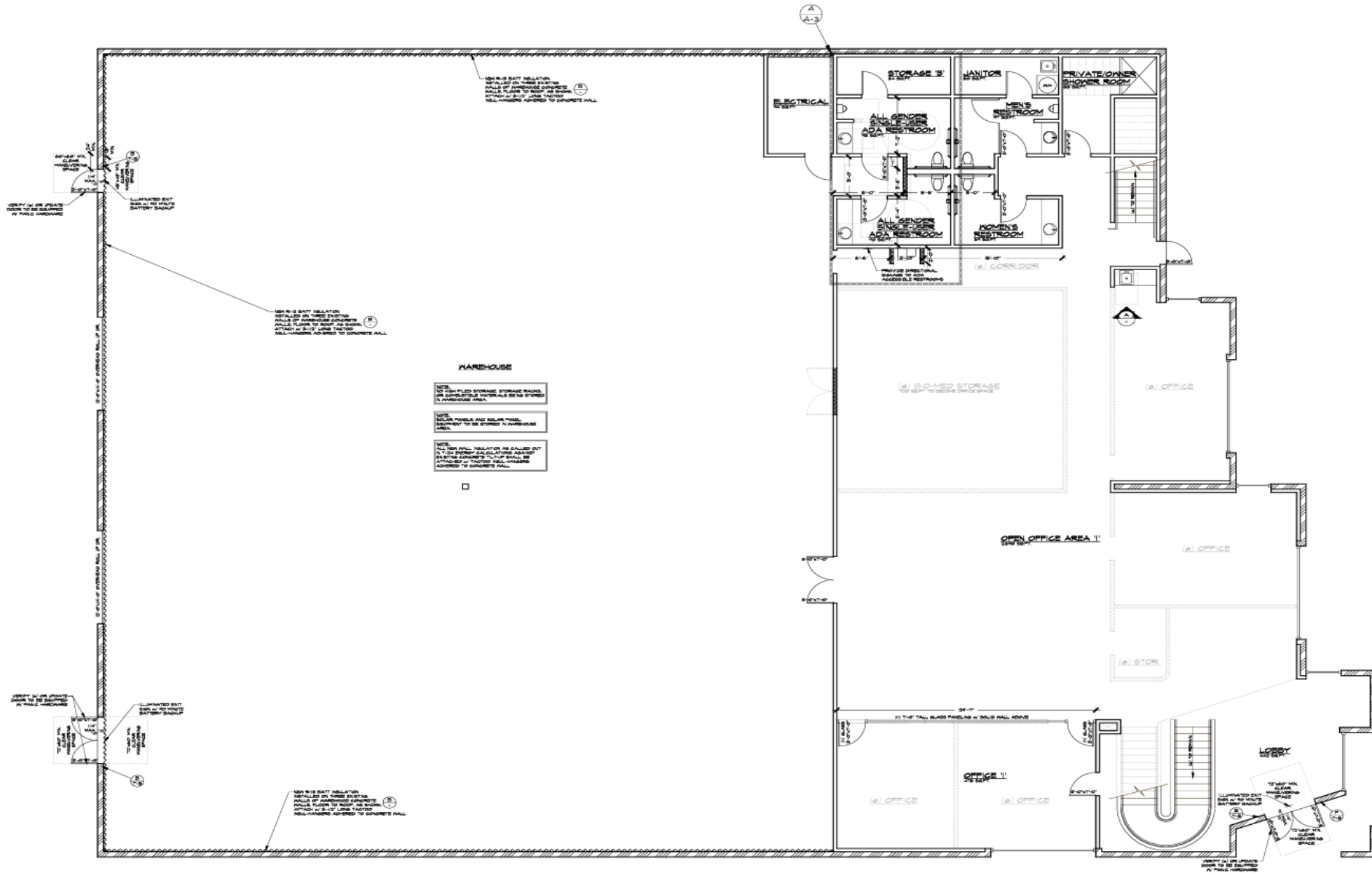


Showroom Space

