I730 PRODUCTION CIRCLE RIVERSIDE, CA 92509



2,600± SF INDUSTRIAL BUILDING SITUATED ON 7,840± SF OF LAND

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1730 Production Circle

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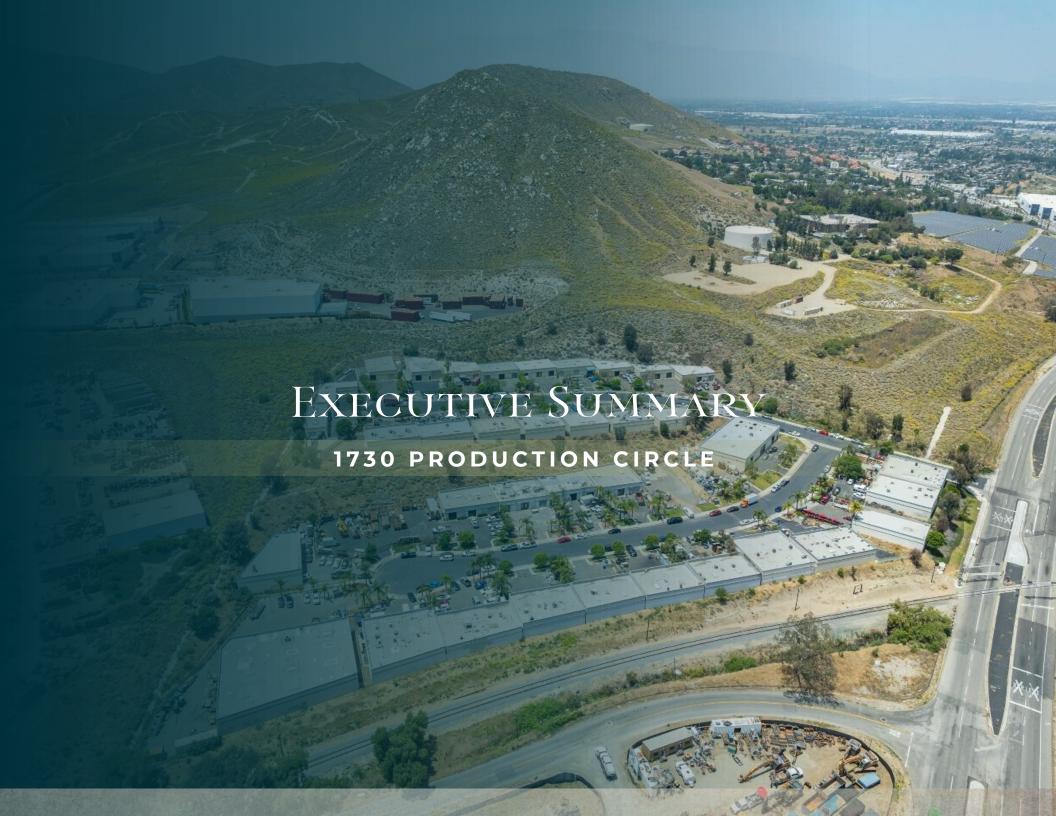
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LOCATION

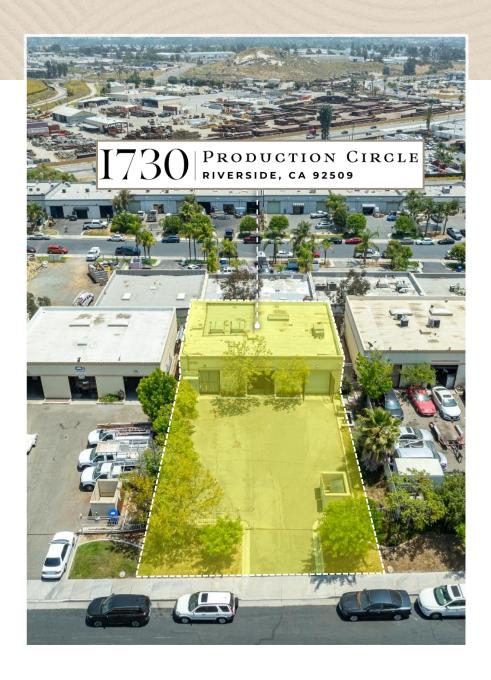
OVERVIEW

1 2 3

EXECUTIVE ZONING FINANCIAL ANALYSIS



PROPERTY SUMMARY



ADDRESS	:	1730 Production Circle Jurupa Valley, CA 92509
LISTING PRICE	•	\$888,000
PROFORMA CAP RATE		5.67%
ESTIMATED PROFORMA RENT	•	\$1.71 NNN
NUMBER OF UNITS	•	1
PRICE PER SQUARE FOOT	•	\$339
LAND PRICE PER SQ. FOOT	•	\$113
BUILDING AREA ± SF	•	2,619
LAND AREA ±		7,840
YEAR BUILT	•	1992
ZONING		M-SC - Manufacturing Service Commerce
PARCEL#		175-270-027



Property Overview

Looking for a stand-alone industrial building with robust power? Take a look at 1730 Production Circle, a 2,619 square feet facility situated on 7,840 square feet of prime industrial real estate. Benefit from its impressive 3-phase 400 amps of power, a rare find in this class of property. Built with block construction and complemented by a fenced yard, it offers security and privacy.

