

MOVE-IN READY! WELL-MANAGED HIGH IMAGE BUSINESS PARK

PRICE REDUCTION!



FOR SALE/LEASE

10680 SILICON AVE.
MONTCLAIR | CA

FOR MORE INFORMATION, PLEASE CONTACT:

KURT YACKO

VICE PRESIDENT

P: 562.692.7876

KYACKO@DAUMCRE.COM

CADRE #01989353

JAMES CROWELL

ASSOCIATE

P: 562.695.4687

JCROWELL@DAUMCRE.COM

CADRE #02240857

NOAH SAMARIN

EXECUTIVE VICE PRESIDENT

P: 909.912.0007

NSAMARIN@DAUMCRE.COM

CADRE #01755814

PROPERTY HIGHLIGHTS



5 Units
Available



West Inland Empire
Location



±12,873 SF
Available



28'
High Ceiling Clearance

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DAUM
COMMERCIAL REAL ESTATE SERVICES

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SALE PRICE: ~~\$399 / SF~~ **\$385 / SF**

ASKING RATE: ~~\$1.55 / SF~~ **\$1.50 / SF**

PROPERTY HIGHLIGHTS

UNIT	LOT	SIZE	FOR SALE / LEASE	PRICE / RATE
Q	11	±2,400 SF	For Sale	\$385 / SF
R	12	±2,400 SF	For Sale/Lease	\$385 / SF \$1.50 / SF + \$0.08 CAM
S	13	±2,335 SF	For Sale	\$385 / SF
U	15	±2,268 SF	Under Contract	-
V	16	±2,275 SF	For Sale/Lease	\$385 / SF \$1.50 / SF + \$0.08 CAM
D	17	±3,443 SF	For Sale	\$385 / SF
B	19	±3,977 SF	Leased	-
TOTAL:		±19,118 SF		

