

RIVERSIDE INDUSTRIAL REPORT

AUGUST 2024



MACLEOD&CO.

LETTER FROM OUR TEAM



CHASE MACLEOD

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LIC. #01899515

Thank you for reviewing our latest industrial market overview for the Riverside, CA submarket. We've had a strong first half of the year, thanks to our trusted clients and long-standing relationships. Despite rising vacancy rates and slowing transaction volume, our team has successfully closed approximately \$50 million in transactions year to date, representing large tenants, investors, developers, and land sellers.

While some view the market as "over-heated" or "saturated with supply," we've demonstrated our ability to transact effectively in challenging conditions. Whether you need to lease space, place 1031 exchange funds, find off-market opportunities, or secure land for development, we encourage you to leverage our team's proven track record to achieve your goals.



MAX GALE

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In the following report, you will find a comprehensive overview of the Riverside, CA submarket, including valuable market statistics, sale comps, lease comps, and under-construction inventory. Thank you for taking the time to review this report and our team looks forward to the opportunity to connect in the near future.

Sincerely,
Chase & Max

18

Number of Existing Properties for **Sale**
(10,000 SF to 99,999 SF)

36

Number of Existing Properties for **Lease**
(10,000 SF to 99,999 SF)

13

Number of Properties for **Sublease**
(10,000 SF to 99,999 SF)

4

Number of Existing Properties for **Sale**
(100,000+ SF)

7

Number of Existing Properties for **Lease**
(100,000+ SF)

11

Number of Properties for **Sublease**
(100,000+ SF)

RECENT COMPANY LISTINGS

SALE

Address: 5600 Market St, Jurupa Valley, CA

Price: Contact MacLeod & Co.

for Pricing Guidance

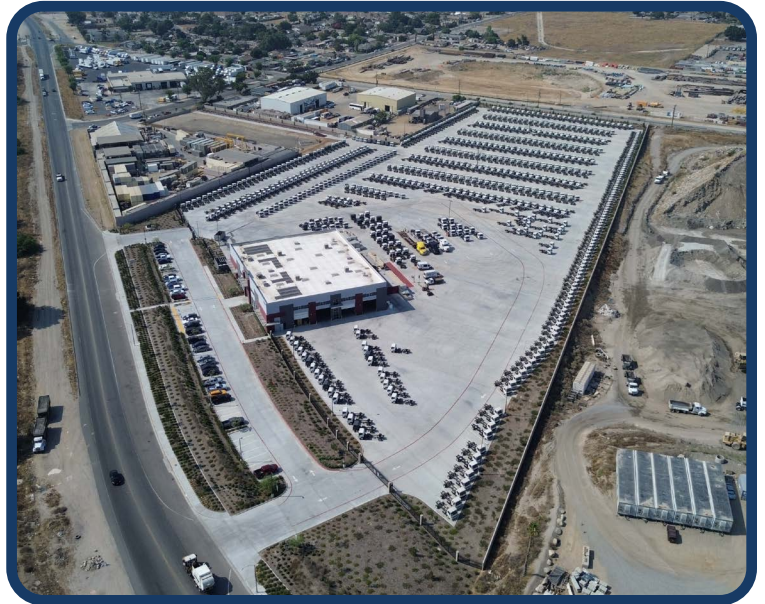
Property Size:

±15.32 Acres with 25,910 SF Building

Ground-Level Doors: 8

Year of Construction: 2023

Notes: New construction, NNN sale leaseback, single tenant, fully fenced and paved



Address: 8864 Jurupa Rd, Jurupa Valley, CA 92509

Price: \$6,250,000

Property Size:

±2.71 Acre Lot with 17,410 SF in structures

Clear Height: 14'

Ground-Level Doors: 2

Year of Construction: 1970s & 1990s

Notes: Multi-tenancy, located in a suburban area within the Riverside submarket, 100% leased under month to month leases



