



**United States Postal Service (USPS)**  
**Single Tenant Net Leased Offering**  
500 West Graham Avenue  
Lake Elsinore, CA 92530

Marcus & Millichap

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### David Berookhim

**Marcus & Millichap**  
515 S. Flower Street  
Suite 500  
Los Angeles, CA 91106

213.943.1893 direct  
213.943.1810 fax

[david.berookhim@marcusmillichap.com](mailto:david.berookhim@marcusmillichap.com)

Activity ID: ZAA0140440

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# United States Postal Service

Lake Elsinore (Riverside) , California  
500 West Graham Avenue, Lake Elsinore, CA 92530

Price	<b>\$1,400,000</b>
CAP Rate	8.92%
NOI	\$125,000
Rentable SqFt	7,645 SF
Lot Size	27,007 SF (0.62 AC)
Year Built	1979
Lease Type	NN
Roof and Structure	Landlord
Lease Commencement	9/24/2013
Lease Expiration	4/30/2021
Years Remaining	1 Year and 8 Months
Options	None



- Single Tenant, Built to Suit USPS Building
- Established Operating History - Over 40 Years of Serving the Community
- Lease is Fully Guaranteed by the United States Postal Service
- Limited Landlord Responsibilities—Primarily Limited to Roof / Structure
- Over 1.6 Years Remaining on Initial Lease Term—No Further Options to Renew
- Priced Below Replacement Cost— Property is Being Sold for \$183/SqFt
- Located in the Heart of Lake Elsinore within Riverside County
- Potential Redevelopment Play—Easily Replaceable Market Rents





The U.S. Postal Service is the core of the \$1.4 trillion mailing industry that employs over 617,000, making it the third largest employer in the country. The Postal Service processes and delivers around 47 percent of the world's mail. The Postal Service has the country's largest retail network — larger than McDonald's, Starbucks and Walmart combined, domestically

The Postal Service has more than 227,000 vehicles, one of the largest civilian fleets in the world. Part of this fleet is currently in the process of being replaced with next generation vehicles to incorporate the automotive industry's advances in ergonomics, safety features, fuel efficiency, low emissions and design flexibility.

The Postal Service can and does compete with the private sector and it collaborates with it, too. UPS and FedEx pay the Postal Service to deliver hundreds of millions of their ground packages to residences taking advantage of the Postal Service's expansive delivery network.

The Postal Service is the only organization in the country that has the resources, network infrastructure and logistical capability to regularly deliver to every residential and business address in the nation.

### By the Numbers\*

- 70.6 B — 2018 operating revenue, in dollars
- 146.4 B — number of mail pieces processed and delivered
- 47 — percentage of the world's mail volume handled by the Postal Service
- 1.9 B — dollar amount paid every two weeks in salaries and benefits
- 497,157\*\* — number of career employees
- 137,290\*\* — number of non-career employees
- 31,324 — number of Postal Service-managed retail offices
- 36.8 M — number of address changes processed
- 12.7 B — retail revenue, in dollars
- 838.7 M — total number of retail customer visits
- 2.3 B — number of visits to usps.com
- 301 M — Postal Store revenue, in dollars, on usps.com
- 83.4 M — number of money orders issued
- 6.8 M — number of passport applications accepted at Post Offices
- 204.6 M — revenue, in dollars, from passport applications
- 382.1 M — amount in revenue from
- 2,821 postal self-service kiosks
- 1.3 M — number of new delivery points added to the network in 2018
- 158.6 M — number of delivery points nationwide

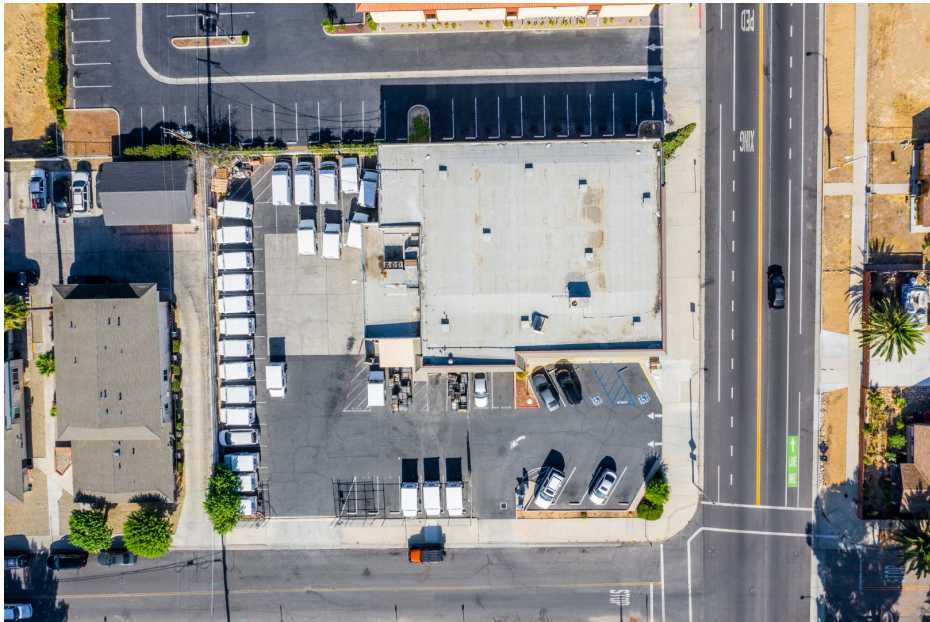
\*all information based on Fiscal Year 2018 data, unless otherwise noted.

\*\*as of Sept. 30, 2018













### City of Lake Elsinore

Lake Elsinore is a city in western Riverside County, California, United States. Established in 1888, it is on the shore of Lake Elsinore, a natural freshwater lake about 3,000 acres in size. The city has grown from a small resort town in the late 19th century and early 20th century to a population of well above 75,000 as of 2018.

Just 68 miles to San Diego, 74 miles to Los Angeles, 60 miles to Orange County and 30 miles to Riverside, the City of Lake Elsinore is centrally located along the I-15 corridor. The City is served by 5 international airports (San Diego, Orange County, Ontario, Los Angeles and Palm Springs) and 3 local commuter airports which accommodate corporate jets and/or commuter planes (French Valley, HemetRyan and Riverside Municipal).

### County of Riverside

Riverside County is situated in the southeastern portion of Southern California, bordering Orange County to the West, San Bernardino County to the North, Arizona to the east, and San Diego County to the south. At approximately 7,300 square miles, Riverside County is the fourth largest county in California by land area; however, the county is dominated by desert, confining much of the population toward the west. Riverside enjoys good access to surrounding regions through a solid network of highways, including Interstates 10, 15 and 215, passenger and freight rail lines and the nearby Ontario International Airport.

Nearly 2.5M residents called Riverside County home as of 2018, making it the fourth-most populous county in California, and the 11th-most populous county in the United States. The County is known for its relative affordability in terms of housing costs and business operations. The area features suburban sprawl and tract housing along the main transportation routes and is also well-known for the resort cities in the Coachella Valley region: Palm Springs, Palm Desert, La Quinta, Rancho Mirage, Desert Hot Springs and Indian Wells.

Government, education, logistics and tourism dominate the local economy. Three of the county's top ten employers are school systems. University of California, Riverside is the third largest employer in Riverside County, and has an economic impact well over \$1B in the region. Wal-Mart and the Pechanga Resort & Casino are significant employers as well.

	3-Miles	5-Miles
Population	<b>48,411</b>	<b>98,838</b>
Growth	<b>7.45%</b>	<b>6.88%</b>
Avg HHI	<b>\$68,107</b>	<b>\$78,721</b>

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