

9741 MAGNOLIA AVENUE CA. 92503 **RIVERSIDE**

A 13,200 SF FREE-STANDING RETAIL BUILDING LOCATED IN RIVERSIDE, CALIFORNIA.



INVESTMENT ADVISORS

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EXECUTIVE SUMMARY

9741 MAGNOLIA AVENUE RIVERSIDE CA. 92503

Marcus & Millichap has been selected to exclusively market for sale 9741 Magnolia Avenue, a 13,200 SF free-standing retail building on the northwest corner of Dykes Lane and Magnolia Avenue, just West of the signalized intersection of Magnolia Avenue and Van Buren Boulevard. 9741 Magnolia Avenue is located in the submarket of Riverside, California.

9741 Magnolia Avenue is currently leased to India Sweets and Spices Supermarket on a month-to-month basis, allowing for owner-user opportunity. 9741 Magnolia has excellent visibility with 120 feet of frontage on Magnolia Avenue on a corner location. There is ample parking with 14 spaces in the rear. Adjacent to the property is a Lowe's Home Improvement shopping center with national tenants including Union Bank, Popeyes, Cold Stone, Panda Express and more. Magnolia Avenue is a busy retail thoroughfare in Riverside. The Galleria at Tyler, a premiere shopping center with 180 shops and restaurants is walking distance from 9741 Magnolia Avenue.

Riverside is considered the hub of the Inland Southern California. It has one of the largest economies in the United States and has achieved record growth with thousands of millennials moving to Riverside. 9741 Magnolia Avenue is well located within an extremely dense demographic location, with an immediate population upwards of 260,460 people within a five mile radius. The average household income was \$73,247 within a five mile radius. Population growth as well as rent growth are projected in future, creating long term growth potential to the subject property.

PROPERTY INFORMATION

Address	9741 Magnolia Avenue, Riverside, CA 92503
Property Type	Retail
Gross Square Feet	13,200 SF
Lot Size	24,393 SF
APN	145-280-030
Year Built	1977
Zoning	C3
Type of Ownership	Fee Simple

FINANCIAL INFORMATION

Asking Price	\$1,326,000
Price/SF (bldg)	\$100.45
ProForma CAP Rate	5.87%
Price/SF (land)	\$54.36



INVESTMENT HIGHLIGHTS

FREE-STANDING CORNER RETAIL BUILDING

13,200 SF of ground floor retail space on a major thoroughfare in Riverside, California

BUSY RETAIL THOROUGHFARE

Magnolia Avenue is a busy retail thoroughfare with multiple national retailers such as Lowe's Home Improvement, Union Bank, Popeyes, Cold Stone Creamery, 99 Cents Only Store

WALKABILITY

Walking distance to the Galleria at Tyler, the premier shopping center with 180 shops and restaurants as well as the intersection of Tyler Street and Magnolia Avenue, which is a major shopping destination