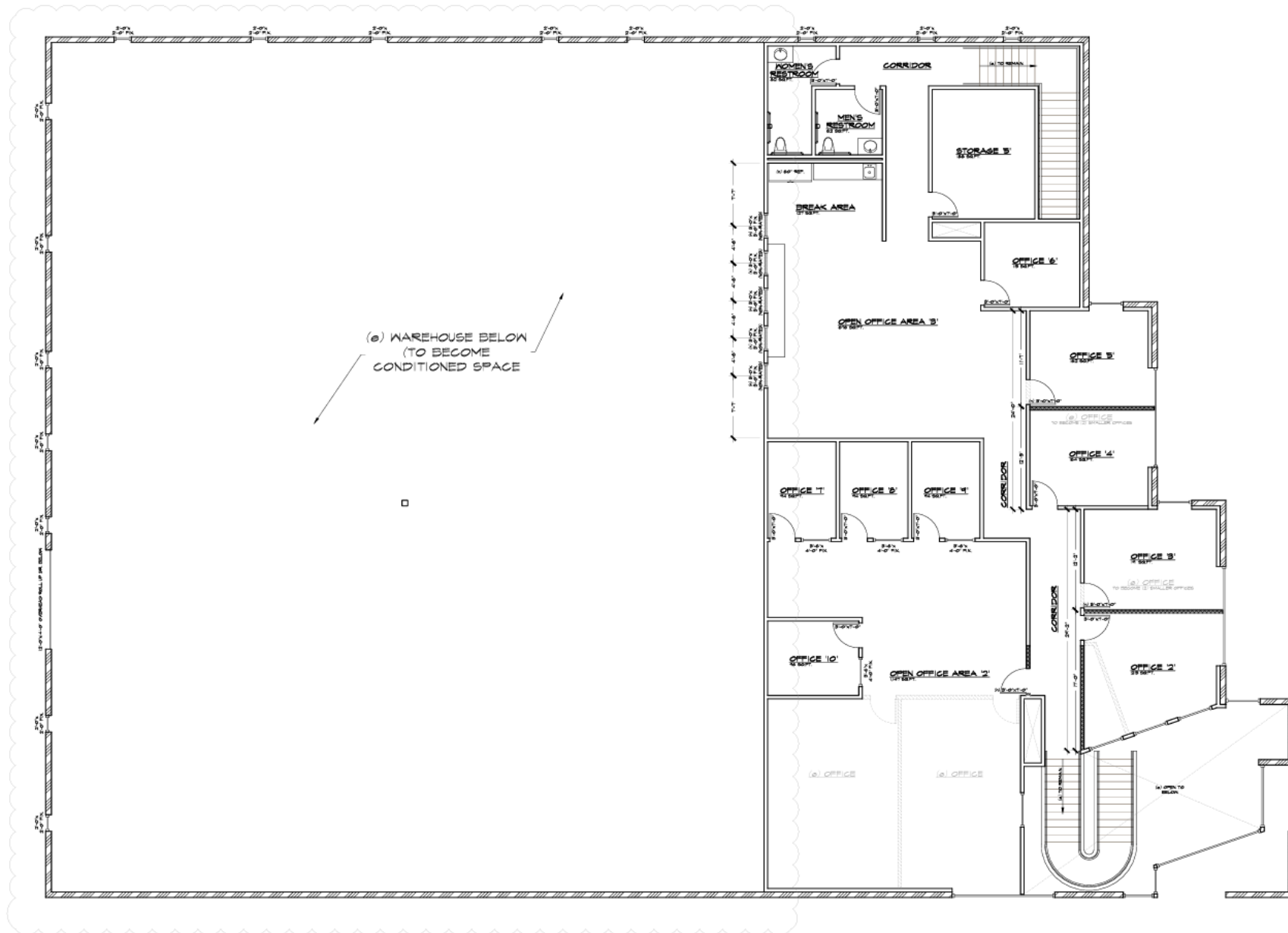


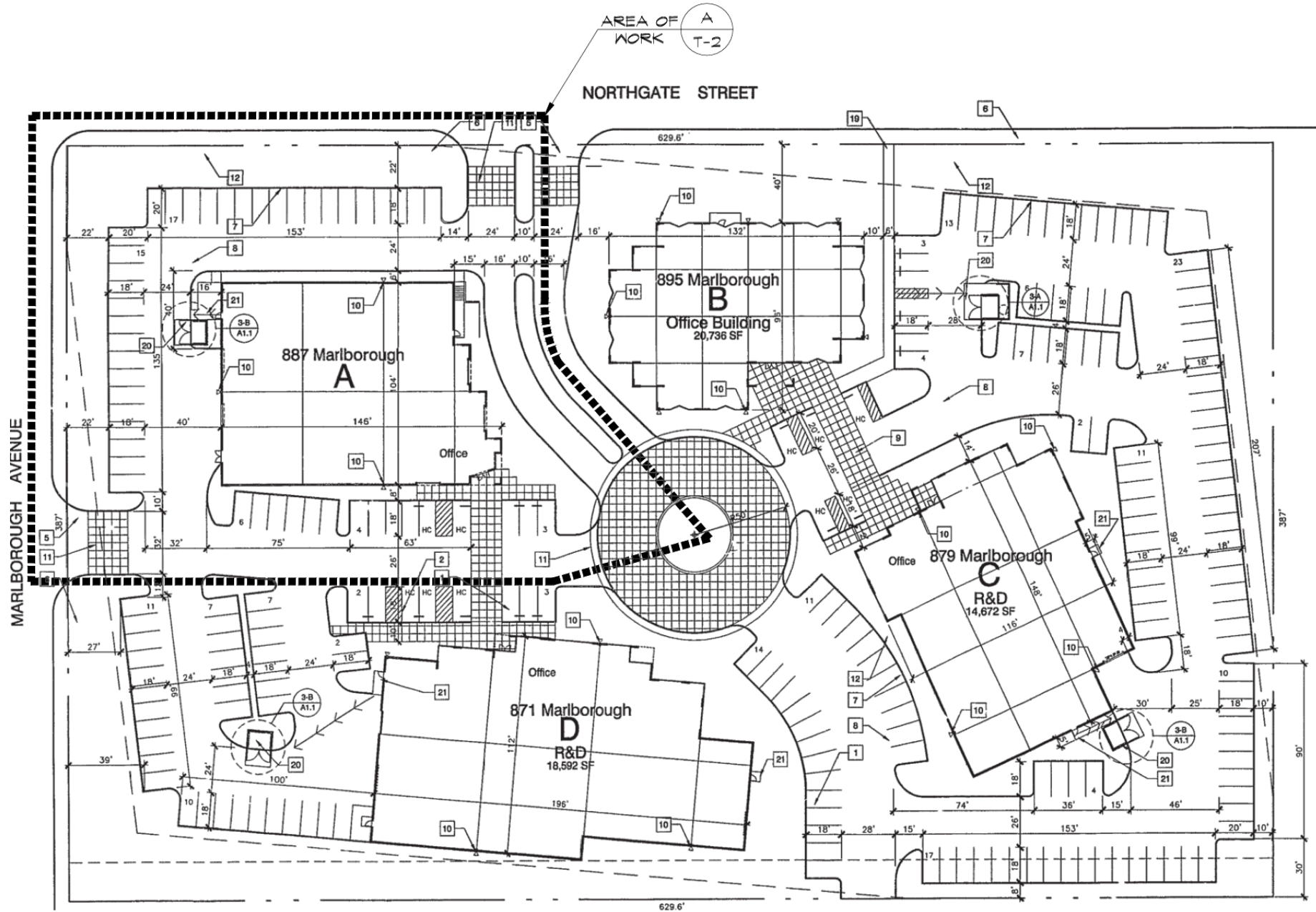
Natural Light in 24' Warehouse, 1200 AMP

