

EXCLUSIVE NET LEASED OFFERING



Property Name	United Pacific
Location	6020 Arlington Avenue Riverside, CA
Price	\$2,476,190
CAP Rate	5.25%
NOI	\$130,000
Price/Rent PSF	\$2,063.49/ \$108.33
Building Size	1,200 SF
Lot Size	0.92 Acres
Year Built	2003
Lease Type	Triple-Net (NNN)
Lease Term Remaining	19.5 Years
Rental Increases	1.5% Increases First 5 Years, 7.5% Every 5 Years Thereafter
Renewal Options	Three, Five-Year Renewal Options

**Investment Highlights**

- ❖ 20-Year Triple Net (NNN) Lease
- ❖ 76 Branded Locations: United Oil Guarantee
- ❖ 1.5% Annual Increases First 5 Years, 7.5% Every 5 Years Thereafter
- ❖ Three, Five-Year Renewal Options

**Demographics**

	1 Mile	3 Miles	5 Miles
2013 Population	19,706	134,824	288,859
2013 Households	5,654	39,125	83,580
Average HH Income	\$60,580	\$63,007	\$72,626

**Location Highlights**

- ❖ Riverside is the 12<sup>th</sup> Most Populous City in California
- ❖ High Population Density and Strong Traffic Counts
- ❖ Within Close Proximity to the Riverside Municipal Airport and The Parkview Community Hospital
- ❖ Major Tenants in the area include: Ross, Big Lots, Sears, Jack in the Box, McDonalds, Chevron, etc.

