



FOR SALE / LEASE

24832 RIVARD ROAD, MORENO VALLEY, CA 92551

±21,700 SF

For More Information, Please Contact:

Austin Hill
SVP / Principal
DRE # 01921364
909.373.2732
ahill@lee-assoc.com

Tyler Plata
Senior Associate
DRE # 02083579
909.373.2948
tplata@lee-assoc.com

Holden Edmondson
Associate
DRE # 02124931
909.373.2916
hedmondson@lee-assoc.com



COMPASS DANBE
REAL ESTATE PARTNERS LLC



SITE PLAN AND BUILDING FEATURES



Bldg	Address	Size (SF)	Lot (Acres)
1	24830 RIVARD RD.	21,700 SF	1.16 ACRES
2	24832 RIVARD RD.	21,700 SF	1.16 ACRES

±4,600 SF of Office Space

28 ft Clear Height

Full Use of Warehouse with

Column-less Design

ESFR K-25

2.5% Skylights

800 Amp 277/480 volt 3 phase

LED Lighting

Private and Secured Yard

126 ft Truck Court

2 Trailer Stalls / 39 Car Stalls

2 DH Doors / 1 GL Door

- 1 with a Load Leveler

SBA LOAN EXAMPLE



24832 RIVARD ROAD, MORENO VALLEY - 21,700 SF

BUILDING ACQUISITION	\$6,076,000
TENANT IMPROVEMENTS	\$0
SBA/CDC FEES	\$56,000
TOTAL PROJECT COST	\$6,132,000

SOURCE OF FUNDS		AMOUNT	RATES	MATURITY	COLLATERAL	MONTHLY PAYMENT	
BANK	50%	\$3,038,000	6.50%	10 YEARS 25 YR. AMOUNT	1ST DEED	\$20,513	(BANK 1ST)
SBA 504 LOAN	40%	\$2,486,400	6.09% DEC	25 YEARS FULL AMOUNT	2ND DEED	\$16,157	(SBA 2ND)
BORROWER	10%	\$607,600				\$36,670	
TOTAL	100%	\$6,132,000					

RATES: BANK: RATE IS ESTIMATED - WILL VARY DEPENDING ON LENDER
SBA 504: RATE IS **FIXED** AT THE TIME OF THE DEBENTURE SALE.

FEES: BANK: VARY DEPENDING ON LENDER POLICY.
SBA CDC: 2.15% OF SBA LOAN PLUS LEGAL FEES ARE FINANCED, AND THEREFORE INCLUDED IN THE SBA LOAN AMOUNT.
MISC: RELATED COSTS MAY BE INCLUDED IN THE SBA 504 LOAN INCLUDING APPRAISAL, ENVIRONMENTAL REPORT (IF REQUIRED), AND ESCROW CLOSING COSTS (INCLUDING INSURANCE AND LEGAL CLOSING COSTS).