# Floor Plans (1st Floor)



# Floor Plans (2nd Floor)



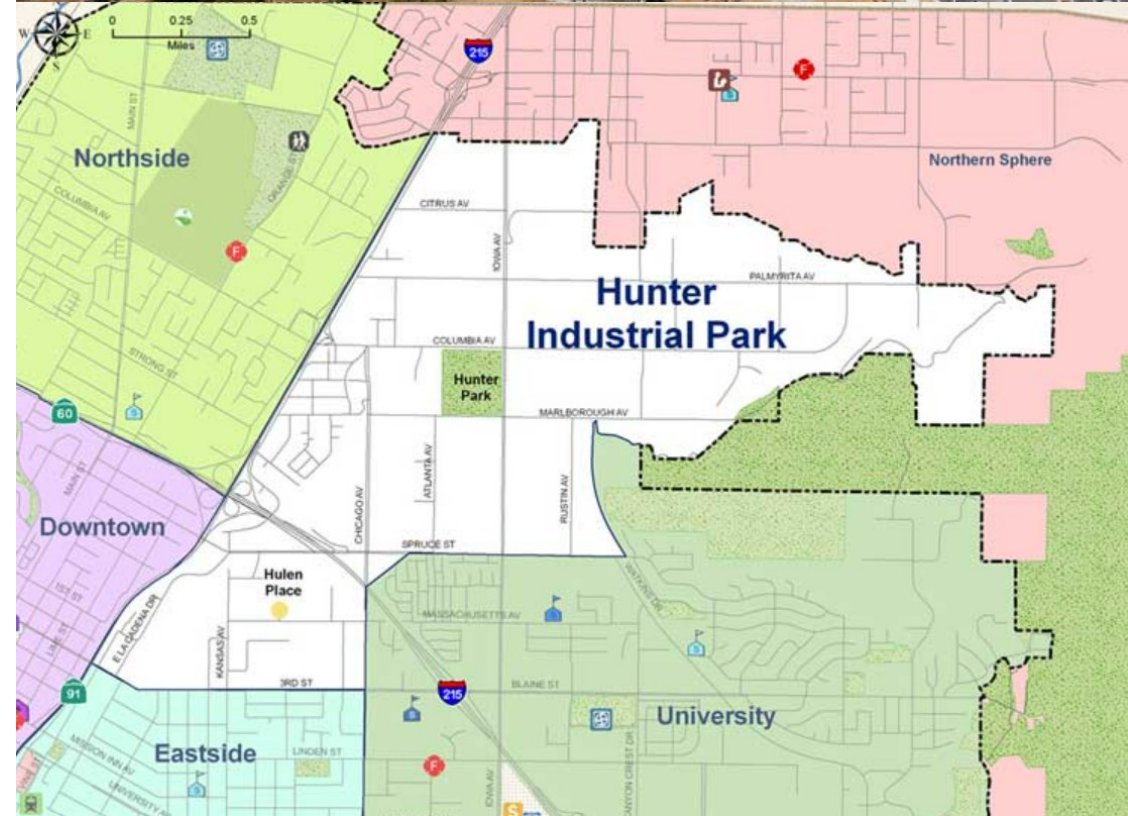


NOTE:  
DRAWING DONE BY OTHERS,  
FOR REFERENCE ONLY.



# Strong Market Fundamentals

- The Inland Empire, a region with \$200 billion economy, is equal to that of state of Utah, has been SoCal's best growth market for years, averaging 5.2% in economic growth each year, according to the Federal Reserve data. The Riverside submarket consists of 58.4M sq. ft of industrial inventory, with a current vacancy rate of 2.3% (as of Q3 2023).
- The Hunter Industrial Park is a premier industrial center near UC Riverside for technology-based firms, clean tech industries, and research facilities.
- Major businesses and facilities include Center of Environment Research and Technology (CE-CERT) & Bourns Engineering Technology Center, University Research Park, Walmart Distribution Center, Nordstrom, many premier industrial businesses, and class 'A' office buildings.
- The neighborhood includes a 32-acre special-use park known as Hunter Hobby Park which includes 10,000 feet of track and legacy steam locomotives, softball fields, picnic tables, and barbecues, and the Box Springs Mountain Reserve offers wildlife, hiking trails, and scenic views.