AERIAL

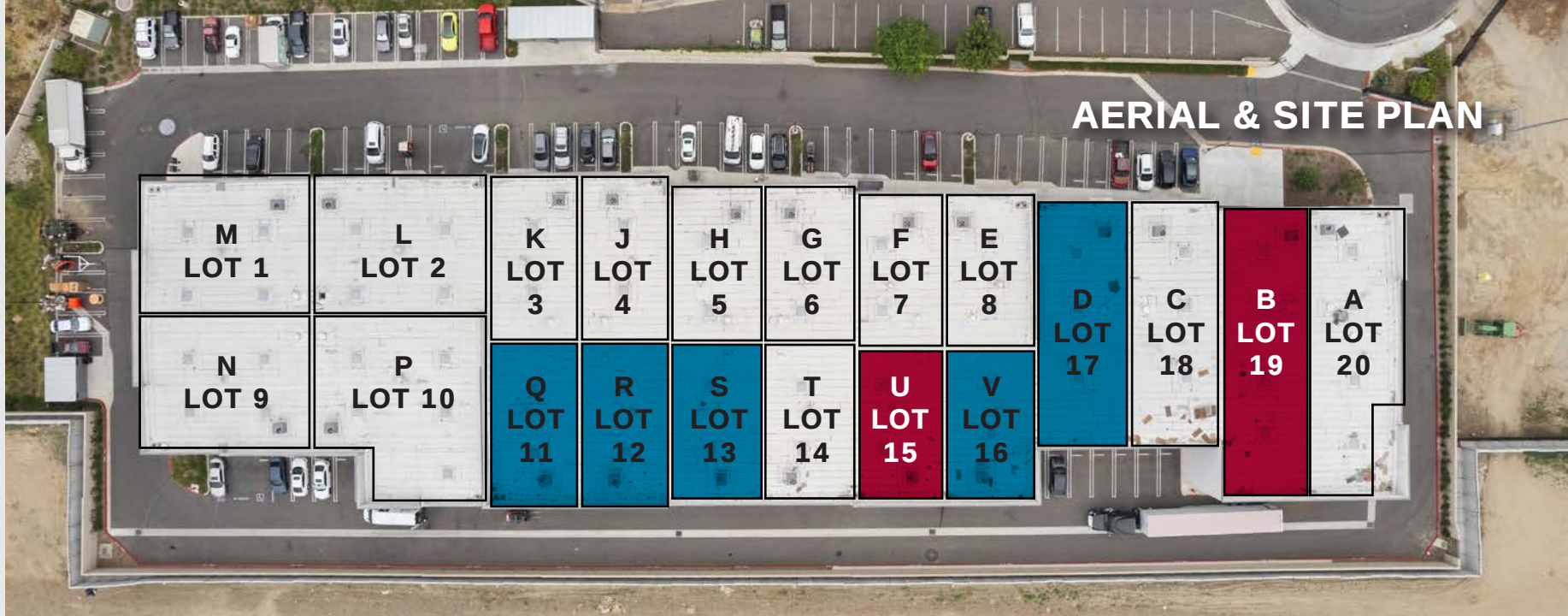


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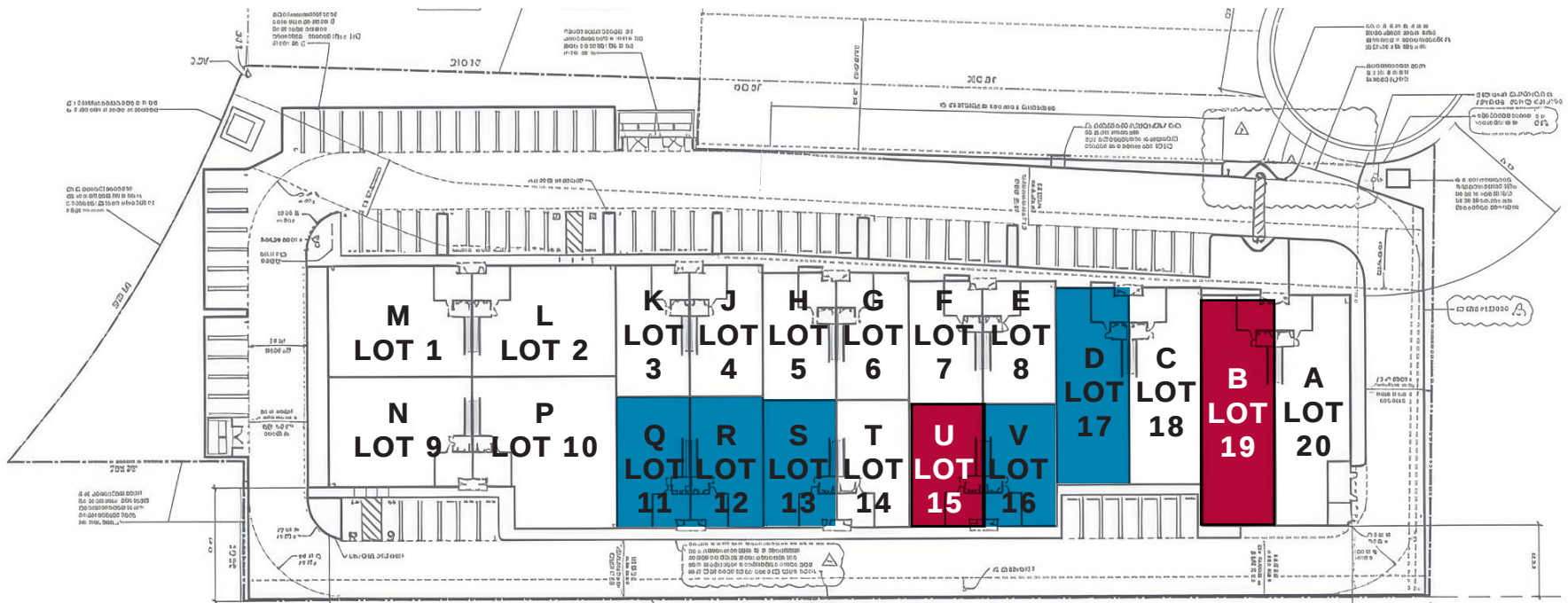
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AERIAL & SITE PLAN



 = AVAILABLE

 = LEASED/SOLD

*NOT TO SCALE

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ALONSO DELGADO
 VP, BUSINESS DEVELOPMENT OFFICER
 (626) 456.4306
 ALONSO@STATEWIDECDC.COM



SBA 504 LOAN STRUCTURE

TOTAL PROJECT COSTS - SAMPLE FINANCING SCENARIO

UNIT Q LOT 11 - Building Purchase: \$957,600 Improvements: \$0 Equipment/TIs: \$0 Total: \$957,600							
%	Source of Funds	Project Amount	Rate	Amort	Term	Mo Payment	Annual Payment
50%	Lender/Bank 1st Trust Deed (a)	\$478,800	6.00%	25	10	\$3,085	\$37,019
40%	CDC/SBA 504 2nd Trust Deed (b)*	\$383,040	5.95%	25	25	\$2,539	\$30,472
10%	Borrower Equity	\$95,760					
100%		\$957,600	5.98% Blended Rate			\$5,624	\$67,491

