

## Riverside, CA Strip Center PORTFOLIO 2 Excellent Locations

949-636-4501

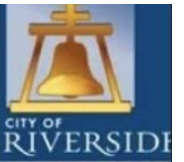


**100% Occupied   Below Market Rents   Covered Land Play**



# ARLINGTON PLAZA

5300 ARLINGTON AVE | RIVERSIDE, CA



**ICRE** Integrity  
COMMERCIAL REAL ESTATE





**FORMER SEARS**

# Sale Highlights

**5300 Arlington AVE Riverside CA 92504**

Heavily Trafficked Established Trade Area  
 High Exposure For Future Re-Tenanting  
 250' of street frontage  
 29 parking stalls  
 Traffic Metrics - Over 25, 299 car per day  
[Close Proximity NEW Development: apartment community](#) (link) & I - 91 Freeway  
 Increase & Structure Rents & NNN  
 Pylon SIGN - Walk Score Very Walkable ( 86)  
 7430 SF net leasable  
 1980 year built  
 0.45 AC 100% occupied

6 Suites- Five Tenants

**[SALES COMPS LINK](#)**

Sale Comparables	Avg. Cap Rate	Avg. Price/SF
<b>20</b>	<b>5.4%</b>	<b>\$382</b>

**[RENT COMPS](#)**

<https://mayflowers-riverside.com/>

<https://isabellas-beauty-salon.business.site>

<https://fast5riverside.com>

<https://www.t-mobile.com/>

Glass City Smoke Shop

# OFFERING

May Flowers  
Fast 5 Pizza  
Isabela's Beauty Salon  
Glass City Smoke Shop  
T-Mobile

4/2024-Increased  
11/2024- Increase  
12/2024-Increase  
1/2024 Increase  
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  
Land Value -Quick Serve Drive Thru Pad

[2024 MARKET RENTS link](#)

### [Sales Comps link](#)

Sale Comparables	Avg. Cap Rate	Avg. Price/SF	Avg. Vacancy At Sale
20	5.4%	\$382	-

[UNDERWRITING REPORT](#)

## Easy Access/Traffic Flow





I-15

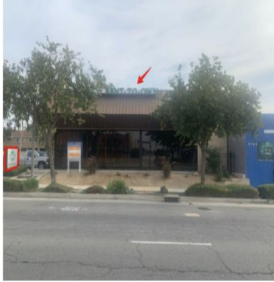
Tyler Mall

9758 Magnolia Drive Riverside CA



**100% Occupied Retail Below Market Rents**





# Sale Highlights

## 9758 Magnolia AVE Riverside CA 92503

- Heavily Trafficked Tyler Mall Corridor
- High Exposure For Next Round Of Re-Tenancing
- Frontage Magnolia Ave 120'
- Rear lot access controlled by gate / side & rear parking 40 parking stalls
- Traffic Metrics - Over 75 , 299 car per day
- Close Proximity to Tyler Mall Galleria & I - 91 Freeway
- Attractive Slump Block & Concrete Building - well built for repurposing
- NO REA 's CAM or HOA charges - site is under sole maintenance of new fee owner
- PYLON SIGN - Magnolia Av-
- Frontage on Magnolia Rear / side of site allows for trucks and vans to maneuver for deliveries
- Planning supports medical uses , entertainment uses retail uses , and restaurant uses
- Walk Score Very Walkable ( 86)
- 9,700 SF net leasable
- 1988 year built
- Land 0.71 AC 100% occupied
- 5.76% going in cap rate-
- CPI annual increase going forward (Current CPI 3.8%)

Sale Comparables	Avg. Cap Rate	Avg. Price/SF
6	5.0%	\$300

**Below Current Market Rate Rents**



# OFFERING

QUEST-MENTOR-Training & office use  
4,594 SF (48.5 % of overall leasable space)  
2 restrooms- education rooms and office  
Over 21 years at site - **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 Party/Convenience Store  
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

PROPERTY DIRECT EXPENSES -paid by tenants  
Tenants pay their own utilities  
Expenses \_ Lease \* CAM  
[see rent roll & direct expenses LINK](#)