AMPLE PARKING

Parking lot in the rear of the building with 14 surface spaces

EXCELLENT VISIBILITY

120 feet of frontage on Magnolia Avenue

HIGH TRAFFIC COUNTS

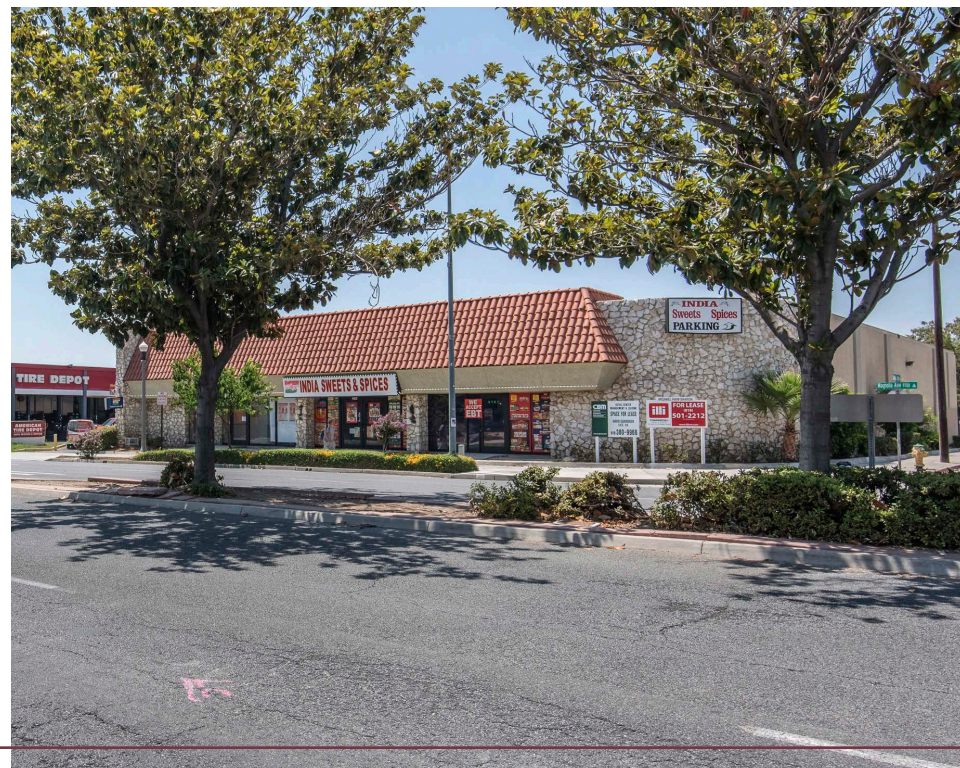
Over 29,000 vehicles on Magnolia Avenue a day

RIVERSIDE SUBMARKET

The hub of Inland Southern California, Riverside has one of the largest economies in the United States and has achieved record growth with thousands of millennials moving to the suburbs of Riverside

AFFLUENT DEMOGRAPHICS

Over \$73,247 average household income within a five mile radius



PROPERTY SUMMARY

LOCATION

9741 Magnolia Avenue, Riverside, CA 92503

SITE

The subject property is located on the northwest corner of Magnolia Avenue and Dykes Lane, just west of Magnolia Avenue and Van Buren Boulevard directly off the 91 Riverside Freeway.

SQUARE FOOTAGES

The Subject Property consists of a free-standing retail building of 13,200 SF on a 24,393 SF lot.

FRONTAGE

120 feet of frontage on Magnolia Avenue.

YEAR BUILT

The property was built in 1977.

ZONING

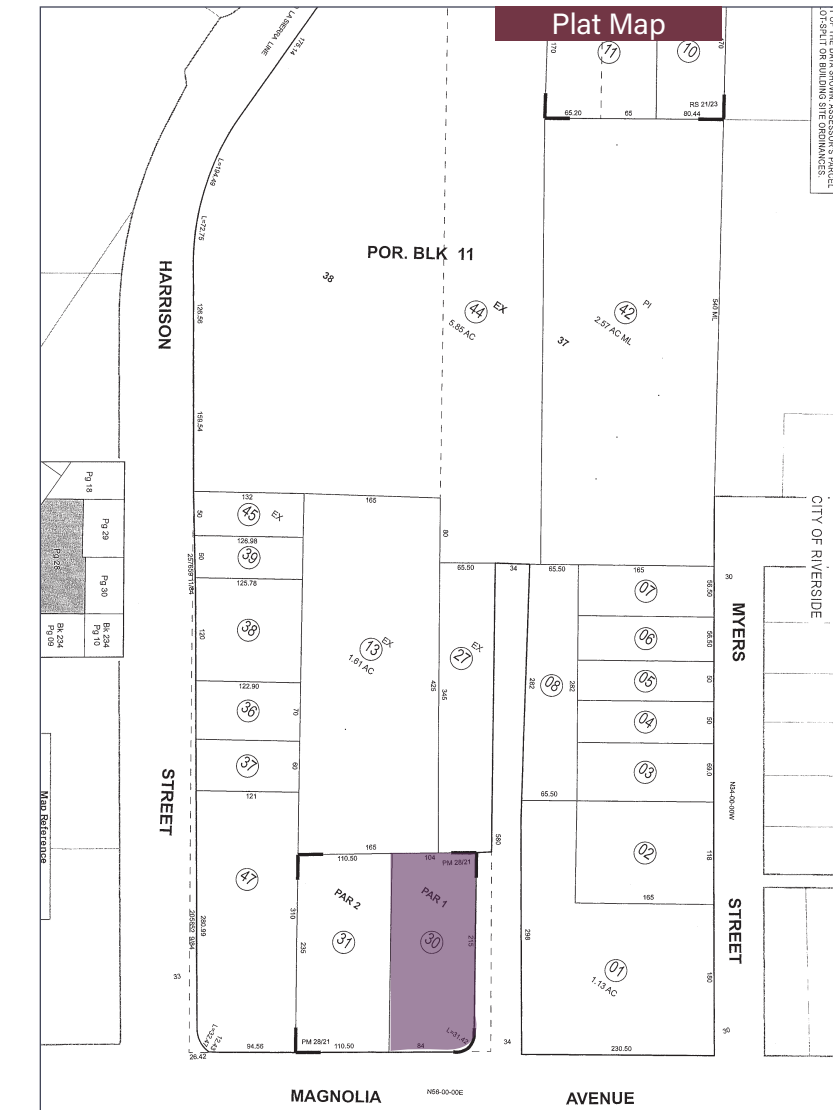
The property is zoned C3.

