FOR SALE: ±29,644 SF MULTI WAREHOUSE BUILDING SHORT TERM EXISTING LEASES

7338 Sycamore Canyon Blvd, Riverside, CA 92508





PROPERTY HIGHLIGHTS

- ±29,644 SF Multi-Tenant Warehouse Building
- Situated on a ±2.08 Acre Lot
- 100% Leased with Potential for Occupancy
- Unit $#1 = \pm 8,142$ SF (Brian Sirko dba Live Well Medical Supplies)
- Unit $\#2 = \pm 7,995$ SF (Brian Sirko dba Live Well Medical Supplies)
- Unit $#3 = \pm 5{,}360 \text{ SF}$ (Liquid Nitro Beverages Inc.)
- Unit $4 = \pm 8,170$ SF (River City Testing)
- Building Roof Signage
- Below Market Rental Rates Future Value Added Potential
- Convenient I-215 & I-60 Freeway Access
- Zoning: BMP (Business and Manufacturing Park)
- 18'-22' Ceiling Clearance
- 7 Ground Level Roll-up Doors
- 5 Electrical Meters
- 120/208 Volt, 400 Amp, 3 Phase Power
- Desired Riverside Location
- Asking Sales Price: \$3 727,000.00





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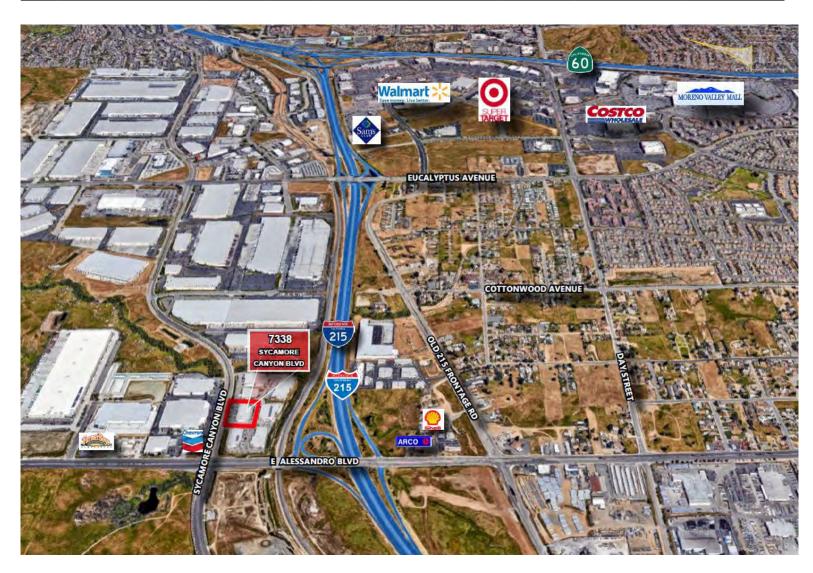
SPENCER HULL

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RENT ROLL										
UNIT	TENANT	LEASE END	SF	RENT PER MONTH	RENTAL PER YEAR	RENT PSF MONTH	RENT INCREASES	OPTION TO REVIEW		
1-2	Live Well Medical Supplies	12/30/20	±16,137	\$7,507.50	\$90,090.00	±\$0.465 MG	N/A	N/A		
3	Nitro Energy Drink Co.	M-to-M	±5,360	\$1,872.00	\$22,464.00	±\$0.349 MG	N/A	N/A		
4	River City Testing	2/28/24	±8,170	\$6,127.00	\$73,530.00	±\$0.75 MG	Fixed for 2 years, \$0.02/SF/Month Increases each year	Two (2), Three (3) year options		





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\$0 75 MG

\$22,233.

\$26,796.00



Projected Income

Estimated Rent/SF

Estimated Monthly Rent

Estimated Annual Rent

EXISTING INCOME/EXPENSES					
Annualized Income					
Monthly Gross Rent	\$15,507.00				
Annual Gross Rent	\$186,084.00				
2018 Building Expenses					
Property Taxes	±\$35,400.00				
Building Insurance	±\$4,600.00				
Association/Lawn Care	±\$5,500.00				
Trash	±\$4,800.00				
Water	±\$1,800.00				
HVAC Service:	±\$500.00				
Misc.	±\$500.00				
Total Expenses:	±\$53,100.00				
Net Operating Income (NOI):	±\$132,984.00				

Estimated Building Expenses	
Estimated Property Taxes (\$3 <mark>75</mark>),000 @ 1.3%)	±\$ <mark>+3</mark> 750.00
Building Insurance	±\$4,600.00
Association/Lawn Care	±\$5,500.00
Miscellaneous	±\$500.00
Estimated Total Expenses:	±\$6 <mark>52</mark> -50.00
Estimated Expense/SF/Month:	±\$0.1

* Projected Income assumes Landlord in the future is able to lease the
units at market rents.

^{**}Projected Expenses assumes the expenses will be similar to 2018

POTENTIAL FUTURE INVESTMENT					
Net Operating Income (NOI):	±\$20 <mark>></mark> 21.00				
5% Vacancy Factor:	±(\$10,1 <mark>月</mark> 05)				
Adjusted Estimated NOI:	±\$ <mark>19</mark> 2,110.00				
Estimated Capitalization Rate:	±5.0 <mark>7%</mark>				



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