



FOR SALE / LEASE

24830-24832 RIVARD ROAD, MORENO VALLEY, CA 92551

±43,400 SF

For More Information, Please Contact:

Austin Hill
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 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES



COMPASS DANBE
REAL ESTATE PARTNERS LLC

 **MetLife**

SITE PLAN AND BUILDING FEATURES



Bldg	Address	Size	APN
1	24830 RIVARD RD.	21,700 SF	316-190-055
2	24832 RIVARD RD.	21,700 SF	316-190-056

±9,200 SF OF OFFICE SPACE

28 FT CLEAR HEIGHT

FULL USE OF WAREHOUSE WITH
COLUMN-LESS DESIGN

ESFR K-25

2.5% SKYLIGHTS

800 AMP 277/480 VOLT 3 PHASE

LED LIGHTING

DRIVE AROUND ACCESS

PRIVATE AND SECURED YARD

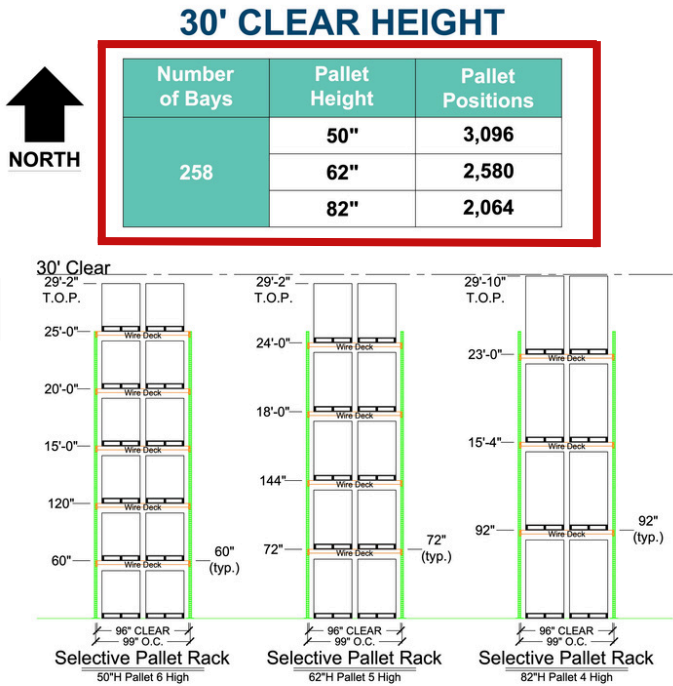
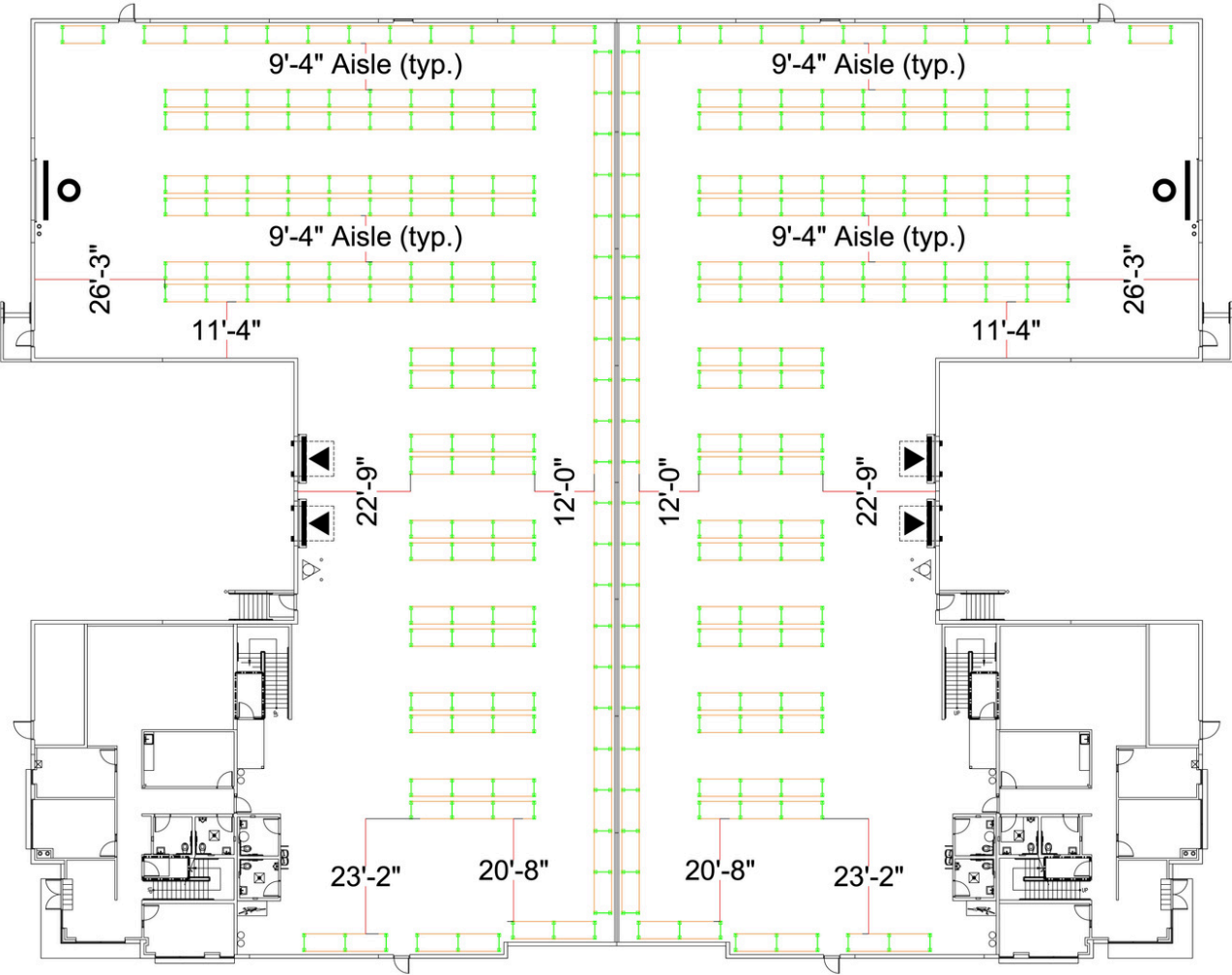
126 FT TRUCK COURT