PARKING

14 surface spaces

TRAFFIC COUNTS

Magnolia Avenue: 29,000 vehicles per day



FINANCIAL ANALYSIS

RENT ROLL

Tenant	SF	% of Bldg	Lease Start	Lease Expiration	ProForma Rent	ProForma Rent/SF
Vacant	13,200	100%	-	-	\$8,500	\$0.64
Total	13,200	100%	-	-	\$8,500	-

ANNUALIZED OPERATING DATA

Income and Expense	ProForma
Scheduled Lease Income	\$102,000
Effective Gross Income	\$102,000
Expenses	\$24,223
Net Operating Income:	\$77,777

Expenses	Amount/Year	Amount/SF
Taxes:	\$16,575	\$1.26
Insurance	\$5,148	\$0.39
Repairs/Maintenance	\$2,500	\$0.19
Total	\$24,223	\$1.84

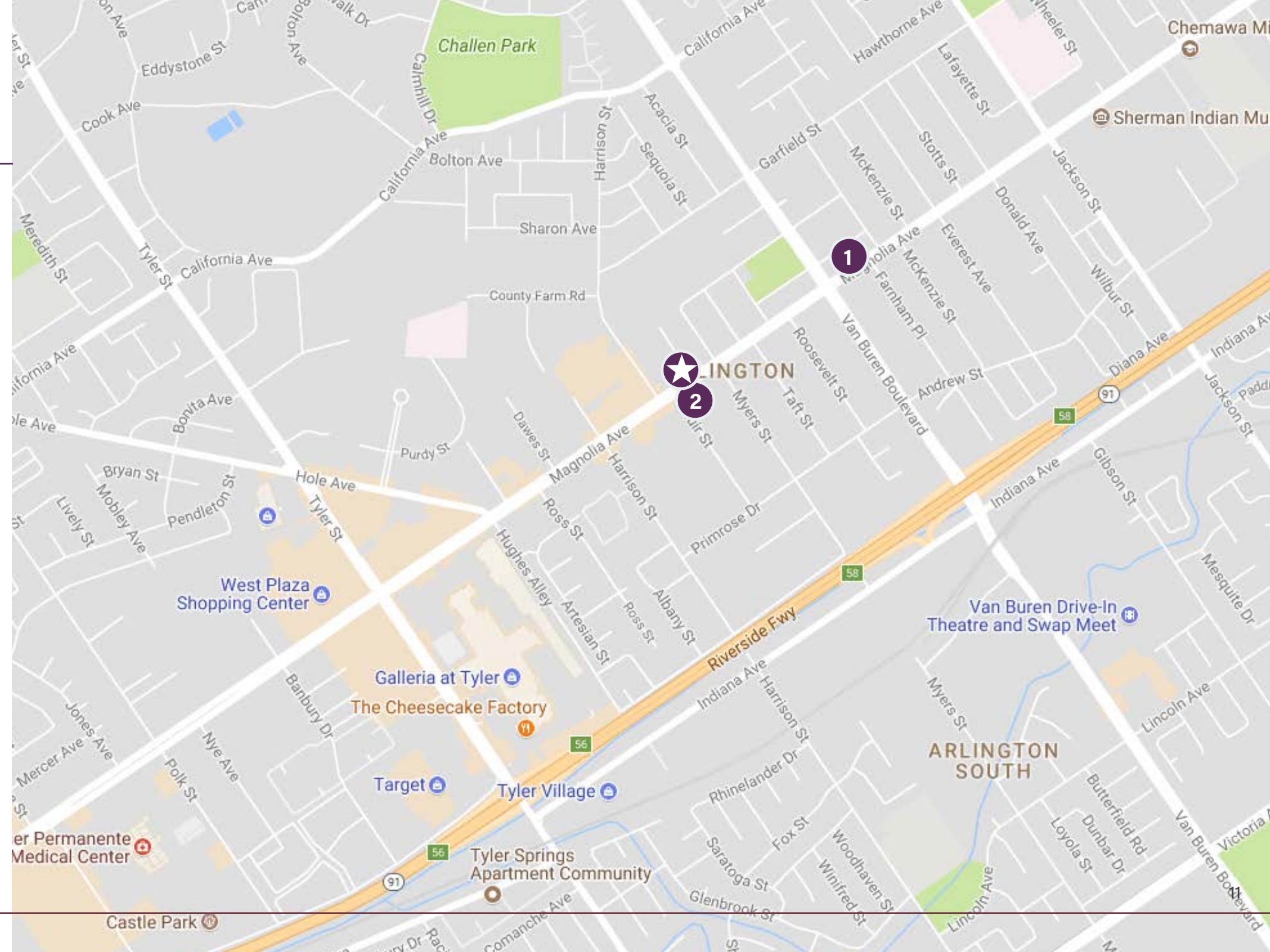
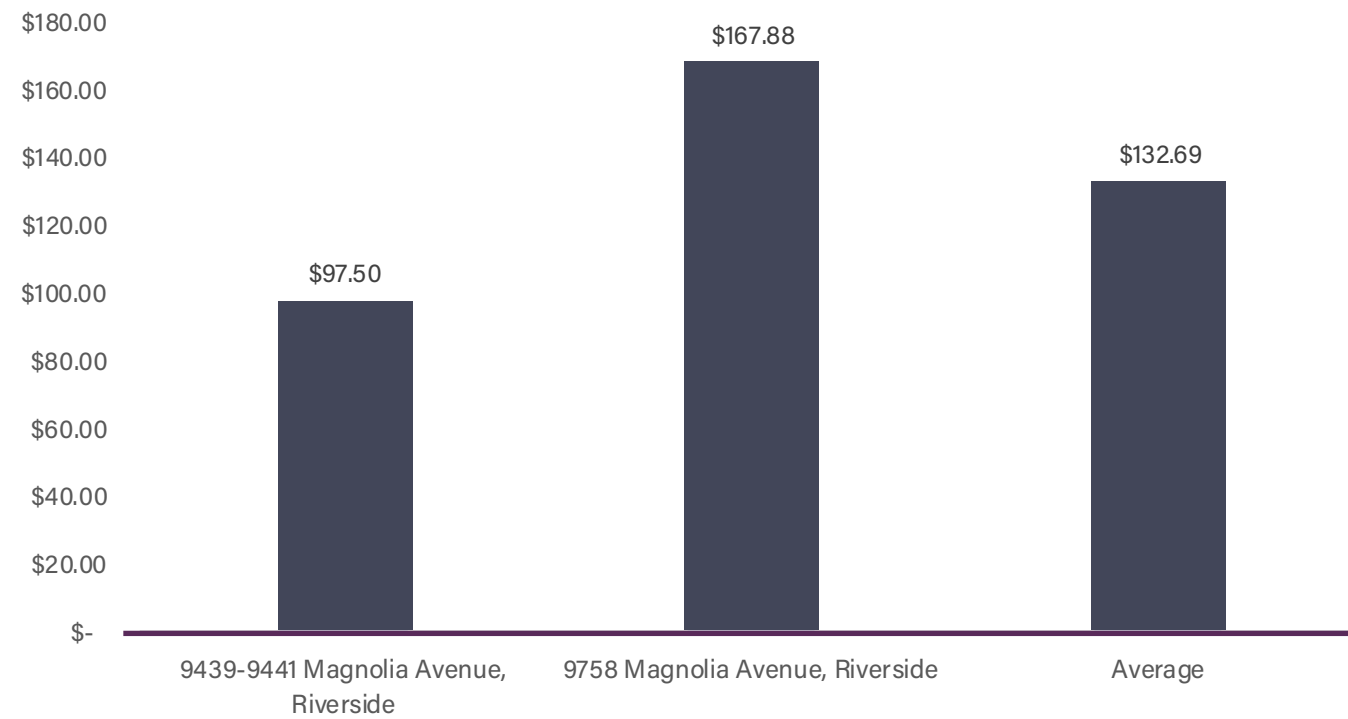
PRICING

