

RIVERSIDE BUSINESS PARK

2902 - 2976 RUBIDOUX BLVD.
JURUPA VALLEY, CA

INVESTMENT OFFERING | A 119,199 SQ. FT. MULTI-TENANT BUSINESS PARK



Exclusively Offered By:

Michael Hefner, SIOR
Executive Vice President
Lic # 00857352
D 714.935.2331
MHefner@voitco.com

Mike Cargile
Senior Vice President
Lic # 00491668
D 949.263.5338
MCargile@voitco.com

Loren Cargile
Senior Associate
Lic # 01431329
D 714.935.2306
LCargile@voitco.com

Voit

REAL ESTATE SERVICES

Voit Real Estate Services is pleased to offer for sale the Riverside Business Park, a seasoned, multi-tenant project strategically located in one of the highest density labor markets in Southern California. Its location in the City of Jurupa Valley in the Inland Empire places Riverside Business Park at the hub of the region's emerging businesses. The Park totals 119,199 sq. ft., which is divided into 29 functional industrial units and seven commercial units each with high visibility street frontage. Riverside Business Park is conveniently located on the Pomona (60) Freeway with immediate access to the freeway and just minutes from the interchange of California State Route 91 and Interstate 215 freeways.

INVESTMENT HIGHLIGHTS

STRATEGIC LOCATION: Riverside Business Park draws from the area's diversity of businesses that choose to locate close to their homes. The Park's location on the California State Route 60 freeway with its direct access to the freeway on/off ramp can dramatically cut the driving times for a tenant, as well as his customers and vendors, thereby increasing businesses' productivity.

VARIETY OF UNIT SIZES: Unit sizes at Riverside Business Park range from 1,675 to 10,337 sq. ft. allowing tenants to expand and contract their business within the Park and avoid the expense and inconvenience of relocating.

STABLE OCCUPANCY: Riverside Business Park has a history of stable occupancy and over a 15-year ownership period that included this country's worst recession and slowest recovery, the Park has averaged an occupancy rate of 92%.

EXTENSIVE STREET FRONTAGE: Riverside Business Park's corner location and frontage on Rubidoux Blvd. — a major thoroughfare with a daily traffic count of 18,100 cars per day - provides every commercial tenant with high visibility and excellent project identity.

FAVORABLE ZONING: Riverside Business Park offers valuable zoning designations of C1/CP for the retail and office buildings that front on Rubidoux Blvd. All the industrial/warehouse buildings are zoned M-SC (Manufacturing - Service Commercial), which provides an unusually broad range of tenant uses.



CONSTRAINTS TO FUTURE DEVELOPMENT: The majority of the development activity in the Inland Empire has focused on larger distribution product with virtually no multi-tenant parks like Riverside Business Park built since 1989. The high cost of new construction and lack of available land make any new development economically prohibitive, hence insulating the investor from new competition.

VALUE-ADD OPPORTUNITY: Riverside Business Park offers a tremendous "value-add opportunity" with most tenants at below market rents, hence creating the opportunity for rent increases upon lease renewals. Additionally, the project is situated on eight legal parcels which offers multiple exit strategies, including the potential sale of individual buildings to investors or owner/users.

PROPERTY DESCRIPTION

Address	2902-2976 Rubidoux Blvd. Jurupa Valley, CA 92509
Site Area	8.91 Acres
Total Square Footage	119,199 Square Feet
Year Built	1971-1989
Occupancy	95%

FINANCIAL HIGHLIGHTS

Offering Price	\$10,400,000 (\$87.25 PSF)
Net Operating Income Year 1	\$631,449
Net Operating Income Year 2	\$697,280
First Year Capitalization Rate	6.07%
Second Year Capitalization Rate	6.70%