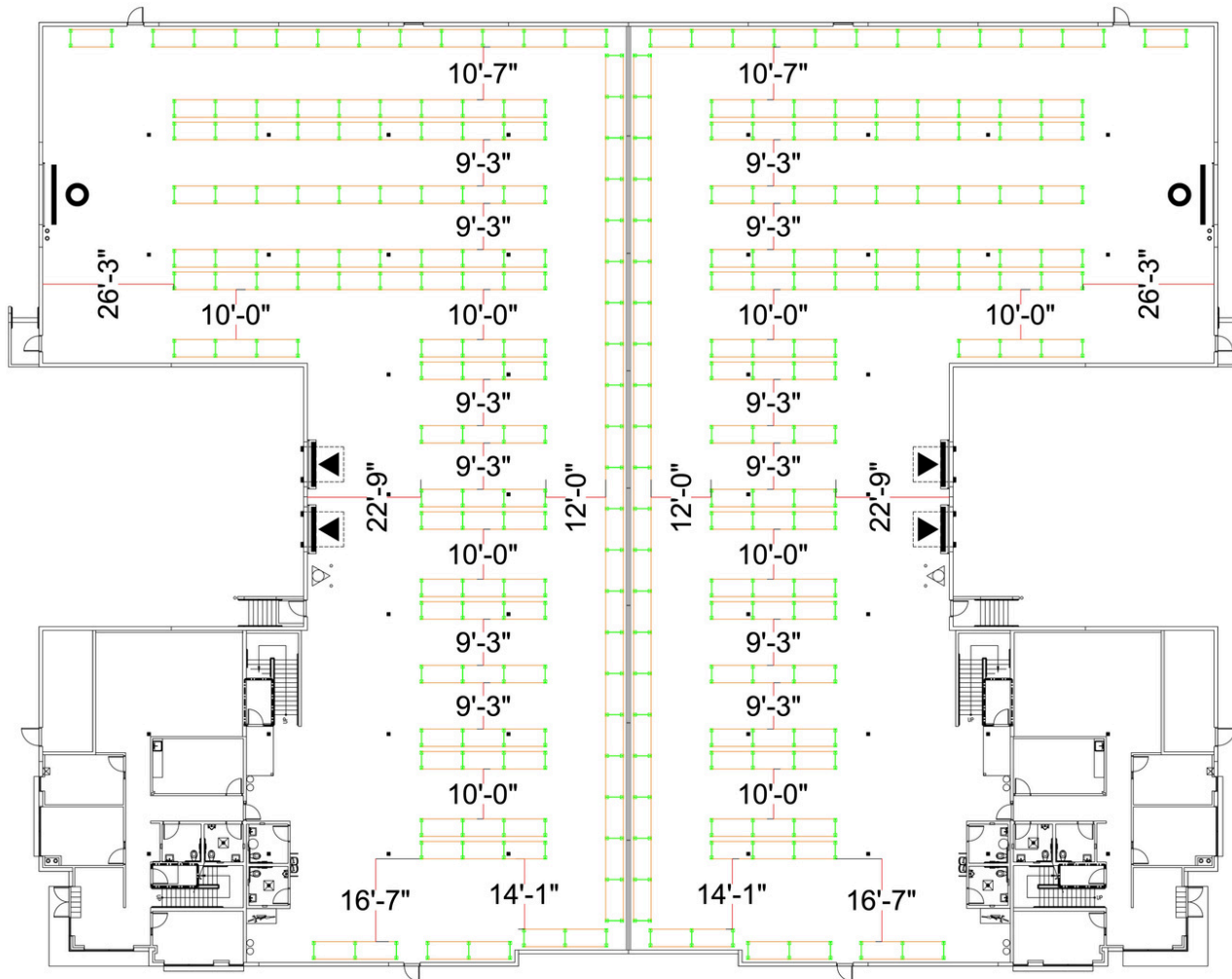
COLLATERAL: 90% FINANCING GENERALLY DOES NOT REQUIRE ADDITIONAL COLLATERAL.

BFC WILL PERFORM A FREE PREQUALIFICATION FOR PROSPECTIVE BUYERS UPON RECEIVING COMPLETE FINANCIAL INFORMATION.



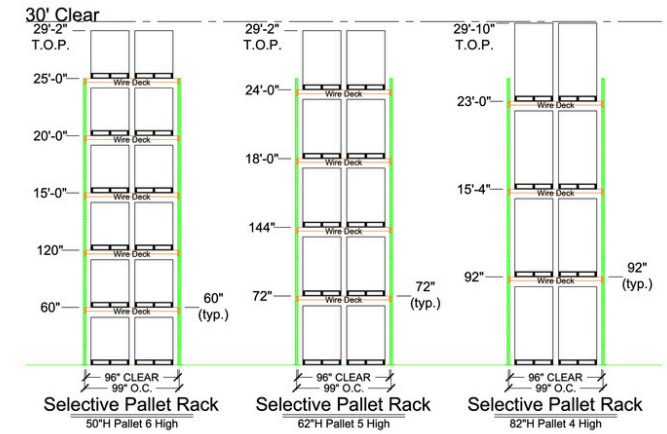
COLUMN-LESS DESIGN

Alternative Layout with Building Columns



30' CLEAR HEIGHT

Number of Bays	Pallet Height	Pallet Positions
246	50"	2,820
	62"	2,350
	82"	1,880