Sales Price	\$1,326,000
ProForma CAP Rate	5.87%
Price/SF (bldg)	\$100.45
Price/SF (land)	\$54.36
Address	9741 Magnolia Avenue, Riverside, CA
Bldg SF	13,200
Lot SF	24,393
Year Built	1977



SALES COMPARABLES

#	Address	Sales Price	Price/SF	Bldg SF	Lot SF	Cap Rate	Close of Escrow
1	9439-9441 Magnolia Avenue, Riverside	\$585,000.00	\$97.50	6,000	6,534	7.85%	11/30/2016
2	9758 Magnolia Avenue, Riverside	\$1,590,000.00	\$167.88	9,471	30,928	7.22%	11/16/2016
Average		\$1,087,500.00	\$132.69	7,736	18,731	7.54%	



SALES COMPARABLES



Address	9439-9441 Magnolia Avenue, Riverside
Sales Price	\$585,000.00
Price/SF	\$97.50
Bldg Sf	6,000
Lot SF	6,534
CAP Rate	7.85%
Close of Escrow	11/30/2016



Address	9758 Magnolia Avenue, Riverside
Sales Price	\$1,590,000.00
Price/SF	\$167.88
Bldg Sf	9,471
Lot SF	30,928
CAP Rate	7.22%
Close of Escrow	11/16/2016



AREA OVERVIEW

RIVERSIDE, CA

Riverside is a city in Riverside County, California, United States, located in the Inland Empire metropolitan area. Riverside is the county seat of the eponymous county and named for its location beside the Santa Ana River. It is the most populous city in the Inland Empire and in Riverside County, and is located about 60 miles east of Los Angeles. It is also part of the Greater Los Angeles area. Riverside is the 59th most populous city in the United States and 12th most populous city in California.

Riverside has a diversified economy with significant manufacturing and non-manufacturing sectors. The manufacturing sector is largely light-industry and generates a range of products including aircraft components, automotive parts, gas cylinders, electronic equipment, food products, and medical devices. Supporting the manufacturing sector are several industrial parks, including those in the Hunter Industrial Park, Sycamore Canyon Industrial Park and Airport Industrial Areas. Many of the industrial sites are rail-served, with Union Pacific and Burlington Northern Santa Fe main lines running through the city. As the county seat and largest city in the region, Riverside also houses many legal, accounting, brokerage, architectural, engineering, technology, and banking firms. Citrus production and packing houses still exist within the city, but the industry is in decline.

