

Riverside, CA Strip Center PORTFOLIO 2 Excellent Locations



100% Occupied (Both) Below Market Rents (Both)

Sale Highlights

5300 Arlington AVE Riverside CA 92504

May Flowers	4/2024-Increased
Fast 5 Pizza	11/2024- Increase
Isabela's Beauty Salon	12/2024-Increase
Glass City Smoke Shop	1/2024 Increase
T-Mobile	MTM/ EXPIRED 6/2023

[see rent roll & direct expenses LINK](#)

Tenants reimburse landlord for any expenses
Tenants pay their own utilities

IMMEDIATE UPSIDE
INCREASE rents & FORMALIZE NNN STRATEGY

Covered land play
Hold until major project across street is open- retenant

[2024 MARKET RENTS link](#)

[Sales Comps link](#)

[UNDERWRITING REPORT](#)



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Acceptable

Terms: Both
properties are offered as a
portfolio and seller wishes
to sell both to one buyer.
Both are suitable for an
exchange or cash buyer.

Disclaimer:

Ownership- Fee Simple.
Principle is a licensed
broker in the State Of CA.
This Public Offering
Memorandum (this
"Memorandum") constitutes
part of the Evaluation
Material . It is being given
to you for the sole purpose
of evaluating the possible
investment in or
acquisition. This
Memorandum was
prepared by ICRE, Inc.
based on information
supplied by Seller and
public research to ICRE ,
Inc. ICRE, Inc. nor
Seller guarantees the
accuracy or completeness
of the information
contained in this
Memorandum or any other
Evaluation Material.

Sale Highlights

9758 Magnolia AVE Riverside CA 92503

**QUEST-MENTOR-4,594 SF (48.5 % of overall leasable
space)2 restrooms-**
Extension start Oct. 1,2023 END Sept 30,2026
3-5% annual increases per CPI

Quest/Mentor is a network helping adults with disabilities
to find jobs and training- national tenant -credit tenant-
<https://www.ca-mentor.com/locations/>

**EL SURTIDO RICO 4,877 SF (51.5% overall leasable
space) Drive In Roll Up Door 1 Restroom**
Lease start May 1, 2023- END May 30, 2028
3-5% annual increases per CPI
Party/Convenience Store

PROPERTY DIRECT EXPENSES -paid by tenants
Tenants pay their own utilities
Expenses _ * Lease * CAM

[see rent roll & direct expenses LINK](#)

[2024 MARKET RENTS-LINK](#)