UNIT R LOT 12 - Building Purchase: \$957,600 Improvements: \$0 Equipment/TIs: \$0 Total: \$957,600							
%	Source of Funds	Project Amount	Rate	Amort	Term	Mo Payment	Annual Payment
50%	Lender/Bank 1st Trust Deed (a)	\$478,800	6.00%	25	10	\$3,085	\$37,019
40%	CDC/SBA 504 2nd Trust Deed (b)*	\$383,040	5.95%	25	25	\$2,539	\$30,472
10%	Borrower Equity	\$95,760					
100%		\$957,600	5.98% Blended Rate			\$5,624	\$67,491

UNIT S LOT 13 - Building Purchase: \$931,665 Improvements: \$0 Equipment/TIs: \$0 Total: \$931,665							
%	Source of Funds	Project Amount	Rate	Amort	Term	Mo Payment	Annual Payment
50%	Lender/Bank 1st Trust Deed (a)	\$465,833	6.00%	25	10	\$3,001	\$36,016
40%	CDC/SBA 504 2nd Trust Deed (b)*	\$372,666	5.95%	25	25	\$2,475	\$29,703
10%	Borrower Equity	\$93,167					
100%		\$931,665	5.98% Blended Rate			\$5,477	\$65,719

UNIT U LOT 15 - Building Purchase: \$904,932 Improvements: \$0 Equipment/TIs: \$0 Total: \$904,932							
%	Source of Funds	Project Amount	Rate	Amort	Term	Mo Payment	Annual Payment
50%	Lender/Bank 1st Trust Deed (a)	\$452,466	6.00%	25	10	\$2,915	\$34,983
40%	CDC/SBA 504 2nd Trust Deed (b)*	\$361,973	5.95%	25	25	\$2,405	\$28,856
10%	Borrower Equity	\$90,493					
100%		\$904,932	5.98% Blended Rate			\$5,320	\$63,839

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SBA 504 LOAN STRUCTURE

TOTAL PROJECT COSTS - SAMPLE FINANCING SCENARIO

UNIT V LOT 16 - Building Purchase: \$907,725 Improvements: \$0 Equipment/TIs: \$0 Total: \$907,725							
%	Source of Funds	Project Amount	Rate	Amort	Term	Mo Payment	Annual Payment
50%	Lender/Bank 1st Trust Deed (a)	\$453,863	6.00%	25	10	\$2,924	\$35,091
40%	CDC/SBA 504 2nd Trust Deed (b)*	\$363,090	5.95%	25	25	\$2,411	\$28,933
10%	Borrower Equity	\$90,773					
100%		\$907,725	5.98% Blended Rate			\$5,335	\$64,024

UNIT D LOT 17 - Building Purchase: \$1,373,757 Improvements: \$0 Equipment/TIs: \$0 Total: \$1,373,757							
%	Source of Funds	Project Amount	Rate	Amort	Term	Mo Payment	Annual Payment
50%	Lender/Bank 1st Trust Deed (a)	\$686,879	6.00%	25	10	\$4,426	\$53,107
40%	CDC/SBA 504 2nd Trust Deed (b)*	\$549,503	5.95%	25	25	\$3,636	\$43,631
10%	Borrower Equity	\$137,376					
100%		\$1,373,757	5.98% Blended Rate			\$8,062	\$96,738

*SBA Fees to be financed at funding estimated at \$10,000

- Interest rate and terms are set by the bank, can be fixed or variable and typically range from 15- to 30-year amortizations.
- Points + fees on the SBA 504 loan (2.65% + \$4- \$10K) are "pay as you go" over the term of the SBA 504 loan rolled into principal and are not out-of-pocket costs. SBA 504 rate is set at time of loan funding and is set based on 10 year treasury rate plus spread and fees.