CATALINA MATERIAL HANDLING

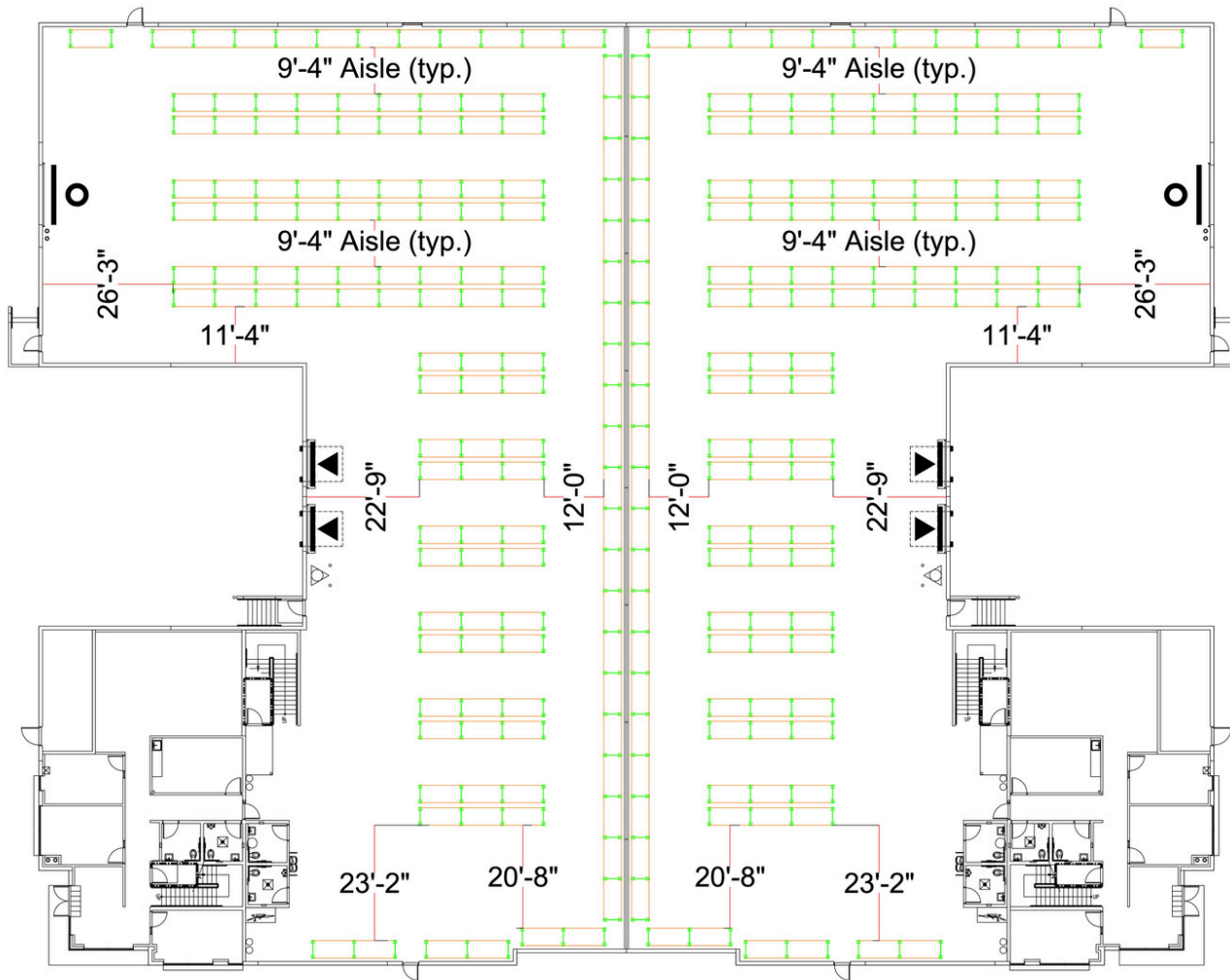
RACKING AND STORAGE SOLUTIONS

7351 Garden Grove Boulevard, Unit B * Garden Grove, CA 92841
Tel: (562) 997-1911 * Email: sgraham@catalinamh.com

Disclaimer: the contained racking layout and elevation drawings illustrate general conceptual possibilities for marketing purposes only. Please contact Catalina Material Handling for specific design considerations of company products, forklift equipment and other design criteria.