## [2024 MARKET RENTS-LINK](#)

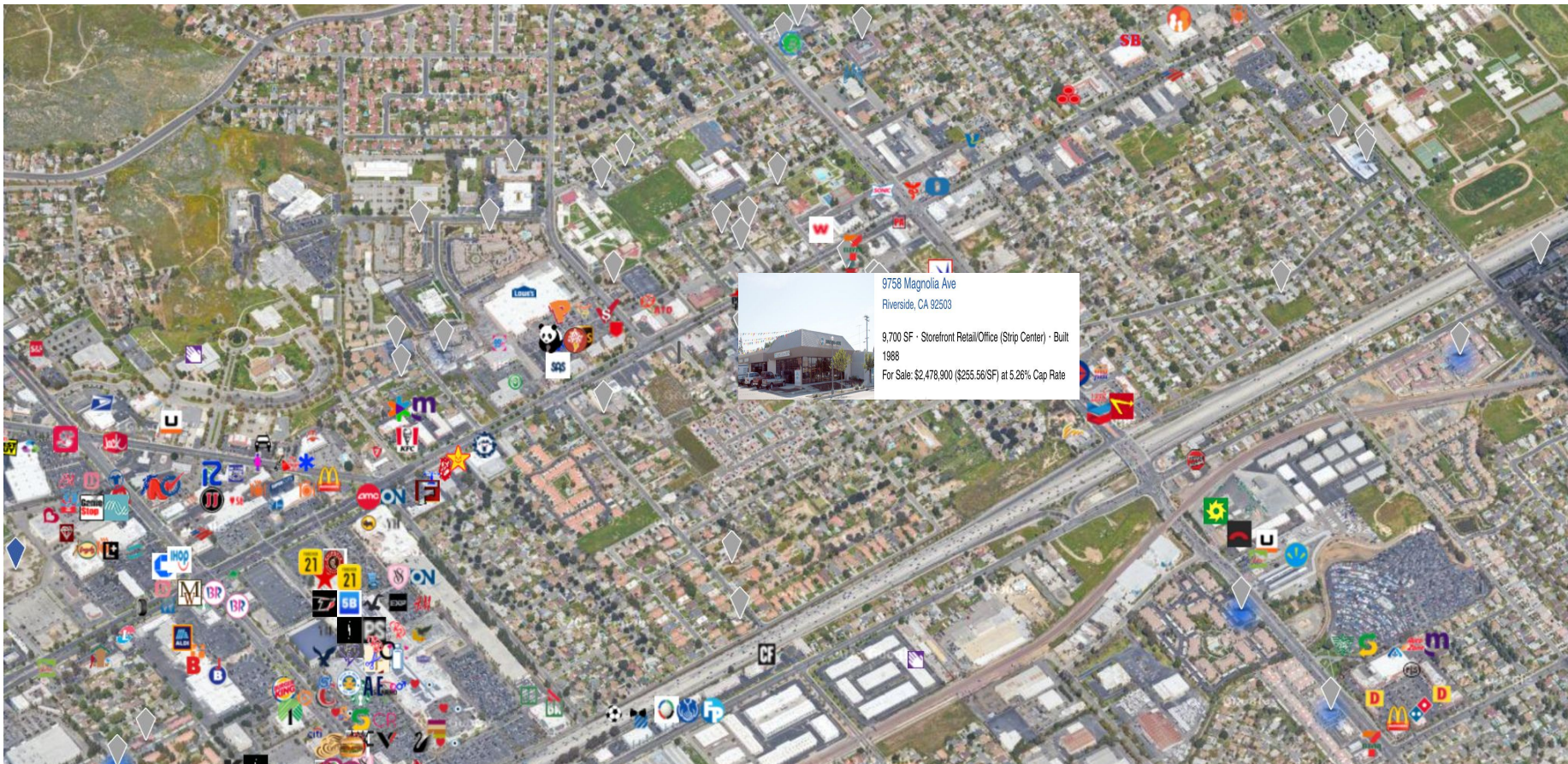
Deals	Asking Rent Per SF	Starting Rent Per SF	Avg. Months On Market
7	\$21.22	\$21.66	4

