



United States Postal Service NNN Investment



Offering Memorandum



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Inland Empire Overview



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Offering Memorandum



8082 Limonite Avenue, Jurupa Valley, California 92509

Executive Summary

For More Information, Please Contact:

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Lee & Associates
3535 Inland Empire Blvd
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Corporate ID #00976995
www.lee-assoc.com



The Offering

Lee & Associates®-Ontario is pleased to offer an exciting opportunity to acquire a freestanding fully leased United States Postal Service Regional Hub. The total building size is approximately ±13,919 square feet in the highly desirable Jurupa Spectrum Entertainment Center in Jurupa Valley, Ca. USPS is accompanied by Healthy Body Training Center, a premier local fitness gym. Additionally, the property includes a fenced truck parking lot. Built in 2009, the property was remodeled in 2017, highlighted by its Image Curb appeal. The interior improvements include offices, private restrooms, fire sprinklers, counters and vaulted ceilings. Also included is a loading dock door. In the heart of Jurupa Valley's Destination Retail Center; the property is situated in a premier location. Established directly between the CA-60, I-15 and the CA-91 Freeways, the property has close access to local



8082 Limonite Avenue, Jurupa Valley, California 92509

Offering Summary

Location

8082 Limonite Avenue, Jurupa Valley, California

Tenants

United States Postal Service / Healthy Body Training Facility

Offering Summary

Price: \$4,582,060

Current Capitalization Rate 5%

Net Operating Income: \$229,103

Net Rentable Area: 13,919

Year Built: 2009 / 2017 (Major Remodel)

Lease Term: 10 Years (+9 Remaining)

Financing Summary

All Cash or Cash to New Financing

(Contact Lee & Associates - Ontario for Further Details)



For More Information, Please Contact:



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Investment Highlights

Premier Area Entertainment Destination Location:

- Theater-Anchored Destination Center, Well Maintained
- 100% Occupancy
- Mix of National and Regional Credit Within the Center - Includes Walgreen's, Starbucks, TriStone Cinema, Big Five and Many More

Outer Surrounding Retailers:

- Kmart, Rite Aid, 7-Eleven, Chase Bank, Taco Bell, Del Taco, Wells Fargo Bank, Firestone Auto Care, Circle K, KFC, Subway, Stater Brothers, Crunch Fitness and Many More Upside Potential

Signalized Intersection Location:

- Limonite Avenue is a major high traffic pass-thru
- Clay Avenue is a busy cross-over street
- Corner Intersection allows maximum visibility
- Major Street Visibility with Three Separate Points of Access
- Includes Three Separate Monument Signs with Excellent Visibility

High Density Retail Trade Area:

- Out-parcel: Walgreen's (NYSE: WAG) - S&P Rated BBB - Investment Grade
- Starbucks Drive-Thru attracts thousands of visitors per week
- With 14 Screens, the First Tier (TriStone Cinema) Theatre Serves Beer and Wine
- United States Postal Service provide major foot traffic and exposure to the center

Express Way Accessibility:

- Conveniently surrounding I-15, CA-60 and CA-91 Freeways

Rapidly Growing:

- Resilient Location in Fast Growing Riverside Sub Area
- Main Retail Corridor - Jurupa Valley's #1 Retail Center
- Jurupa Valley has a population of ±103,541

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Property Information



8082 Limonite Avenue, Jurupa Valley, California 92509

Description

Year Built:	2009 / 2017 Major Remodel
Size:	±13,919
Building Type:	Retail
Sprinklered:	Yes
Tenants:	2
Lease Term:	10 Years/10 Years (9+ Years Remaining)
Features:	Well Parked • High Curb Appeal • Custom Interior • Postal Center and Fitness Training Center • Desirable Location • Major Entertainment Center • Loading Dock • Fenced Truck Parking Lot