Nestled within a meticulously maintained industrial enclave, this property guarantees an environment tailored for work productivity. Constructed in 1992, it boasts 2 ground-level roll-up doors and a spacious 14' ceiling, accommodating a range of industrial needs. Inside, you will find strategically designed segregated meeting rooms and workspaces, perfectly suited for modern creative workshop demands.

Positioned strategically near the 60 and 215 freeways, this location facilitates seamless logistics and distribution. With zoning permitting a wide spectrum of industrial and light industrial uses, this property presents an opportunity for an owner-user to build equity in their own building with a nominal down payment and an attractive SBA loan. An industrial property at this price point, with this is asset is rare in its robust power and competitive pricing.



OPPORTUNITY

2,600± SF Industrial Building Situated on 7,840± SF of Land



POWER

400 Amps 3 Phase Power | 120/208 Watts



BUILT OUT

Warehouse Has Been Built Out with Separate Rooms



GL DOOR

Includes 1 Ground Level Roll up Door



HEIGHT

14' Ceiling Height

INTERIOR GALLERY











2,600± SF INDUSTRIAL BUILDING SITUATED ON 7,840± SF OF LAND





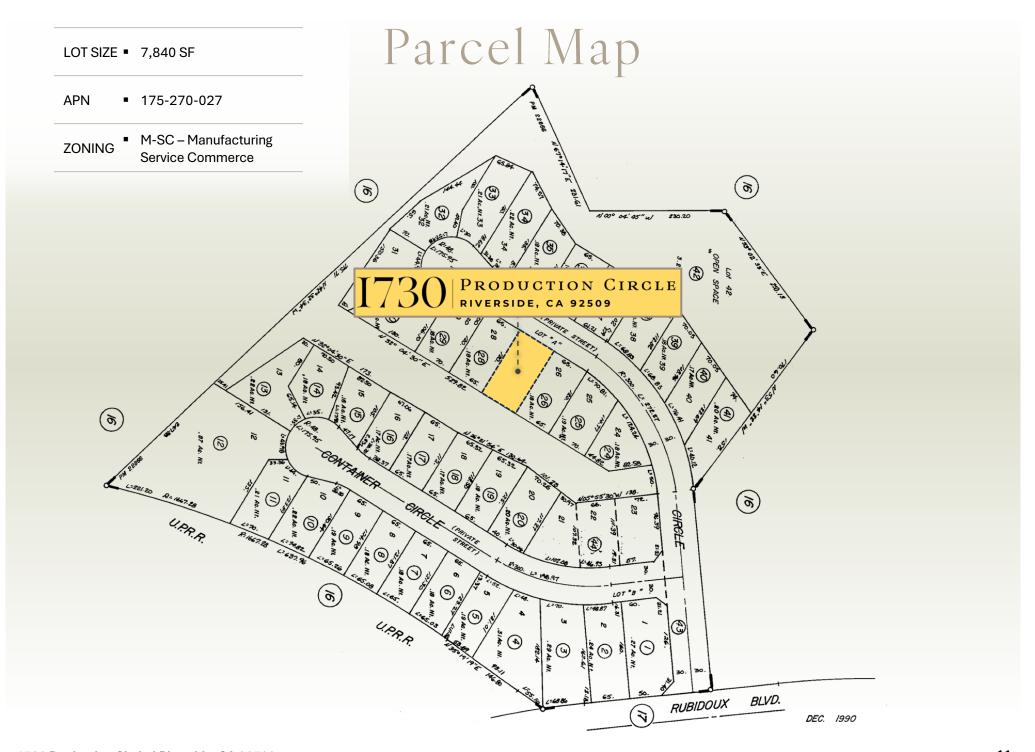


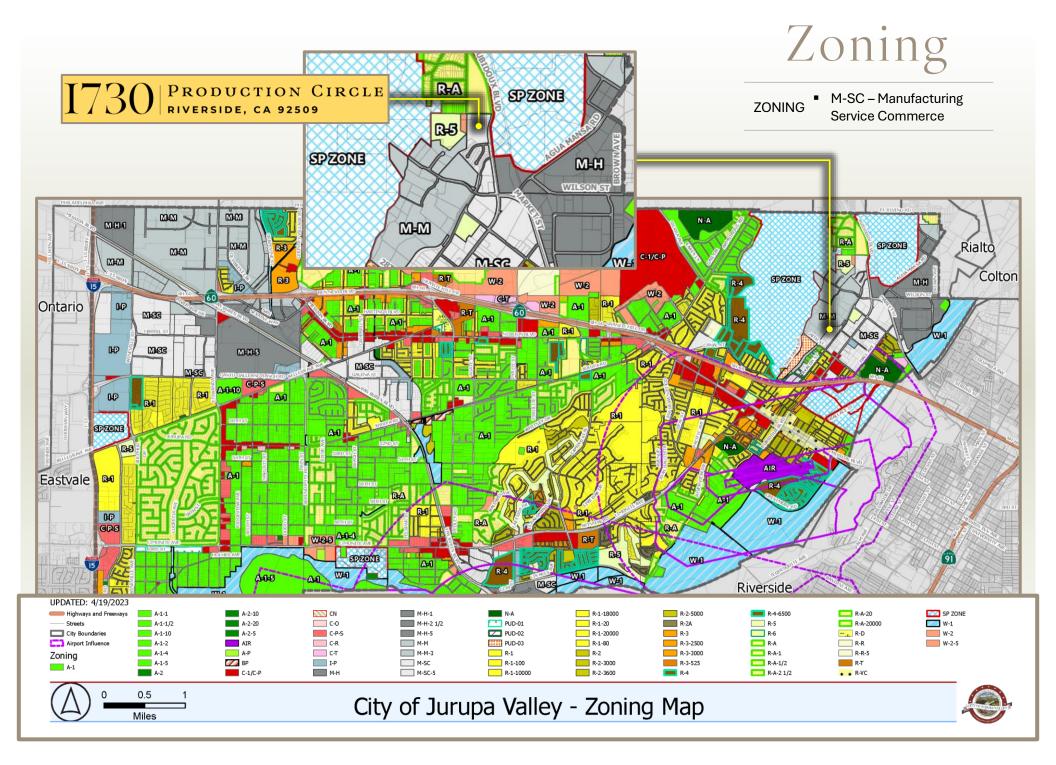














Financial Analysis

1730 PRODUCTION CIRCLE

PRICING SUMMARY	CURRENT
LIST PRICE	\$888,000
Operating Income (Proforma)	\$50,364
Cap Rate (Proforma)	5.67%
Building Size	2,619
Lot Size	7,840
Price Per Square Foot (Building)	\$339
Price Per Square Foot (Lot)	\$113

50%	\$444,000
