



# FOR SALE / LEASE

24830 RIVARD ROAD, MORENO VALLEY, CA 92551

±21,700 SF

For More Information, Please Contact:

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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

±4,600 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

Private and Secured Yard

126 ft Truck Court

2 Trailer Stalls / 39 Car Stalls

2 DH Doors / 1 GL Door

- 1 with a Load Leveler



# SBA LOAN EXAMPLE



## 24830 RIVARD ROAD, MORENO VALLEY – 21,700 SF

BUILDING ACQUISITION	\$6,076,000
TENANT IMPROVEMENTS	\$0
SBA/CDC FEES	\$56,000
<b>TOTAL PROJECT COST</b>	<b>\$6,132,000</b>

SOURCE OF FUNDS		AMOUNT	RATES	MATURITY	COLLATERAL	MONTHLY PAYMENT	
BANK	50%	\$3,038,000	6.50%	10 YEARS 25 YR. AMOUNT	1ST DEED	\$20,513	(BANK 1ST)
SBA 504 LOAN	40%	\$2,486,400	6.09% DEC	25 YEARS FULL AMOUNT	2ND DEED	\$16,157	(SBA 2ND)
BORROWER	10%	\$607,600				\$36,670	
<b>TOTAL</b>	<b>100%</b>	<b>\$6,132,000</b>					

**RATES:** BANK: RATE IS ESTIMATED – WILL VARY DEPENDING ON LENDER  
SBA 504: RATE IS **FIXED** AT THE TIME OF THE DEBENTURE SALE.

**FEES:** BANK: VARY DEPENDING ON LENDER POLICY.  
SBA CDC: 2.15% OF SBA LOAN PLUS LEGAL FEES ARE FINANCED, AND THEREFORE INCLUDED IN THE SBA LOAN AMOUNT.  
MISC: RELATED COSTS MAY BE INCLUDED IN THE SBA 504 LOAN INCLUDING APPRAISAL, ENVIRONMENTAL REPORT (IF REQUIRED), AND ESCROW CLOSING COSTS (INCLUDING INSURANCE AND LEGAL CLOSING COSTS).

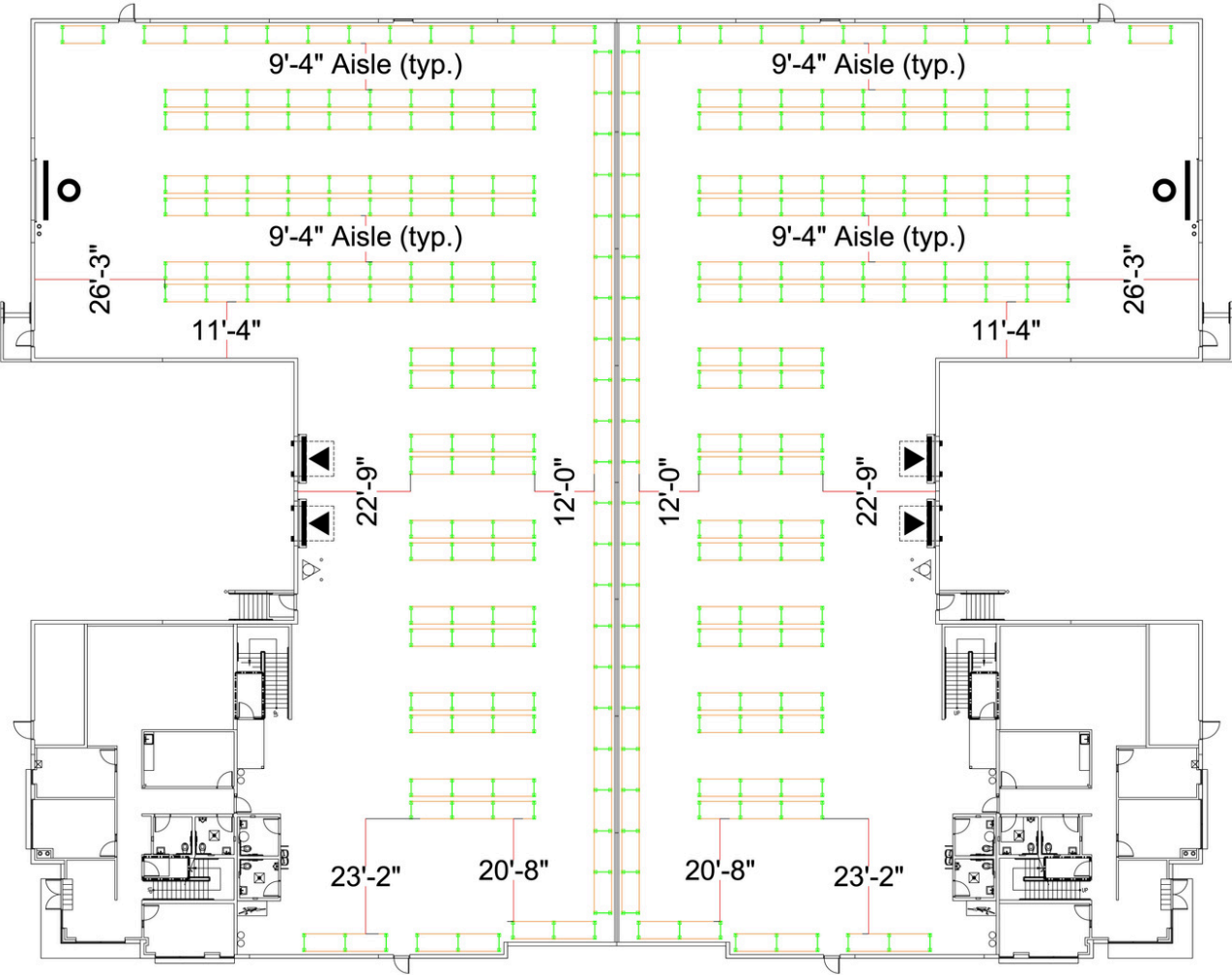
**COLLATERAL:** 90% FINANCING GENERALLY DOES NOT REQUIRE ADDITIONAL COLLATERAL.