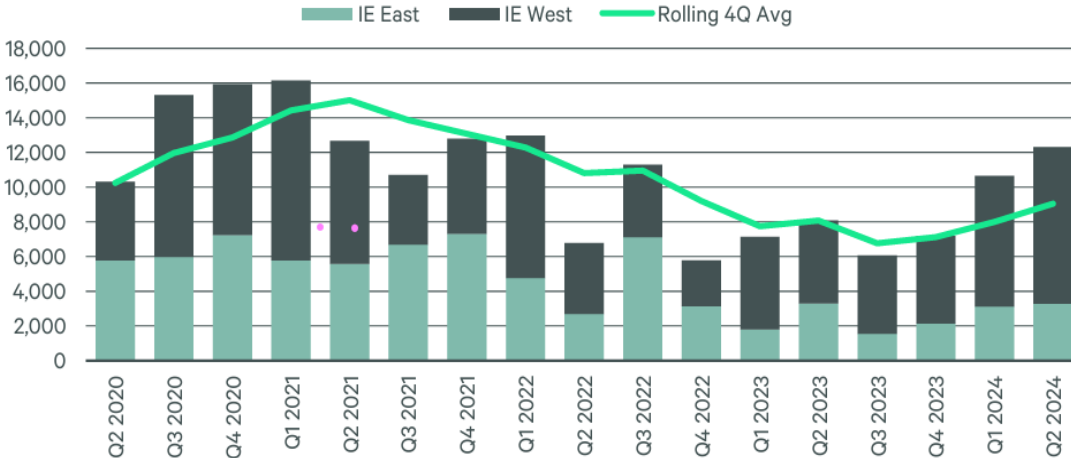
# Inland Empire Industrial 2024 Quarterly trends

- ❑ Under construction: 20.4M => 13.2M SF
- ❑ Positive Net Absorption: -964K =>3.8M SF
- Positive absorption and increased activity with the strong leasing showing positive fundamentals and increased demand.
- Net absorption turned to a positive 3.8M in Q2'24 due to pre-leased deliveries (5.3M sq ft) and strong activity.
- Overall, the near-term outlook of the industrial market is to reap the benefits of slowing new development
- Increasing demand with **more affordable rates** than other major SoCal markets, such as Orange county and LA counties, underscoring the region as the best choice for large occupiers and developers to find industrial space.
- The majority of sales transactions are driven by **cash buyers**, indicating strong investor confidence in the industrial assets of the area.

## Rapid Expansion | Market Correction | Near-term Outlook



Source: CBRE Research, Q2 2024.



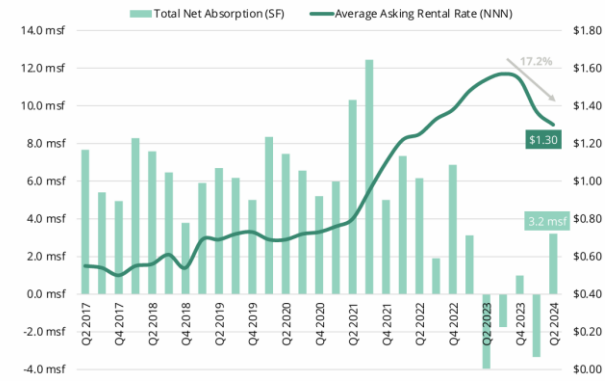
Source: CBRE Research, Q2 2024.



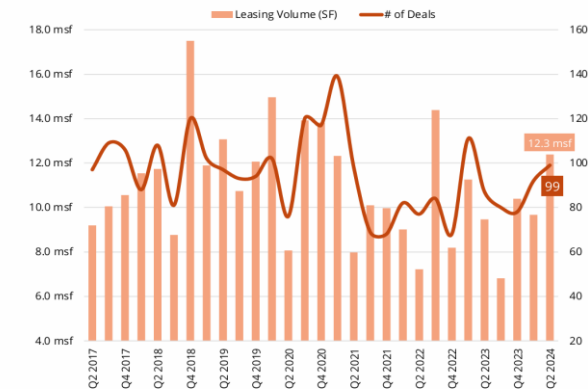
# Demand for big-box buildings pick up

Demand has been robust between 100K SF ~ 250K SF and 500K SF ~ 1M SF, up 63% and 140% from Q1 24, respectively