	\$444,000
	7.00%
	25
	5
	\$38,100
	\$3,175
	_
	\$12,264
	2.76%
	1.32
	50%

⁽⁷⁾ Proposed Financing is an estimate only. Actual financing may vary significantly.

		PROFORMA (INVESTOR)	
Revenue (Proforma)			
Proforma Projected Rents	\$54,000		
Owner's Association Fee(3)	(\$936)		
Vacancy Factor	(\$2,700)	5.00%	
Total Gross Rental Income	\$50,364		
Expense Reimbursement (4)			
Projected Expense Reimbursements (NNN)	\$15,172		
Total Expense Reimbursements	\$15,172	\$0.48	
		/SF CAMS	
Operating Expenses (5)			
Taxes (6)	\$9,972	1.12%	
Insurance	\$2,700		
Utilities: Electric	\$0		
Utilities: Water & Sewer	\$0		
Trash Disposal	\$0		
Sweeping/Landscape	\$0		
Repairs & Maintenance	\$2,500		
Total Operating Expenses	(\$15,172)		
Expense Ratio (% of EGI)	28%		
Expense PPSF	\$6	\$0.48	
NET OPERATING INCOME	\$50,364		

- (3) Owner's Association Fee is billed at \$234 once every quarter.
- (4) Expense Reiumbursement assumes a 100% recapture.
- (5) Expenses are estimates only.
- (6) Real Estate taxes are estimated at 1.12% of the purchase price.



		Square	% of	Lease	Term	PROF	RMA RENT	(3)
Suite	Tenant	Feet(2)	Property	Begin	End	Monthly	PSF	Туре
1730	A Future Tenant	2,619	100%	-	-	\$4,500	\$1.72	NNN
TOTAL MONT	HLY GROSS RENT	2,619	100%			\$4,500	\$1.72	
TOTAL ANNU	AL GROSS RENT					\$54,000	\$20.62	

Notes:

- (1) Square Footage and references to square footage are estimates only. Property sizes has not been verified by Seller or Brokers.
- (2) All Proforma Rents, Expenses, CAM Charges are all estimates and projections only; neither Broker nor Seller can guarantee such results.