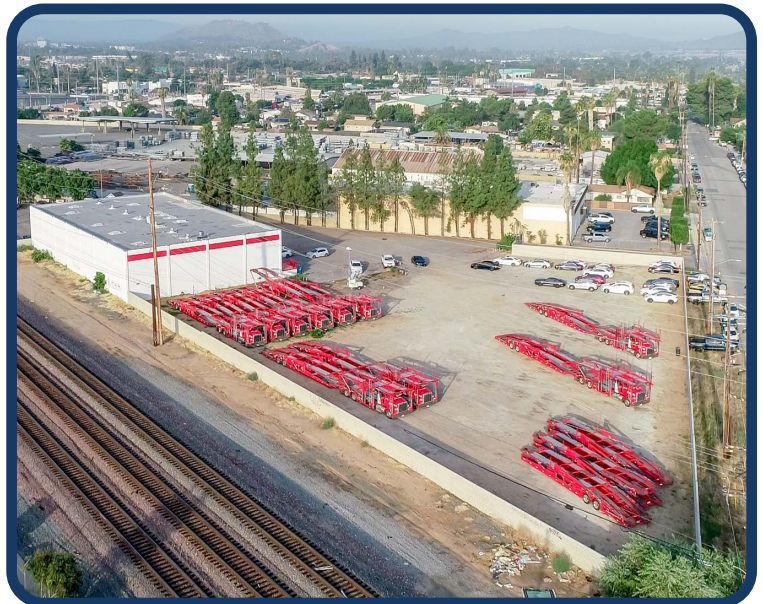
RECENT COMPANY LISTINGS

LEASE

Address: 1799 Rustin Ave - Bldg A,
Riverside, CA 92507
Lease SF: 30,404 SF (1.79-Acre Lot)
Landlord: MapleTree
Asking Rent: \$1.15 / SF NNN + \$0.27 / SF
Operating Expenses
Dock Doors: 5
Clear Height: 24'
Notes: Cross Dock, 2 Ground Level Doors



Address: 1492 Palmyrita Ave,
Riverside, CA 92507
Lease SF: 11,760 SF (2.81-Acre Lot)
Landlord: Stonemont Financial Group
Asking Rent: \$0.49 / Land SF / Month +
\$10,000 / Month Operating Expenses
Dock Doors: 3
Clear Height: 18'
Notes: Fenced



RECENT LEASE COMPARABLES



Address: 6800-6980 Sycamore Canyon Boulevard, Riverside
Transaction date: March 7, 2024
Leased SF: 126,749 SF
Tenant: Standard Textile
Landlord: Edgemont Community Services District

Lease Term: 38 Months
Rental Rate: \$1.10 NNN
Opex: \$0.20
Annual Increase: 4.00%
Notes: 2 months free rent, as-is condition



Address: 2950 Jefferson Street, Riverside
Transaction date: May 1, 2024
Leased SF: 21,204 SF
Tenant: California Interfill
Landlord: Nineway

Lease Term: 36 Months
Rental Rate: \$1.07 G
Opex: Gross
Annual Increase: 3.00%
Notes: 2024 lease. TI value \$0 PSF



Address: 6361 Box Springs Boulevard, Riverside, CA 92507
Transaction date: April 1, 2024
Leased SF: 26,670 SF
Tenant: Sean Khan Consulting Co
Landlord: NEK Properties

Lease Term: 60 Months
Rental Rate: \$1.33 G
Opex: \$0.02
Annual Increase: 3.50%
Notes: Market-ready TIs, 3 months free, and 3.5% annual increases



Address: 11201 Iberia Street, Jurupa Valley, CA 91752
Transaction date: May 21, 2024
Leased SF: 88,927 SF
Tenant: US BIC Logistics
Landlord: Link Logistics

Lease Term: 66 Months
Rental Rate: \$1.25 NNN
Opex: \$0.20
Annual Increase: 4.00%
Notes: 6 months free rent



Address: 461 N Main St, Riverside, CA
Transaction date: March 1, 2024
Leased SF: 32,280 SF
Tenant: Industrial Metal Supply
Landlord: Tuffli Co

Lease Term: 87 Months
Rental Rate: \$1.35 G
Opex: Gross
Annual Increase: Verifying
Notes: 3 months free rent, \$100k TIA



Address: 1049 Spruce Street, Riverside, CA
Transaction date: July 2024
Leased SF: 112,874 SF
Tenant: Goodwill
Landlord: Burke Investment

Lease Term: 125 Months
Rental Rate: \$1.10/SF NNN
Opex: \$0.31/SF
Annual Increase: 3.75%
Notes: 5 months free, amortized over 18 months. \$2/SF in TI

RECENT SALES COMPARABLES



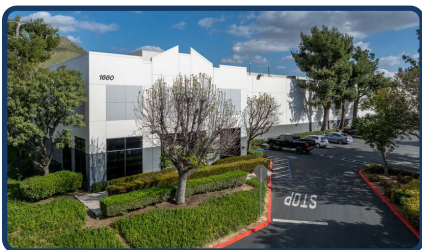
Address: 3030 Myers St, Riverside, CA 92503
Square Footage: 36,626 SF
Price (Price Per SF): \$8,300,000 (\$226.62 / SF)
Buyer (Buyer Profile): The Bedrock Company (User Corporation)
Notes: Contractors yard, fenced yard



Sale Date: January 5, 2024
Address: 6450 Sycamore Canyon Blvd - Bldg A, Riverside, CA 92507
Square Footage: 71,700 SF
Price (Price Per SF): \$16,600,000 (\$231.52 / SF)
Buyer (Buyer Profile): WPT Capital Advisors, LLC (Institutional Investor)
Notes: 100% leased at sale



Sale Date: April 12, 2024
Address: 1395 Palmyrita Ave - Bldg F, Riverside, CA 92507
Square Footage: 11,926 SF
Price (Price Per SF): \$3,300,000 (\$276.71 / SF)
Buyer (Buyer Profile): Randall S Lincoln (Private Individual)
Notes: 100% leased at sale