COLUMN-LESS DESIGN

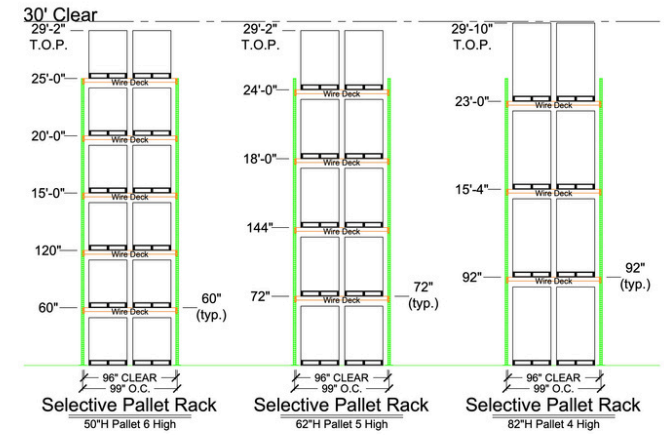
Current Layout without Building Columns



NORTH

30' CLEAR HEIGHT

Number of Bays	Pallet Height	Pallet Positions
258	50"	3,096
	62"	2,580
	82"	2,064



CATALINA MATERIAL HANDLING

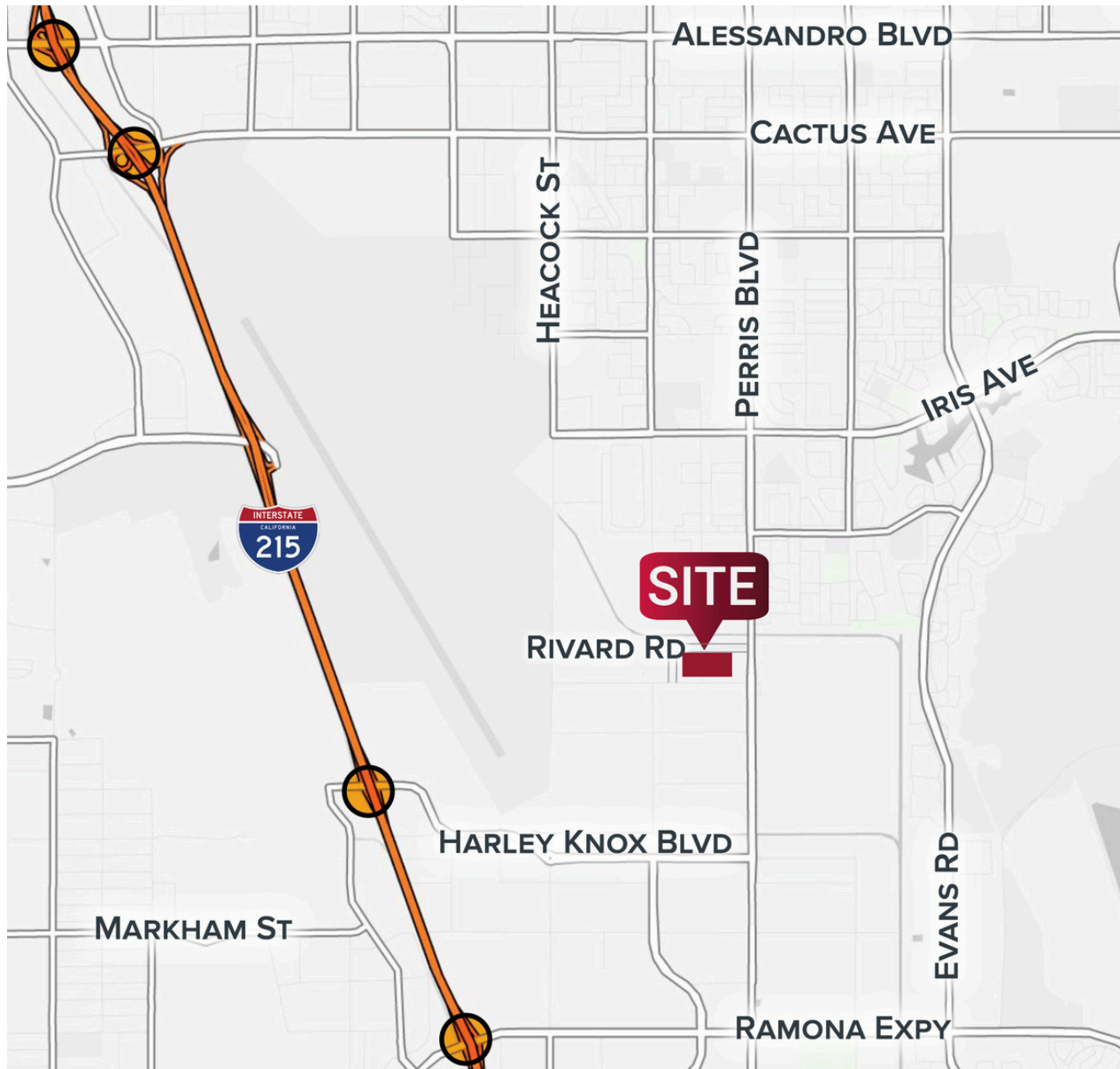
RACKING AND STORAGE SOLUTIONS

7351 Garden Grove Boulevard, Unit B • Garden Grove, CA 92841
Tel: (562) 997-1911 • Email: sgraham@catalinamh.com

Disclaimer: the contained racking layout and elevation drawings illustrate general conceptual possibilities for marketing purposes only. Please contact Catalina Material Handling for specific design considerations of company products, forklift equipment and other design criteria.