BFC WILL PERFORM A FREE PREQUALIFICATION FOR PROSPECTIVE BUYERS UPON RECEIVING COMPLETE FINANCIAL INFORMATION.



# COLUMN-LESS DESIGN

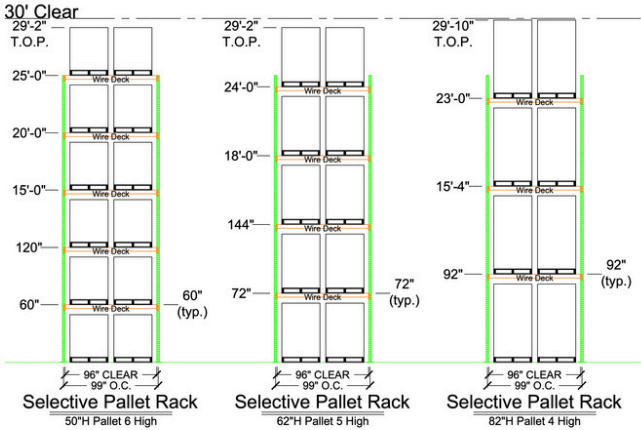
## Current Layout without Building Columns



**30' CLEAR HEIGHT**

**NORTH**

Number of Bays	Pallet Height	Pallet Positions
258	50"	3,096
	62"	2,580
	82"	2,064



