

# INVESTMENT OFFERING MEMORANDUM



## MISSION PLAZA BUSINESS PARK 993 W. Valley Blvd., Rialto, California

A Mixed-Use Commercial/Industrial Business Park

Exclusively Offered by:

**Voit**  
REAL ESTATE SERVICES

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## THE OFFERING

Voit Real Estate Services is pleased to offer for sale the Mission Plaza Business Park, a seasoned, mixed use, multi-tenant park strategically located in one of the highest density labor markets in Southern California. Its location in the City of Rialto in the Inland Empire places Mission Plaza Business Park at the hub of the region's emerging businesses. The Park has 96 units totaling 141,747 sq. ft. comprised of 76 industrial units ranging from 840 sq. ft. to 3,387 sq. ft. and 20 retail units each with high visibility street frontage. Mission Plaza Business Park is conveniently located on the San Bernardino (I-10) freeway with immediate access from two freeway on/off ramps and just minutes from the interchange of Interstate 10 and Interstate 215 freeways.

## INVESTMENT HIGHLIGHTS

- **STABLE OCCUPANCY:** Mission Plaza Business Park has a history of stable occupancy. Over a 12-year ownership period that included this country's worst recession and slowest recovery, the Park has averaged an occupancy rate above 90%. Nearly 50% of the retail component is comprised of tenants that have been doing business at the Park for more than 10 years with some over 20 years. The retail roster includes a good mix of stable tenants including the San Bernardino County Library, Dental Care of Bloomington, the Valley Animal Hospital, A-1 Liquor, Juan Pollo Restaurant and ABR Graphics.
- **STRATEGIC LOCATION:** Mission Plaza Business Park draws from the area's diversity of small businesses who choose to locate their businesses close to their homes. The Park's location on the San Bernardino (I-10) freeway with its direct access to two freeway on/off ramps can dramatically cut the driving times for a tenant, as well as his customers and vendors, thereby increasing businesses' productivity. The Park also attracts businesses whose customers are spread throughout the region and find the Park's freeway location and proximity to the region's freeway system a necessity for doing business.
- **VARIETY OF UNIT SIZES:** Unit sizes at Mission Plaza Business Park range from 840 sq. ft. to 3,387 sq. ft. allowing tenants to expand and contract their business within the Park and avoid the expense and inconvenience of moving elsewhere. Additionally, the size of the Park with 96 units and its mix of industrial and retail uses provide a unique synergy among the tenants that fosters new business opportunities.
- **EXTENSIVE STREET FRONTAGE:** Mission Business Park's corner location and 500 plus feet of frontage on Valley Blvd. - a major thoroughfare with a daily traffic count of 16,300 cars per day - provides every retail tenant with high visibility and store identity. Tenants can also list their business on the large, lighted, 2-sided park sign that is visible from both directions of Valley Blvd.
- **PARKING:** The Park's corner location provides 4 driveways for easy parking access and circulation. The retail tenants parking is separated from the industrial tenants and fronts Valley Blvd. Three entry drives, one on each side of the parking lot and one in the middle, gives customers easy access to all the retail stores. The parking lot provides ample customer parking with 4 parking spaces per 1,000 sq. ft.
- **FAVORABLE ZONING:** Mission Plaza Business Park was given a rare zoning designation of commercial/manufacturing when annexed to the City of Rialto that allows for a wide array of retail and light industrial uses.
- **STRONG RENTAL GROWTH POTENTIAL:** Historically, the project has outperformed the submarket and is well positioned for rapid rent appreciation as the market continues to improve.
- **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 Mission Plaza Business Park built since 1989. The cost of new construction and lack of suitably zoned land would make any new development economically prohibitive, hence insulating the investor from new competition.

## PROPERTY DESCRIPTION

<b>Address</b>	993 W. Valley Blvd. Rialto, California
<b>Site Area</b>	7.887 Acres
<b>Total Square Footage</b>	141,747 Square Feet
<b>Year Built</b>	1989
<b>Construction Type</b>	Concrete Tilt-Up
<b>Occupancy 4/1/14</b>	92%
<b>Loading</b>	Grade Level Doors
<b>Clearance</b>	14'
<b>Roof</b>	Built up composition; mineral surface cap sheet. Replaced in 2001.

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
<b>Population</b>	13,187	127,623	341,158
<b>Households</b>	3,194	32,002	85,541
<b>Owner Occupied Housing Units</b>	2,371	19,708	51,062
<b>Renter Occupied Housing Units</b>	823	12,294	34,479
<b>Median Household Income</b>	\$53,742	\$46,640	\$45,583
<b>Average Household Income</b>	\$66,627	\$59,229	\$58,060
<b>Per Capita Income</b>	\$16,005	\$14,764	\$14,577

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