COLUMN-LESS WAREHOUSE INCREASES CAPACITY BY 10%

LOCATION MAP



LOCATION HIGHLIGHTS

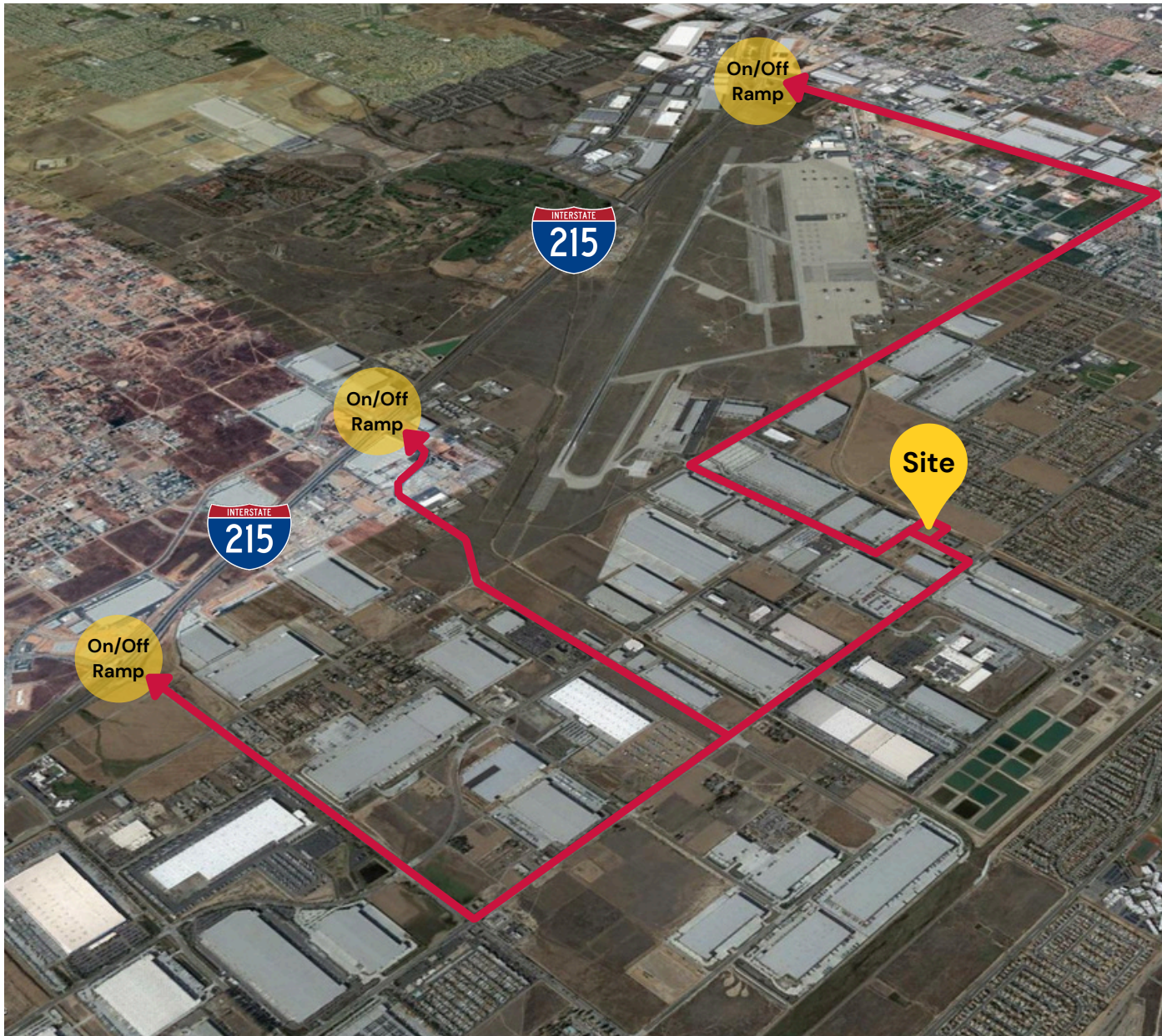
- Surrounded by Fortune 500 Companies
- Multiple Freeway Access Points
- Industrial Park Environment
- Corporate Neighbors Including Amazon, Home Depot, Ross, ResMed, Minka Lighting, O'Reily, etc.
- Immediate 215 Freeway Access
- ±25 min to I-10 Freeway
- ±30 min to I-15 Freeway
- ±15 min to I-60 Freeway
- ±30 min to I-91 Freeway