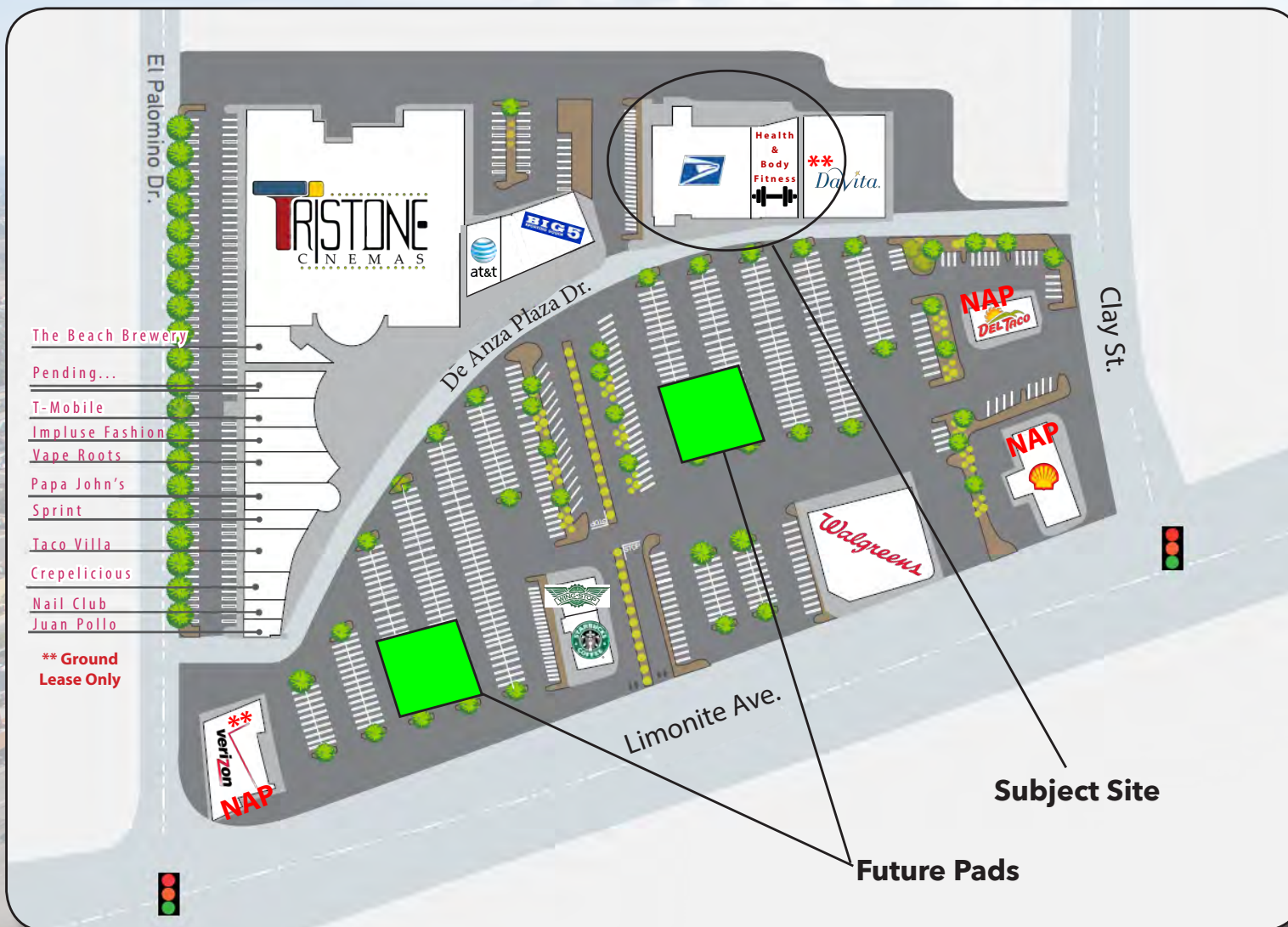


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Site Plan



For More Information, Please Contact:



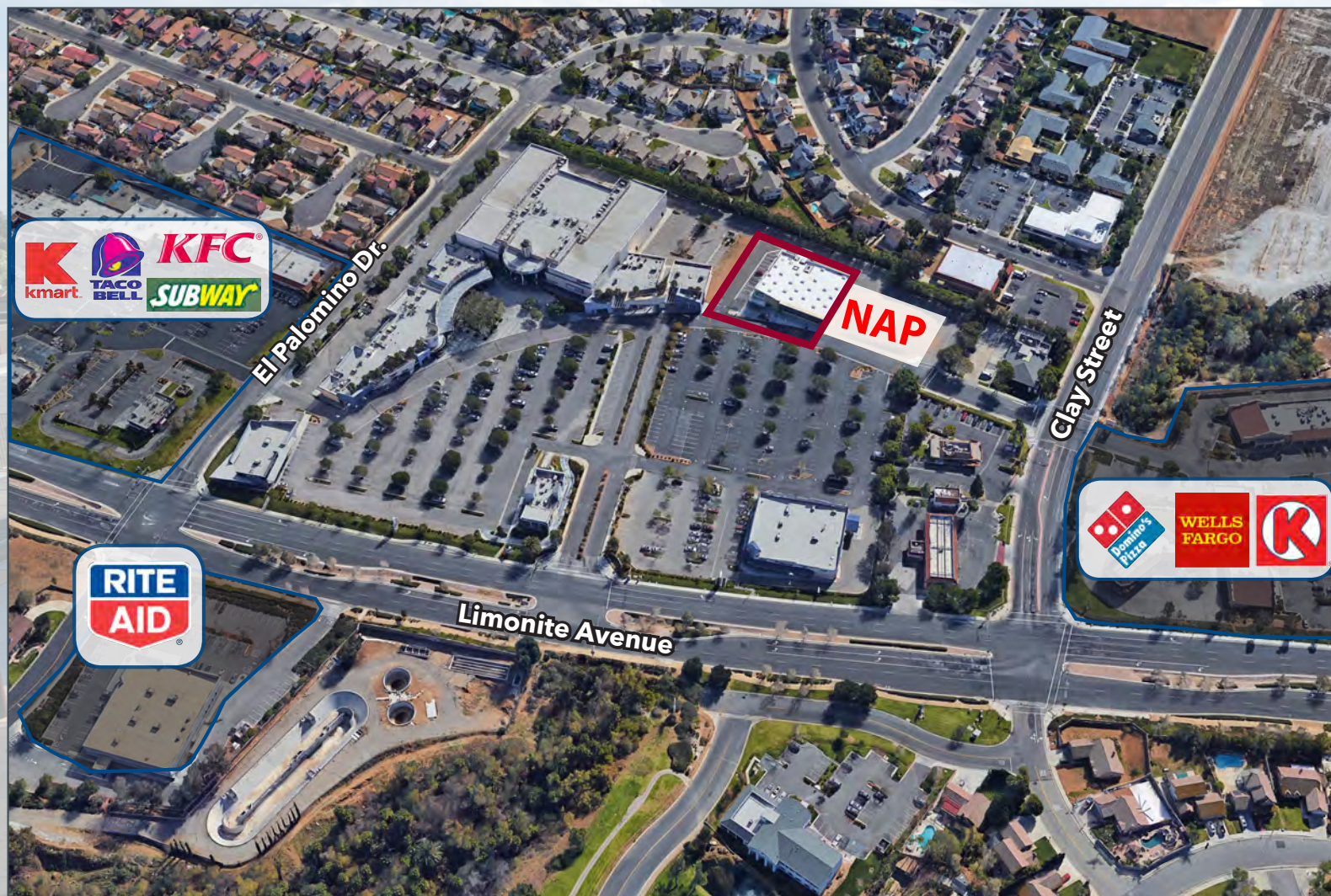
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Aerial



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Aerial



Subject Property

For More Information, Please Contact:



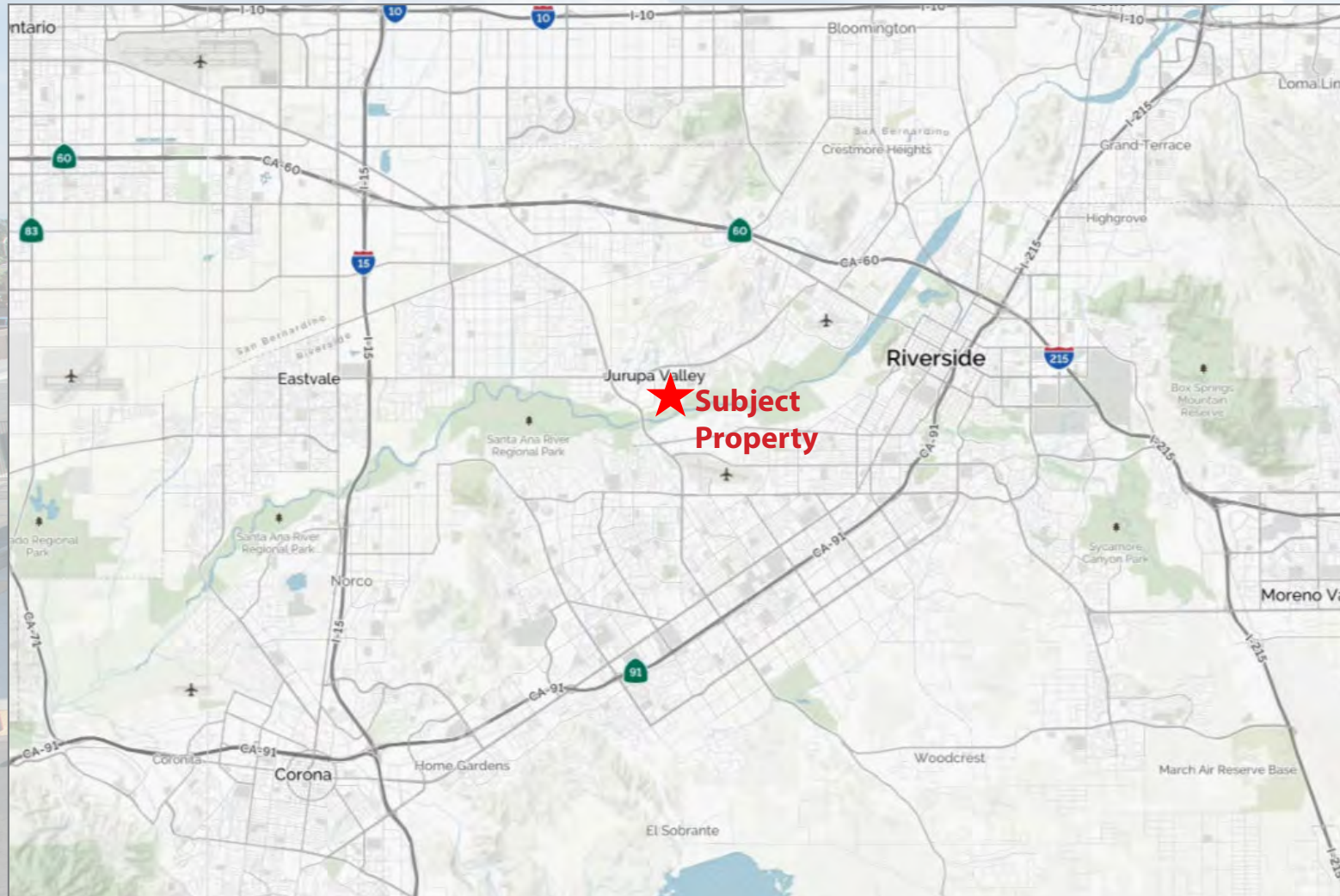
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8082 Limonite Avenue, Jurupa Valley, California 92509

Map



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For More Information, Please Contact:



8082 Limonite Avenue, Jurupa Valley, California 92509

Tenancy

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8082 Limonite Avenue, Jurupa Valley, California 92509

Rent Roll

September 2018

Address / Suite #	Tenant	Square Feet	Rent	Monthly Rent/SF	Rent Escalations	Lease Commencement	Lease Expiration
8082-101 Limonite	United States Postal Service	±8,906	\$12,499.92	\$1.47	-	7/15/2017	7/14/2027
Options: (2) 5 Year Options at FMV							
8082-102 Limonite	Healthy Body Nutrition & Fitness Center	±5,013	\$6,592.00	\$1.29	-	04/01/2018	03/31/2028
Options: (2) 5 Year Options at FMV							
TOTALS		±13,919	\$19,091.92				



Tenant Profiles

United States Postal Service

The United States Postal Service (USPS; also known as the Post Office, U.S. Mail, or Postal Service) is an independent agency of the United States federal government responsible for providing postal service in the United States. It is one of the few government agencies explicitly authorized by the United States Constitution.