The University of California, Riverside, is located in the northeastern part of the city. The university also hosts the Riverside Sports Complex. Other attractions in Riverside include the Fox Performing Arts Center, Riverside Metropolitan Museum, which houses exhibits and artifacts of local history, the California Museum of Photography, the California Citrus State Historic Park, and the Parent Washington Navel Orange Tree, the last of the two original navel orange trees in California



AREA OVERVIEW

MAJOR RIVERSIDE EMPLOYERS

#	Employer	Employees
1	County of Riverside	11,956
2	University of California, Riverside	8,306
3	Kaiser Permanente	4,500
4	Riverside Unified School District	4,000
5	City of Riverside	2,507
6	Riverside Community Hospital	2,400
7	Riverside County Office of Education	1,765
8	Alvord Unified School District	1,445
9	Parkview Community Hospital	1,350
10	Riverside Community College District	1,061

DOWNTOWN RIVERSIDE

Downtown Riverside is the cultural, entertainment and retail center of Inland Southern California, featuring a legendary collection of cultural landmarks, including Main Street's pedestrian mall's statues of great leaders. Downtown's buildings are attractions in and of themselves, with even more inspiration waiting inside at spots like the Fox Performing Arts Center and the Riverside Municipal Auditorium and Events Center; the Riverside Art Museum; the National Historic Landmark Mission Inn Hotel & Spa, the Mission Inn Museum, Riverside Metropolitan Museum, and the most beautiful courthouse in America, the famed Riverside County Courthouse.

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
2014 Population	17,937	141,650	260,460
2014 Households	5,316	40,480	77,837
2014 Average Household Size	3.36	3.40	3.27
2014 Daytime Population	10,787	38,096	72,080
2014 Owner Occupied Housing Units	43.58%	50.20%	59.79%
2014 Renter Occupied Housing Units	56.42%	49.80%	40.21%
2014 Vacant	1.10%	1.52%	1.23%
2014 Median Household Income	\$44,764	\$48,594	\$55,229
2014 Per Capita Income	\$16,750	\$18,400	\$22,163
2014 Average Household Income	\$54,766	\$63,280	\$73,247

