



5200 RIVERGRADE ROAD
Irwindale, CA

Voit
REAL ESTATE SERVICES

THE ZEHNER
DAVENPORT
INDUSTRIAL GROUP

EXECUTIVE SUMMARY

THE OFFERING

Voit Real Estate Services is pleased to offer a rare opportunity to acquire the Rivergrade commercial center consisting of two freestanding commercial buildings and two fuel stations. The commercial center is comprised of national tenants; Subway, Waba Grill, Circle K and Shell fuel stations and is 100% leased. The commercial center consist of approximately 13,802 square feet situated on 1.80 acres of land in the desirable East San Gabriel submarket. Located just off the San Gabriel (605) freeway at the signalized corner of Live Oak & Rivergrade Road. The center draws from the bustling daytime work force, as well as over 175,000 residents, within the immediate trade area. The property benefits from its close proximity and immediate access to the 605, 10 and 210 Freeways. The subject property is located in the East San Gabriel submarket and is located approximately 25 miles North of the Ports of Los Angeles and Long Beach. .

OFFERING PRICE:	\$11,970,000
BUILDING SIZE:	13,802 Square Feet
OPERATING EXPENSES:	\$290,136
NET OPERATING INCOME:	\$658,323
CAPITALIZATION RATE:	5.5%



INVESTMENT HIGHLIGHTS

PROPERTY FEATURES

- A total of 2 freestanding buildings and 2 fuel station on 1.80 acres
- Designed for 4 individual leasable units
- Well established credit tenants
- Long Term leases with Waba Grill and Circle K / Shell

PROPERTY ADDRESS:	5200 - A Rivergrade Road Irwindale, CA	5200 - B Rivergrade Road Irwindale, CA
PROJECT SIZE:	± 9,822 Square Feet	±3,980 Square Feet
TENANTS / UNIT SIZE:	Circle K / Shell - 9,822 SF 2 Fuel Stations	Subway - 980 SF Waba Grill - 1,800 SF Kamran Staffing - 1,200 SF
CURRENT OCCUPANCY:	100%	100%
STORIES:	1	1
YEAR BUILT:	2012	2012
CONDITION:	Excellent	Excellent
PARCEL NUMBER:	8535-001-032	8535-001-032



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Exclusively Offered By:

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Southern California's Premier
Real Estate Marketing Team

97

BEAUMONT AVENUE
BEAUMONT, CA



FOR SALE
CREDIT TENANT | LEASED INVESTMENT

Voit
REAL ESTATE SERVICES

**THE ZEHNER
DAVENPORT**
INDUSTRIAL GROUP

EXECUTIVE SUMMARY

THE OFFERING

Voit Real Estate Services is pleased to offer a rare opportunity to acquire a Circle K/ Shell convenience store consisting of a freestanding commercial building, a car wash and fuel station. The convenience store is comprised of national tenants; Circle K and Shell fuel station and is 100% leased. The retail building consists of approximately 8,091 square feet situated on 0.81 acres of land in the desirable Beaumont submarket. It is located within the Beaumont Gateway Plaza. The property benefits from its close proximity and immediate access to the San Bernardino (10) and Moreno Valley (60) Freeways, located off the 1st exit after the merge both freeways. The property is at the Southwest signalized corner of Beaumont Avenue (Hwy. 79) & 1st Street. The subject property is located approximately 35 miles from the Ontario International Airport, 30 miles from the Palms Springs International Airport and 23 miles from the San Bernardino International Airport. Residential development has skyrocketed with new homes under construction built and proposed in the immediate vicinity. Home Depot and Wal-Mart are now operating their new Supercenter less than 2 miles away.

PROJECT UPSIDE:

Additionally this unique opportunity allows the investor a stable cash flow from credit tenants.

OFFERING PRICE:	\$5,500,000.00
BUILDING SIZE:	8,091 Square Feet
NET OPERATING INCOME:	\$293,820.00
CAPITALIZATION RATE:	5.30%



PROPERTY DESCRIPTION

PROPERTY FEATURES

- A total of a freestanding building and fuel station on 0.90 acres
- Well established credit tenants
- Long Term leases with Circle K / Shell

PROPERTY ADDRESS:	97 Beaumont Avenue Beaumont, CA
PROJECT SIZE:	± 8,091 Square Feet
TENANTS / UNIT SIZE:	Circle K - 2,851 SF Shell Fuel Station - 4,104 SF Car Wash - 1,136 SF
ZONING:	C-HS (Commercial- Highway Service)
CURRENT OCCUPANCY:	100%
STORIES:	1
YEAR BUILT:	2011
CONDITION:	Excellent
PARCEL NUMBER:	718-290-013



97 Beaumont Avenue



AERIAL



BEAUMONT AVENUE
(HIGHWAY 79)

FIRST STREET

97

BEAUMONT AVENUE
BEAUMONT, CA

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