## Easy Access/Traffic Flow



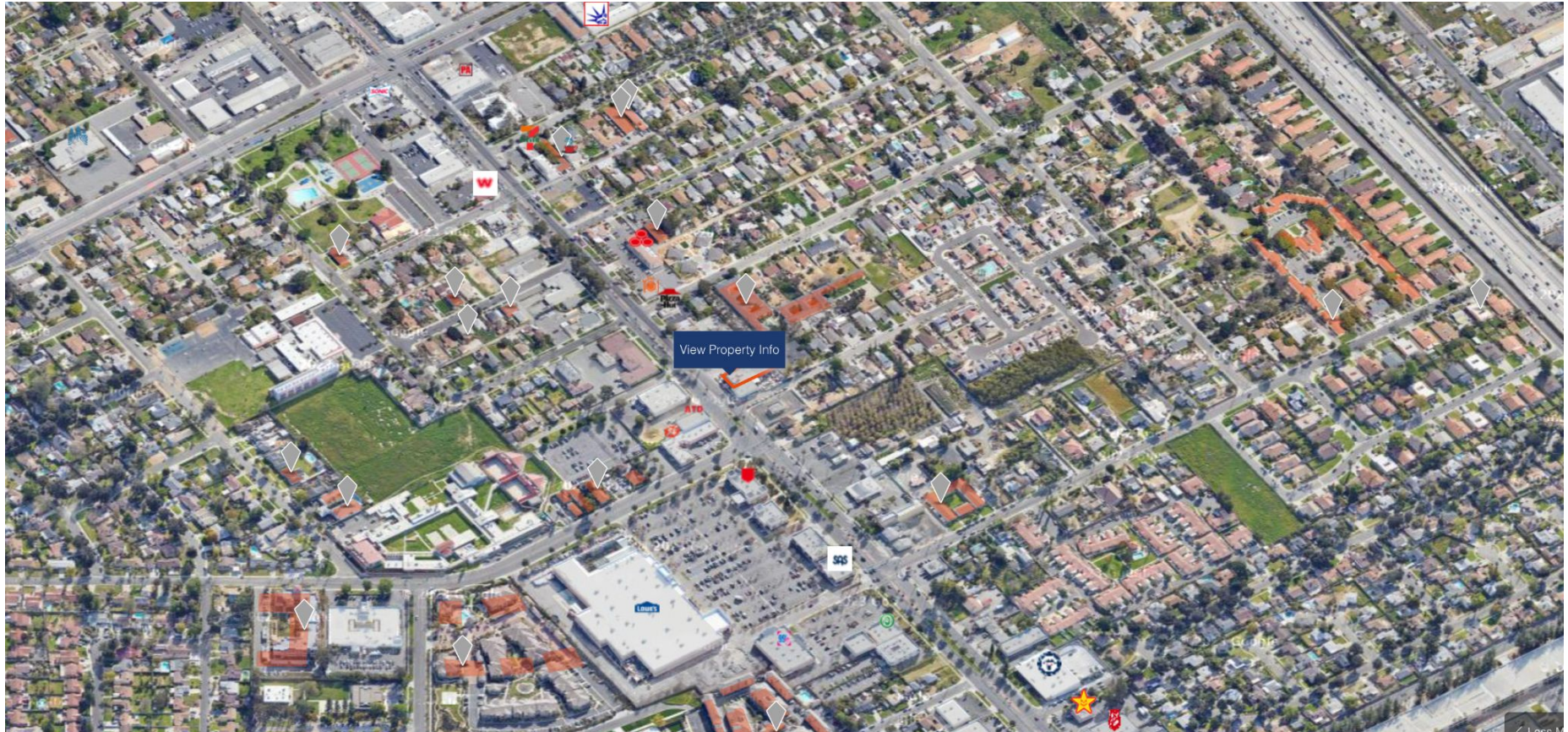


# Quick & Casual Eateries





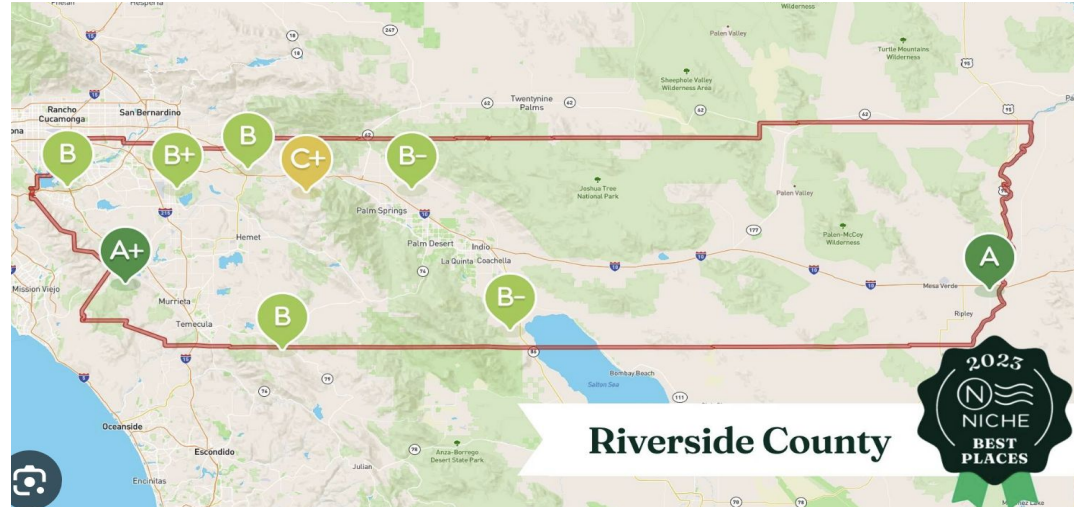
# Apartment Buildings Grey Placeholders





# Get In Touch Riverside Portfolio

DRE #01852719  
Debi Myers 949-636-4501



**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. No more than 45 days till closing please.

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