

INVESTMENT OFFERING MEMORANDUM



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

A Mixed-Use Multi-Tenant Park
70% Light Industrial - 30% Retail/Office

Exclusively Offered by:

Voit

REAL ESTATE SERVICES

Offering Summary

Voit Real Estate Services, as exclusive advisor, is pleased to offer for sale Mission Plaza Business Park, a superb multi-tenant project, strategically located in a prime Southern California location. Mission Plaza Business Park, located in Rialto, California, is comprised of 96 units ranging from 840 sq. ft. to 3,387 sq. ft. The project features a high identity corner location, major street frontage and signage on the San Bernardino (10) freeway. The project also features convenient access to major Southern California freeways, ample onsite parking and access from four different driveways.

Mission Plaza Business Park is for sale on an all cash basis, or the Buyer can assume the existing loan of \$3.85 million at 5.75% interest due February 11, 2021. The buyer may also elect to secure new financing at historically low interest rates.

Investment Highlights

- Mission Plaza Business Park is in one of the most desirable locations in the City of Rialto with a high identity corner location, with frontage on Valley Blvd and freeway visibility and signage on the San Bernardino (10) Freeway.
- Mission Plaza Business Park has been professionally owned and managed and has recently undergone significant capital improvements including new exterior paint and parking lot re-slurry seal and striping.
- Mission Plaza Business Park offers units ranging from 840 sq. ft. to 3,387 sq. ft. which allows for tenant growth and expansion in the project.
- The project's functional design, ample onsite parking and excellent circulation has resulted in strong tenant retention and historically high occupancy rates.
- The project has convenient access to a variety of food and entertainment amenities and offers immediate access to Interstate (10) and close proximity to Interstate (15), Interstate (215), the Foothill (210) Freeway and the Pomona (60) Freeway.
- Mission Plaza Business Park offers a unique opportunity to own a business park with a rare CM zoning that allows a wide range of both commercial and industrial uses.

Property Features

Project Address:	933 W. Valley Blvd., Rialto CA
Total Square Footage:	141,742 Square Feet
Site Area:	7.887 Acres
Year Built:	1989
Occupancy:	92.3%
Offering Price:	\$11,400,000.00 (\$80.43 psf)
First Year Capitalization Rate:	7.15%
Second Year Capitalization Rate:	7.69%

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