Sale Date: July 11, 2024
Address: 1660 Iowa Ave, Riverside, CA 92507
Square Footage: 110,071 SF
Price (Price Per SF): \$21,250,000 (\$193.06 / SF)
Buyer (Buyer Profile): Not available
Notes: 67.7% leased at sale



Sale Date: January 25, 2024
Address: 6682 Doolittle Ave - Bldg E, Riverside, CA 92501
Square Footage: 13,060 SF
Price (Price Per SF): \$3,680,000 (\$282.01 / SF)
Buyer (Buyer Profile): Desi Foods USA, Inc. (User Corporation)
Notes: Fenced Yard



Sale Date: April 8, 2024
Address: 891 Iowa Ave - Bldg A, Riverside, CA 92507
Square Footage: 15,528 SF
Price (Price Per SF): \$4,115,000 (\$265.01 / SF)
Buyer (Buyer Profile): The Robin Koda Living Trust (Private Investor)
Notes: 100% leased at sale

UNDER CONSTRUCTION BUILDINGS



Address: 6973 Old Frontage Rd -
Building 1, Riverside, CA 92508
Delivery Date: August 2024
Building Size: 36,534 SF
Dock Doors: 9
Clear Height: 28'

Grade-Level Doors: 2
Developer: Fullmer Construction
Notes: ESFR sprinklers installed,
Fenced



Address: 6915 Old Frontage Rd -
Building 2, Riverside, CA 92508
Delivery Date: August 2024
Building Size: 61,032 SF
Dock High Doors: 10
Clear Height: 28'

Ground-Level Doors: 4
Developer: Fullmer Construction
Notes: ESFR sprinklers installed,
Fenced



Address: 6841 Old Frontage Rd -
Building 3, Riverside, CA 92508
Delivery Date: August 2024
Building Size: 21,038 SF
Dock High Doors: 3
Clear Height: 24'

Ground-Level Doors: None
Developer: Fullmer Construction
Notes: Leased



Address: 3650 Center St, Riverside,
CA 92501
Delivery Date: December 2024
Building Size: 307,394 SF
Dock Doors: 63
Clear Height: 36'

Grade-Level Doors: 2
Developer: Transwestern
Notes: Riverside Logistics Center;
Free-standing building with 200'
truck courts



Address: 900 Marlborough Ave -
Building B, Riverside, CA 92507
Delivery Date: December 2024
Building Size: 60,950 SF
Dock Doors: 6
Clear Height: 30'

Grade-Level Doors: 1
Developer: Magnon
Notes: Located in Opportunity
Zone



Address: 980 Marlborough Ave -
Building A, Riverside, CA 92507
Delivery Date: December 2024
Building Size: 39,000 SF
Dock Doors: 4
Clear Height: 30'

Grade-Level Doors: 1
Developer: Magnon
Notes: Located in Opportunity
Zone

UNDER CONSTRUCTION BUILDINGS



Address: 14089 Meridian Pky -
Meridian Park North - Building 4,
Riverside, CA 92508
Delivery Date: July 2024
Building Size: 80,074 SF
Dock Doors: 15

Clear Height: 32'
Grade-Level Doors: 1
Developer: Crow Holdings
Notes: 26 miles to Ontario
International Airport; 74 miles to the
Ports of Los Angeles & Long Beach



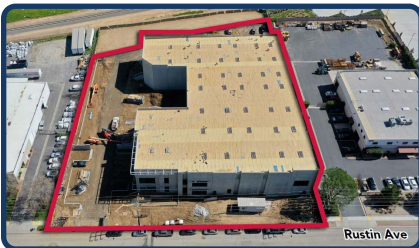
Address: 1000 E Alessandro Blvd -
Sycamore Hills Distribution Center
Bldg B, Riverside, CA 92508
Delivery Date: December 2025
Building Size: 203,100 SF
Dock Doors: 34

Clear Height: 36'
Grade-Level Doors: None
Developer: Rockefeller Group
Notes: Part of Sycamore Hills
Distribution Center



Address: 1000 E Alessandro Blvd -
Sycamore Hills Distribution Center
Bldg A, Riverside, CA 92508
Delivery Date: December 2025
Building Size: 400,000 SF
Dock Doors: 39

Clear Height: 36'
Grade-Level Doors: None
Developer: Rockefeller Group
Notes: Part of Sycamore Hills
Distribution Center



Address: 2078 Rustin Ave, Riverside,
CA 92507
Delivery Date: August 2024
Building Size: 44,608 SF
Dock Doors: 5
Clear Height: 30'

Grade-Level Doors: 1
Developer: Rustin Industrial
Partners LLC
Notes: In escrow sold to an
owner user

MacLeod & Co. is a commercial real estate brokerage company that specializes in the sale and leasing of industrial warehouse and logistics facilities, industrial outdoor storage yards, and land sites for new developments.

Headquartered in Orange County, California, our company provides expert brokerage services including capital markets and investment sales, agency leasing, tenant representation, and land sales for development. In just over two years, we have successfully closed over \$630 million in industrial transactions across the Southwestern United States from California to Texas.



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