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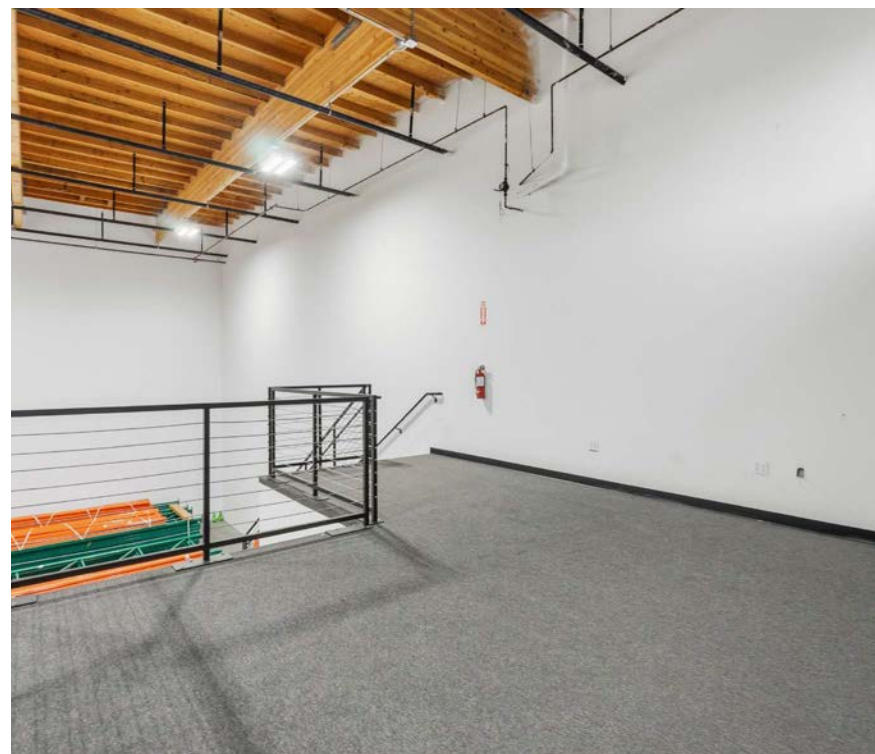
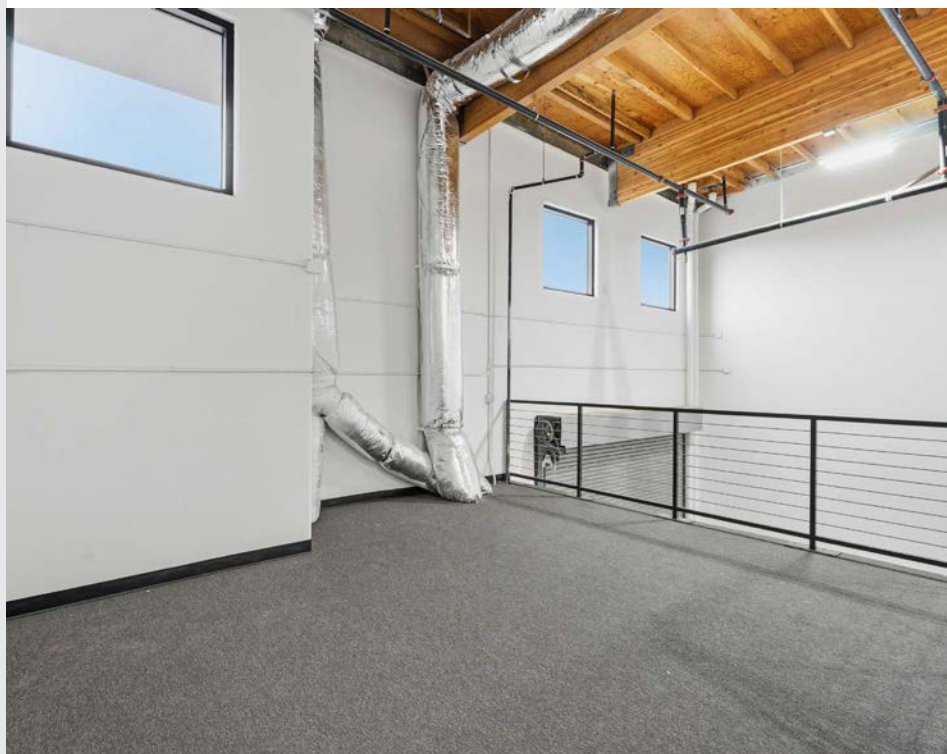
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