▶ Executive Summary

LOCATION MAP



▶ Executive Summary

PROPERTY PHOTOGRAPHY



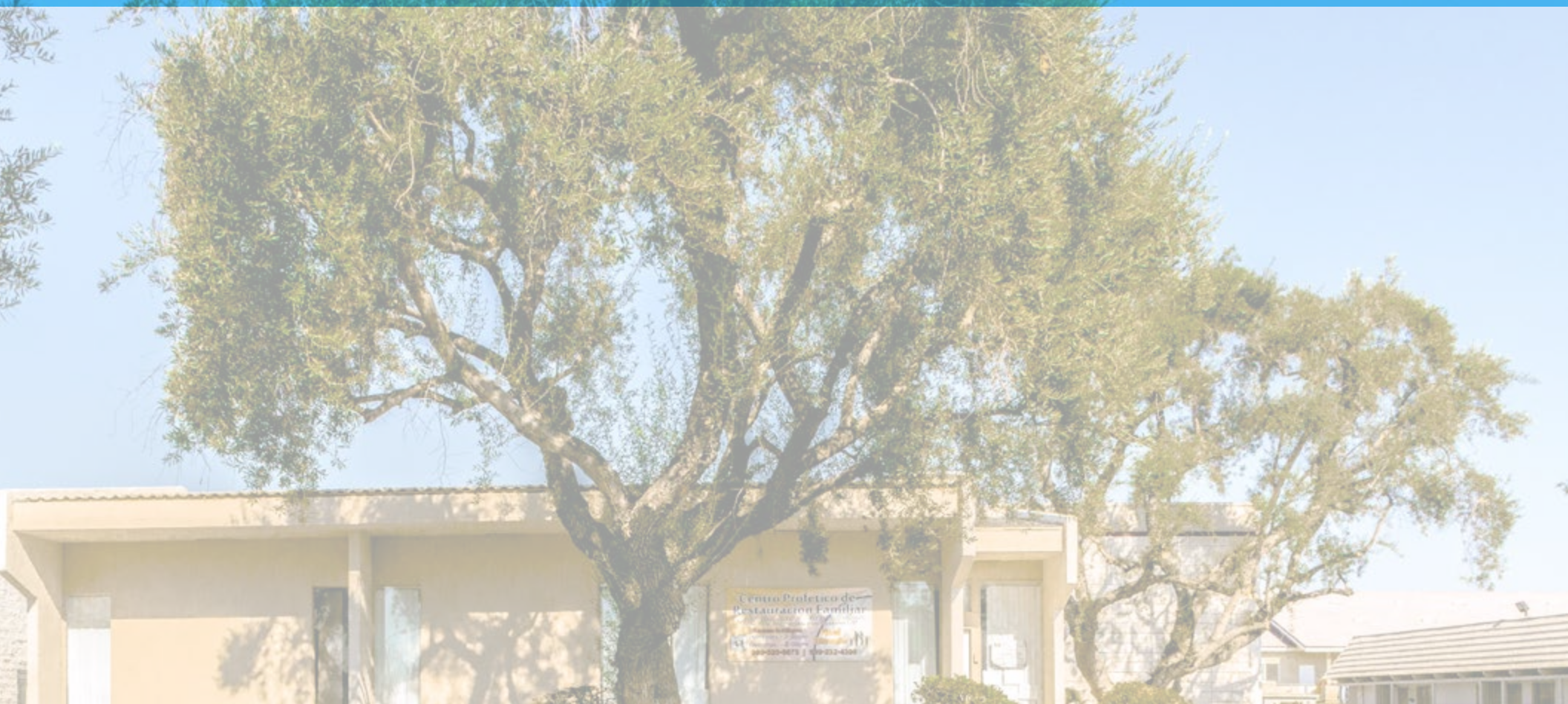
▶ Executive Summary

AERIAL



RIVERSIDE BUSINESS PARK

INVESTMENT OFFERING | A 119,199 SQ. FT. MULTI-TENANT BUSINESS PARK



Voit

REAL ESTATE SERVICES

Exclusively Offered By:

Michael Hefner, SIOR
Executive Vice President
Lic # 00857352
D 714.935.2331
MHefner@voitco.com

Mike Cargile
Senior Vice President
Lic # 00491668
D 949.263.5338
MCargile@voitco.com

Loren Cargile
Senior Associate
Lic # 01431329
D 714.935.2306
LCargile@voitco.com

For Additional Information or to Execute the Confidentiality Agreement,
Please Visit: www.Riverside-Business-Park.com

Licensed as Real Estate Brokers/Salespersons by the CA Bur of Real Estate. The information contained herein has been obtained from sources we deem reliable. While we have no reason to doubt its accuracy, we do not guarantee it. ©2016 Voit Real Estate Services, Inc. All Rights Reserved.