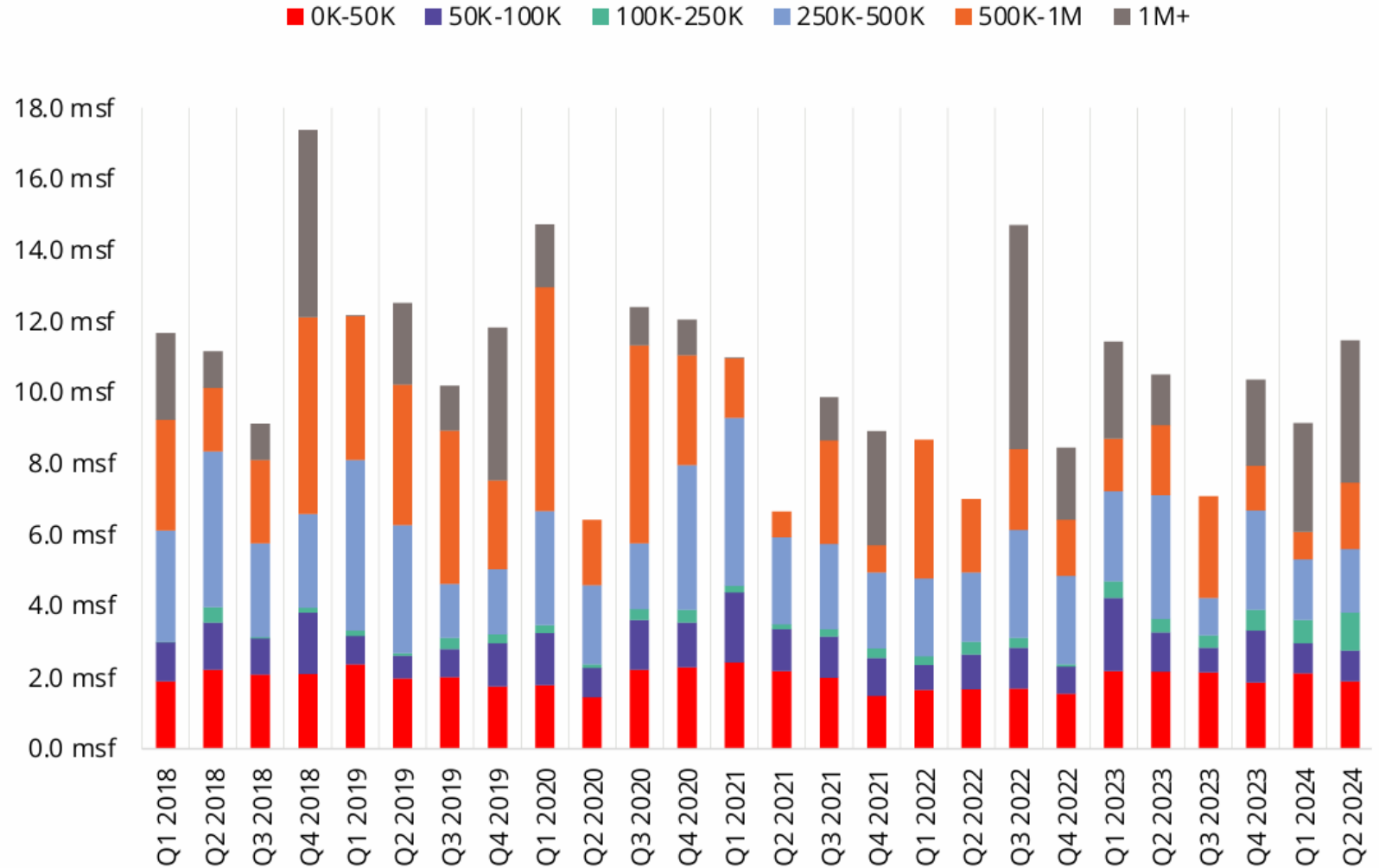
## Absorption



## Leasing Activity



# Historical Trends



\*Survey based on ALL industrial/flex buildings



Inquiry: **Berkshire Hathaway HSCP**  
Text/WhatsApp: Drs Reis, 949 385 0516  
Email: [info@drsreis.com](mailto:info@drsreis.com)  
BRE # 02211662