TENANT MAP



All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein. 3535 Inland Empire Blvd, Ontario, CA 91764 | Corporate ID 00976995

LOCATION MAP



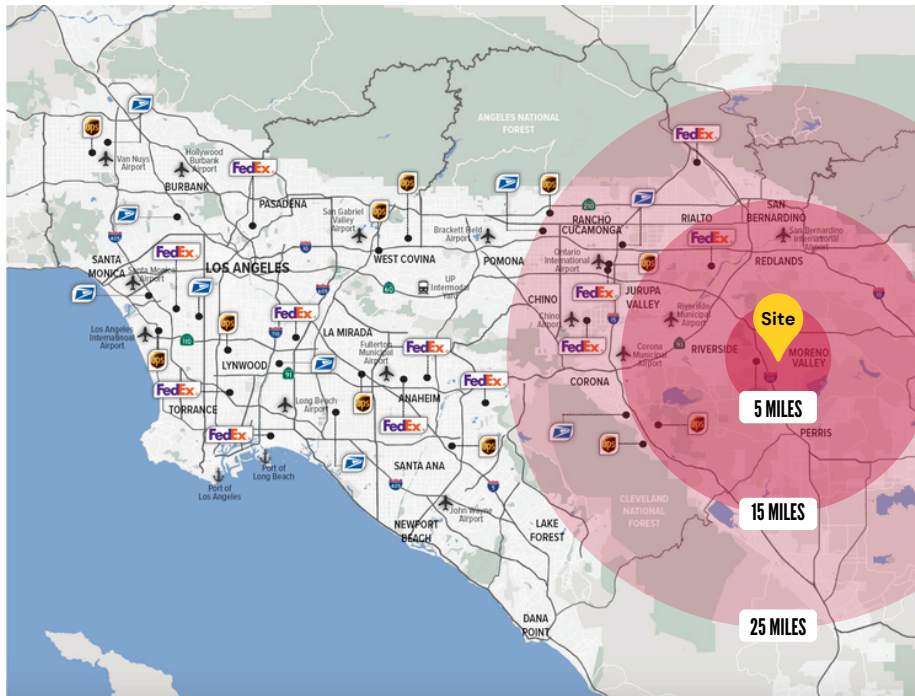
215 CORRIDOR INFORMATION

Inland Empire
Vacancy Rate:
5.2%

IEE Vacancy
Rate:
5.5%

Inland Empire
Employment :
1.68M

DEMOGRAPHICS



MORENO VALLEY DEMOGRAPHICS

Key Facts



± 214,000
TOTAL POPULATION



± 33
MEDIAN AGE



3.71
AVERAGE HOUSEHOLD SIZE



± 82,000
MEDIAN HOUSEHOLD INCOME

Income



± 26,000
PER CAPITA INCOME



± 5.5%
UNEMPLOYMENT RATE

Education



± 78%
HIGH SCHOOL GRADUATE



± 17%
COLLEGE DEGREE

Employment



± 45%
WHITE COLLAR



± 35%
BLUE COLLAR



± 19%
SERVICES



± 9.5%
UNEMPLOYED



FOR SALE / LEASE

24832 RIVARD ROAD, MORENO VALLEY, CA 92551

±21,700 SF

For More Information, Please Contact:

Austin Hill
SVP / Principal
DRE # 01921364
909.373.2732
ahill@lee-assoc.com

Tyler Plata
Senior Associate
DRE # 02083579
909.373.2948
tplata@lee-assoc.com

Holden Edmondson
Associate
DRE # 02124931
909.373.2916
hedmondson@lee-assoc.com



COMPASS DANBE
REAL ESTATE PARTNERS LLC