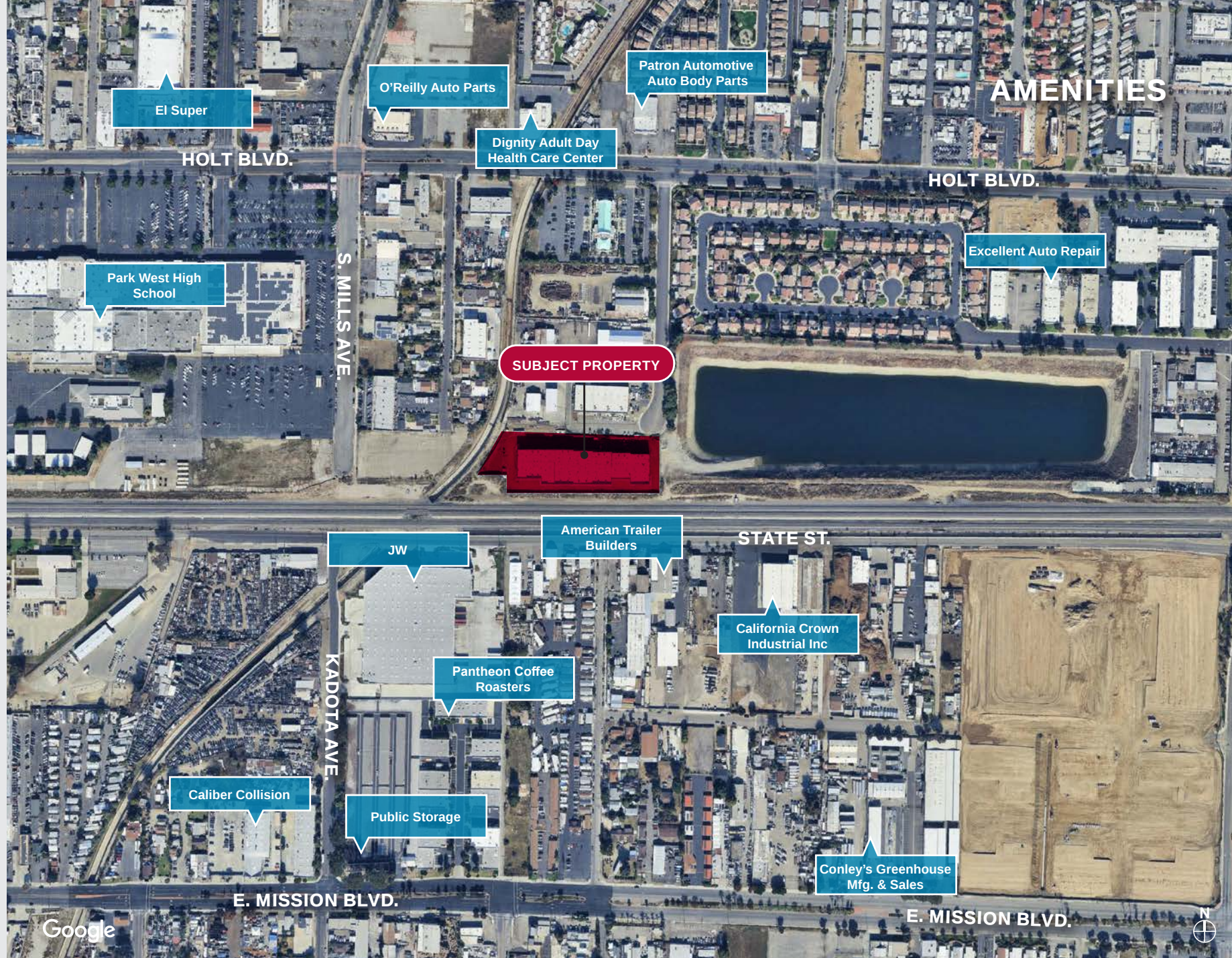
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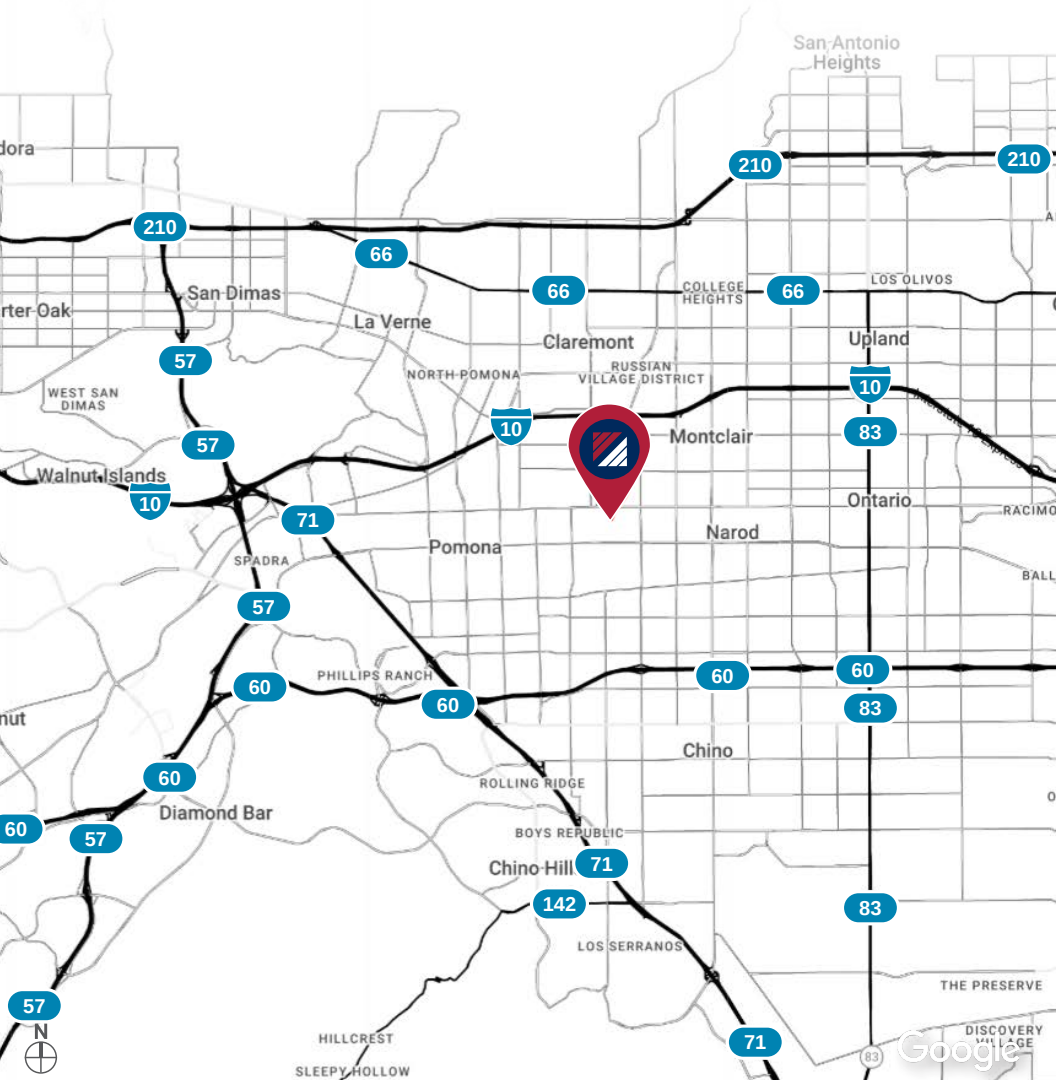
AMENITIES