4 TRAILER STALLS / 78 CAR STALLS

4 DH DOORS / 2 GL DOORS
- 2 WITH LOAD LEVELERS

COLUMN-LESS DESIGN

Current Layout without Building Columns



CATALINA MATERIAL HANDLING

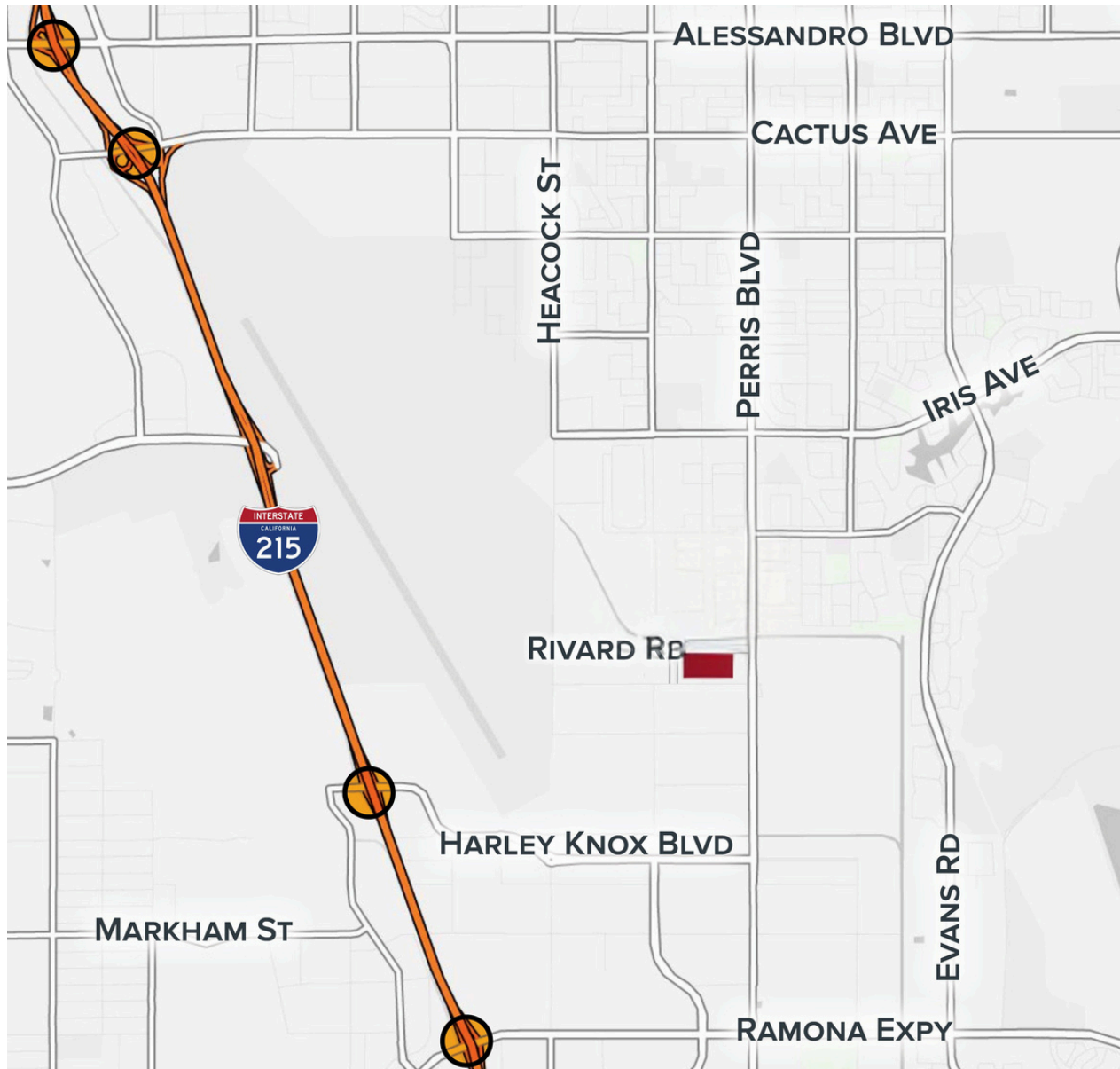
RACKING AND STORAGE SOLUTIONS

7351 Garden Grove Boulevard, Unit B • Garden Grove, CA 92841
Tel: (562) 997-1911 • Email: sgraham@catalinamh.com

Disclaimer: the contained racking layout and elevation drawings illustrate general conceptual possibilities for marketing purposes only. Please contact Catalina Material Handling for specific design considerations of company products, forklift equipment and other design criteria.