## CATALINA MATERIAL HANDLING

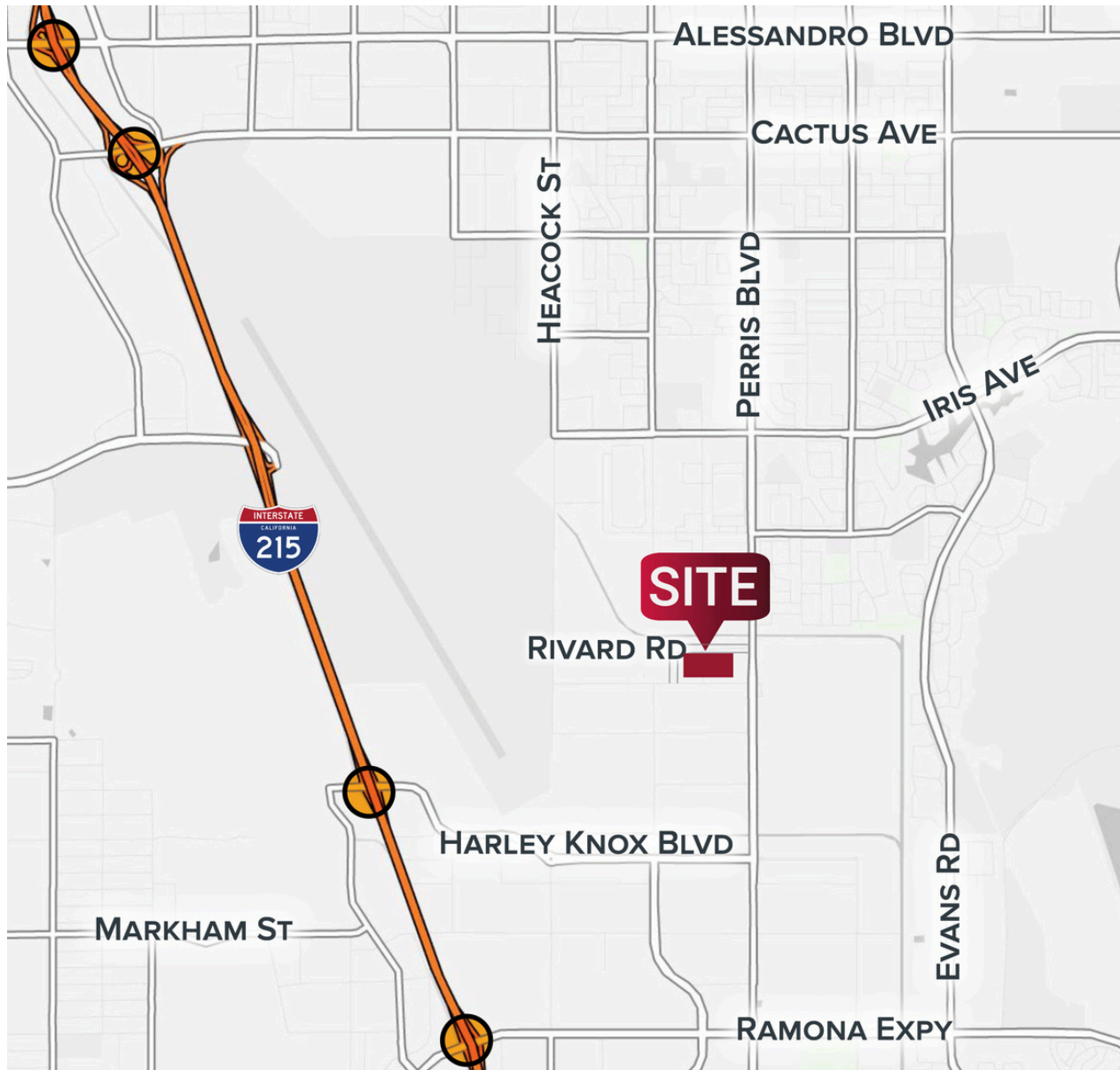
RACKING AND STORAGE SOLUTIONS

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

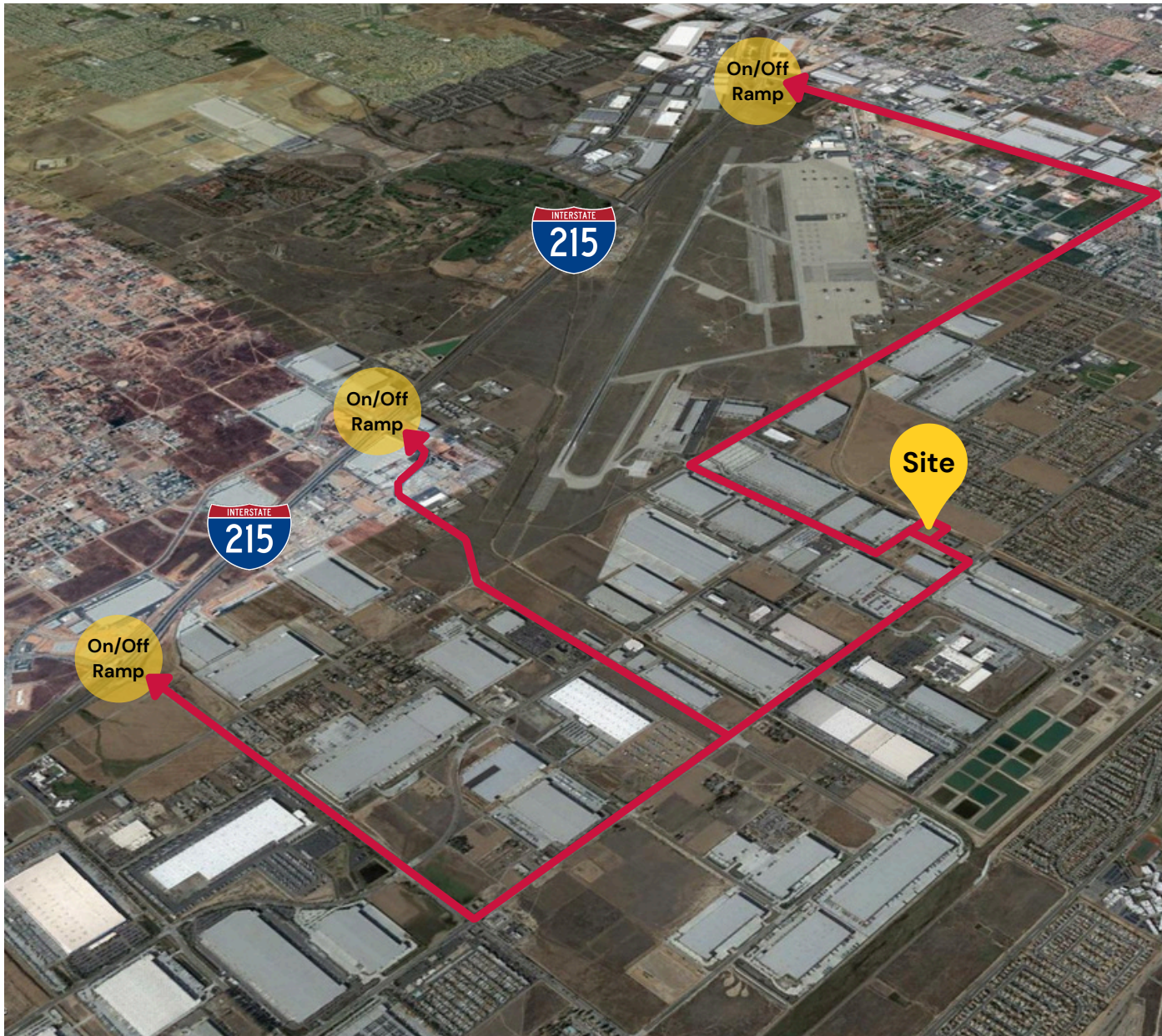