AREA OVERVIEW

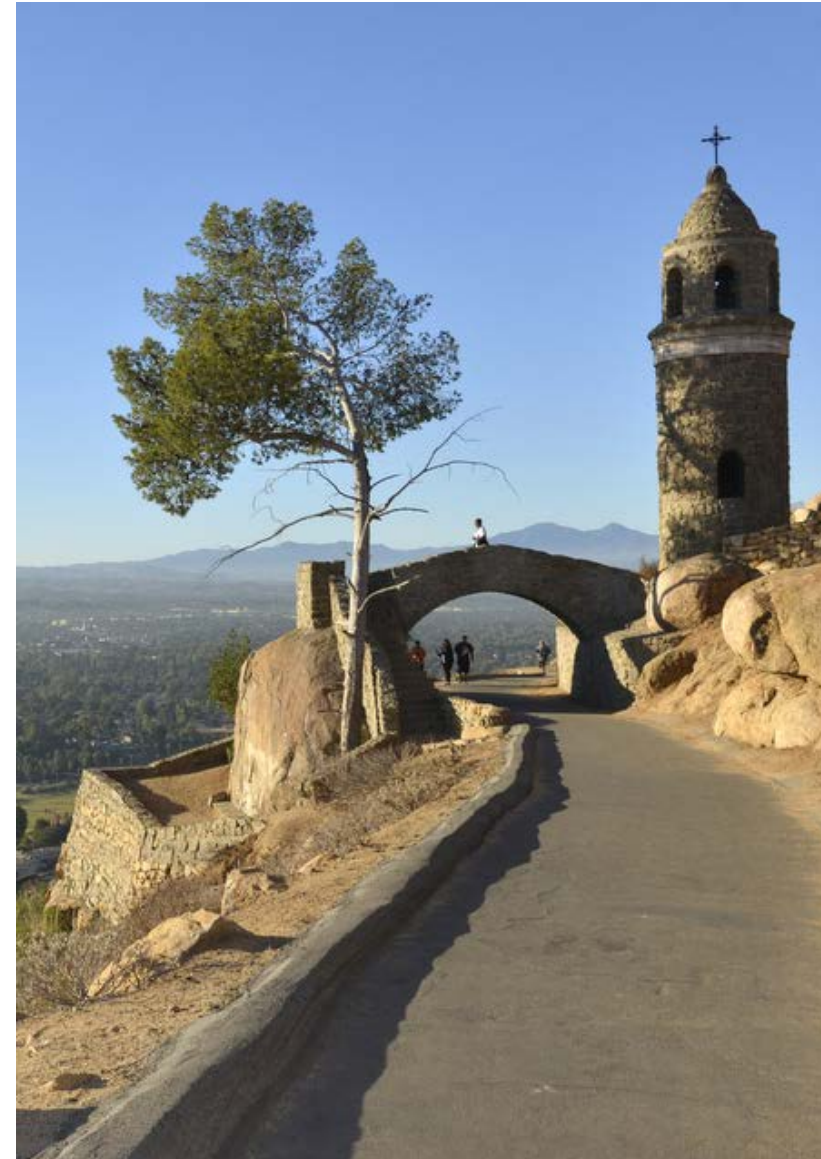
RIVERSIDE COUNTY

The Riverside-San Bernardino metro, also referred to as the Inland Empire, is a 28,000-square-mile region in Southern California composed of San Bernardino and Riverside counties. Valleys in the southwestern portion of the region, adjacent to Los Angeles, Orange County and San Diego County, are the most populous in the metro.

The Riverside-San Bernardino metro has one of the largest economies in the United States. While the region's economic expansion has been fueled by a number of factors, robust population growth has been the primary demand driver. High home prices throughout much of Southern California leave residents seeking more affordable options in the Inland Empire. The resulting increase in population will continue to heighten the need for housing, retail goods, personal services and government services.

There has also been exceptional growth in wholesale trade and warehousing as the area is an important distribution hub for the Southwest. Riverside-San Bernardino is the premier location in the Los Angeles Basin for new distribution facilities. This is because of its large pool of experienced workers, relatively inexpensive land and highly efficient intermodal transportation system that reduces the cost of both aggregating and distributing shipments. Amazon and Deckers have huge warehouses in the region, and growth in the distribution industry is expected to impact all other sectors.

During the past year, the Riverside-San Bernardino metro recorded higher industrial absorption than most other industrial markets in the state. The distribution system also benefits two major cargo airports: Ontario International and the Southern California Logistics Airport in Victorville.



RIVERSIDE COUNTY EMPLOYERS

Government entities account for some of the largest employers in the region, including Fort Irwin and March Air Reserve Base. As the base downsized, unused land was transformed into the March Inland Port, a 350-acre aviation-based industrial business park. March Inland Port Airport is a public joint-use airport and its 13,000-foot runway is one of the longest runways on the West Coast.

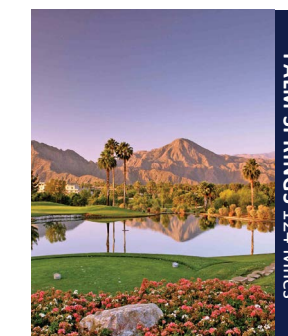
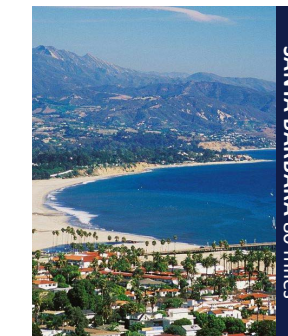
Another significant employer is Ontario International Airport. The facility provides thousands of jobs at the airport and more than 50,000 indirect, off-site positions. Strong growth will continue at the airport, given the limits to expansion placed on neighboring airports in Los Angeles and Orange counties.

Major healthcare providers such as Loma Linda University Medical Center and Kaiser Permanente also provide a big portion of the region's jobs. Demand for medical services is projected to rise rapidly in the coming years because of the area's increasing population and the baby-boomer generation's move into its retirement years.

While Riverside-San Bernardino has a significant share of large employers, the majority of companies are small. This emphasis on small firms encourages innovation and flexibility and is positive for the area's long-term outlook, as most of the growth taking place in the economy is occurring in the small-business sector.



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