COLUMN-LESS WAREHOUSE INCREASES CAPACITY BY **10%**

LOCATION MAP



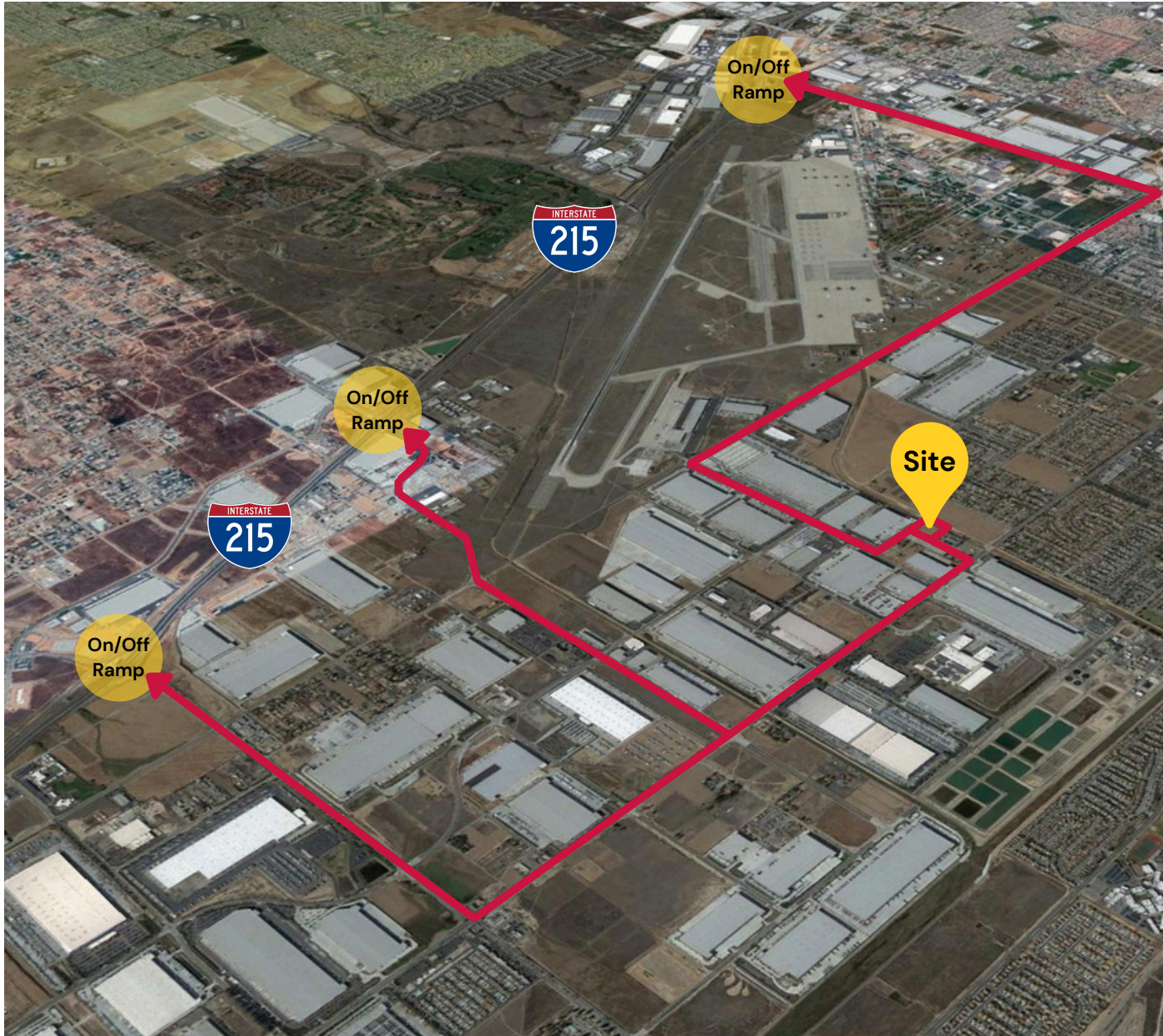
LOCATION HIGHLIGHTS

- Surrounded by Fortune 500 Companies
- Multiple Freeway Access Points
- Industrial Park Environment
- Corporate Neighbors Including Amazon, Home Depot, Ross, ResMed, Minka Lighting, O'Reilly, etc.
- Immediate 215 Freeway Access
- ±25 min to I-10 Freeway
- ±30 min to I-15 Freeway
- ±15 min to I-60 Freeway
- ±30 min to I-91 Freeway

TENANT MAP



LOCATION MAP



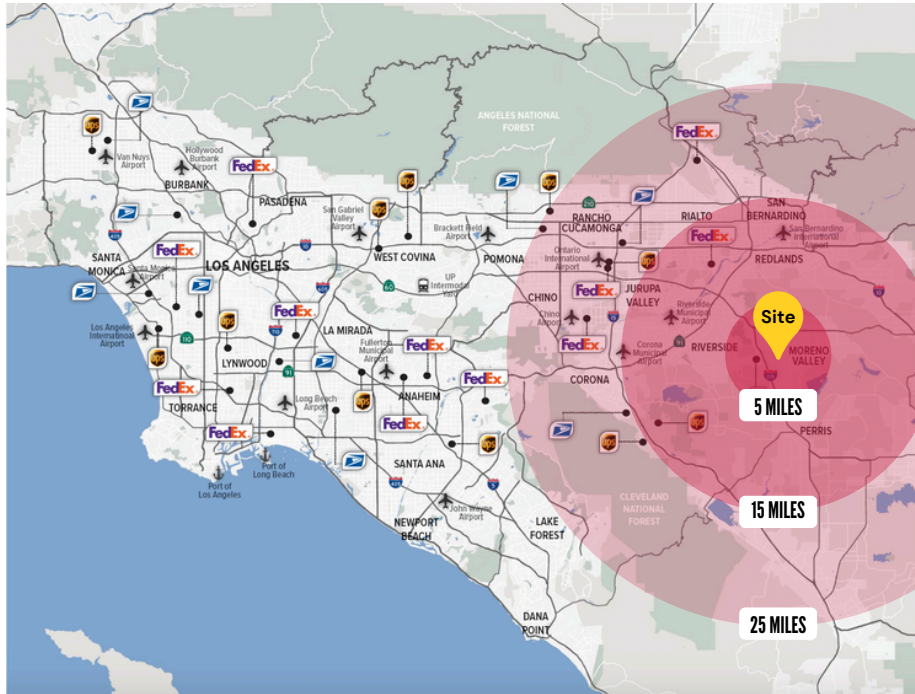
215 CORRIDOR INFORMATION

Inland Empire
Vacancy Rate:
5.2%

IEE Vacancy
Rate:
5.5%

Inland Empire
Employment :
1.68M

DEMOGRAPHICS



MORENO VALLEY DEMOGRAPHICS

Key Facts



± 214,000
TOTAL POPULATION



± 33
MEDIAN AGE



3.71
AVERAGE HOUSEHOLD SIZE



± 82,000
MEDIAN HOUSEHOLD INCOME

Income



± 26,000
PER CAPITA INCOME



± 5.5%
UNEMPLOYMENT RATE

Education



± 78%
HIGH SCHOOL GRADUATE



± 17%
COLLEGE DEGREE

Employment



± 45%
WHITE COLLAR



± 35%
BLUE COLLAR



± 19%
SERVICES



± 9.5%
UNEMPLOYED



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