# TENANT MAP





# LOCATION MAP



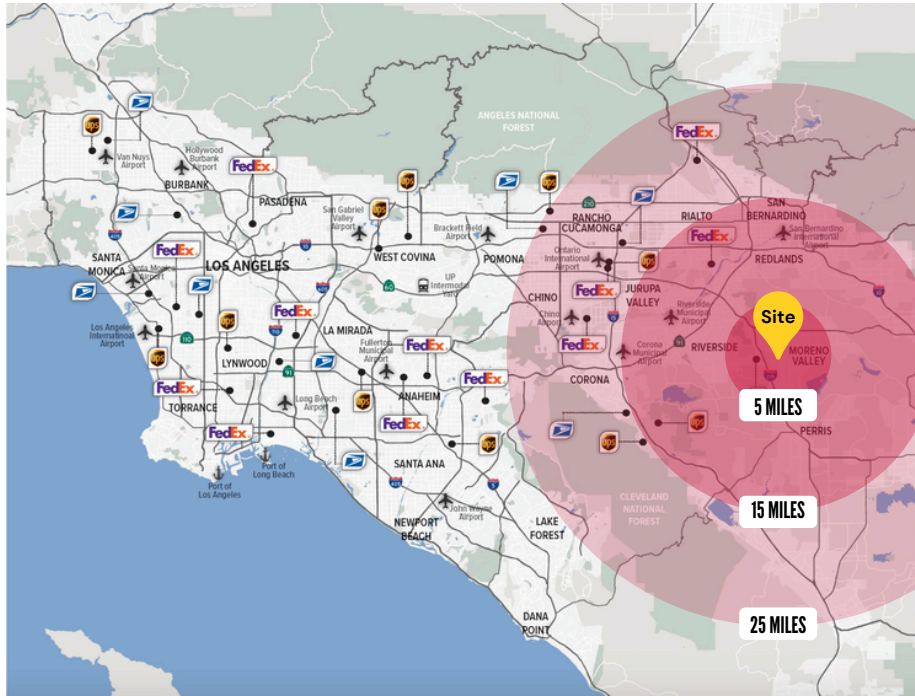
## 215 CORRIDOR INFORMATION

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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