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DEMOGRAPHICS

Radius	1 Mile	5 Miles	10 Miles
Population:			
2020 Population	25,843	460,193	1,035,921
2025 Population	24,687	451,965	1,030,428
2030 Population Projection	24,553	452,003	1,034,075
Avg Household Income	\$90,293	\$112,355	\$126,643
Median Household Income	\$68,153	\$89,845	\$101,718
Total Specified Consumer Spending (\$)	\$217.5M	\$5B	\$12.7B
Employment:			
Total Businesses	828	21,999	51,190
Employees	5,708	169,007	403,431

Traffic Count				
Collection St.	Cross Street	Cross St Dist.	Traffic Vol.	Dist From Subject
State St	Silicon Ave E	2,785	2025	0.05 mi
Silicon Ave	3rd St S	1,513	2018	0.13 mi
3rd St	Silicon Ave W	1,054	2025	0.20 mi
Holt Blvd	Oak Glen Ave W	28,327	2025	0.21 mi
Mission Blvd	Pipeline Ave W	20,040	2025	0.29 mi
Mission Blvd	Silicon Ave W	20,388	2025	0.31 mi
Holt Blvd	Amherst Ave W	25,447	2025	0.32 mi
Indian Hill Blvd	E Holt Ave S	21,039	2025	0.36 mi
Brooks St	Ramona Ave E	1,028	2025	0.37 mi
Pipeline Ave	Mission Blvd N	2,919	2025	0.37 mi

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