1730 Production Circle | Riverside, CA 92509

Jurupa Valley

Located within a 10-minute drive of the Ontario International Airport, Jurupa Valley is positioned strategically in Riverside County—the fastest growing county in California. With its convenient location and access to Interstate 15 and State Route 60, as well as heavy rail service and the Metro-Link Station, Jurupa Valley provides convenient transportation to commuters and industry alike.



105,672 **POPULATION**



\$481,500 MEDIAN HOME PRICE



\$91,562 MEDIAN INCOME

The City's strategic location and transportation system has led major corporations—including Costco, Walmart, FedEx, and UPS—to call the City's Mira Loma Industrial complex home.

LOCAL ECONOMY

With nearly half a million people within a 15 minute drive of Jurupa Valley and a growing population of over 105,000 residents, Jurupa Valley can help create a strong workforce for your business. The Jurupa Valley area has an abundant, skilled talent pool—with 55% of the population between the ages of 18 and 65. Residents are ready for employment close to home.

The City is also partnering with State supporters on a project that will further equip our future workforce. The Inland Empire Technical Trade Center will provide Riverside Community College students with technical training in carpentry, retail, automotive, and cybersecurity fields. This collaborative effort was awarded over \$30 million for land acquisition, facility and curriculum planning alone.



California's

Youngest City



44

Square Miles

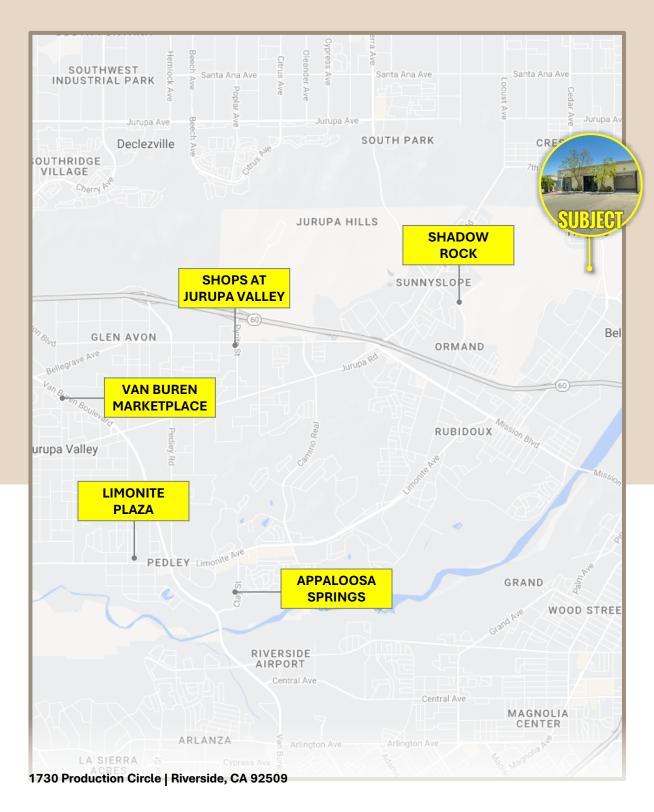


5 Miles

Ontario International

JURUPA VALLEY





Demand Drivers

- The City Council recently approved a 32-acre shopping, dining, and commercial development on the corner of Pyrite St. and Mission Blvd. When finished, the "Shops at Jurupa Valley" project will include over 17 new buildings and approximately 320,000 sf of retail/commercial space.
- The Jurupa Valley City Council approved the "Appaloosa Springs" project, which subdivides 67.7 acres into 254 single-family lots. The project is located at 6501 Clay St., south of Limonite Avenue, and will include various community benefits (parks, open space, trails)
- Limonite Plaza is a 21,000 square foot multi-tenant retail center. This center, which is currently under construction, will include a restaurant, Starbucks, and retail tenant space.
- Shadow Rock, located off Sierra Ave. in the northeast area of Jurupa Valley, is a master planned community with approximately 432 single family detached homes and a beautiful new park. The community will also feature many recreational amenities.
- Van Buren Marketplace, located off of Van Buren Blvd & Rutile St, will feature retail buildings, sit down restaurants, a gas station with a convenience store, and a drive-thru car wash.

Community Snapshot

Within its 44 square miles, the City features 9 distinct communities providing a variety of suburban, rural and equestrian lifestyles. Home to a wide variety of active and natural park spaces, the City of Jurupa Valley also allows direct access to the Santa Ana River Trail system. With historic attractions such as Flabob Airport and the Jurupa Mountains Discovery Center, Jurupa Valley is a budding city for tourism.

The City also offers excellent education opportunities for local families—served by the Jurupa and Corona Unified School Districts, the Riverside Community College District and the University of California, Riverside.

4.26

AVG HH. SIZE 68.9%

OWNER OCCUPIED

83%

FAMILY HOUSEHOLDS



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