The U.S. Mail traces its roots to 1775 during the Second Continental Congress, when Benjamin Franklin was appointed the first postmaster general. The Post Office Department was created in 1792 from Franklin's operation, elevated to a cabinet-level department in 1872, and transformed in 1971 into the U.S. Postal Service as an independent agency.

The USPS as of February 2015 has 617,254 active employees and operated 211,264 vehicles in 2014. The USPS is the operator of the largest civilian vehicle fleet in the world. The USPS is legally obligated to serve all Americans, regardless of geography, at uniform price and quality. The USPS still has exclusive access to letter boxes marked "U.S. Mail" and personal letterboxes in the United States, but now has to compete against private package

Website: www.usps.com
Revenue: \$71.4 billion
Employees: 617,254

Locations: 31,585
Headquarters: Washington, DC





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Tenant Profiles

Healthy Body & Fitness

Healthy Body and Fitness Training Facility combines the knowledge of four trainers with over 25 years of experience between them to bring bodybuilding into the new wave and bringing a gym back to the serious athlete. Through the commitment of the trainers to their customers, they are leading the way in providing their clients with state of the art training while still incorporating the old school feel.

They stay open 24 hours a day, 7 days a week for the serious athlete who wants to continue their fitness journey and take charge of their life. With personal nutritional schedules and diets tailored to each individual they offer a one of the kind experience.

Website: www.hbtrainingfacility.com
Revenue: \$TBD
Employees: TBD

Locations: 1
Headquarters: Jurupa Valley, CA.



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Location

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JURUPA VALLEY, CA

Jurupa Valley was incorporated in July of 2011, making it the 482nd City in California and the 28th City in Riverside County. Today is a mix of high and low-density residential development, rural farming and other agricultural activities, and a mix of commercial retail and industrial activity. Two primary transportation corridors traverse the Jurupa Valley area, Interstate 15 which runs north and south, and State Highway 60, which runs east and west. It has been in recent years that residential development and economic activity has increased, in particular in the areas adjacent to the I-15 and Hwy 60. The City has significant capacity for expansion of both residential and commercial development activity in the future. The city covers a 44-square mile area encompassing the communities of Jurupa Hills, Mira Loma, Glen Avon, Pedley, Indian Hills, Belltown, Sunnyslope, Crestmore Heights and Rubidoux.



RIVERSIDE COUNTY REGIONAL PARK & OPEN SPACE DISTRICT

For More Information, Please Contact:



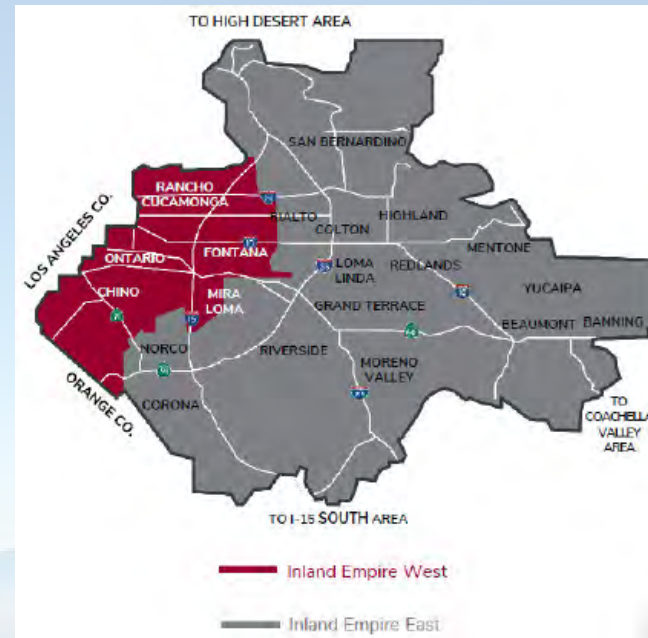
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THE INLAND EMPIRE

The Inland Empire also known as “The IE,” is an area approximately 60 miles from north to south and some 50 miles wide. It spans Riverside and San Bernardino Counties. This is an area that is roughly 2/3rds the size of Connecticut. The area is surrounded by mountain ranges and hills on all sides, with only a few natural passes to Los Angeles and Orange County to the West. San Diego County lies to the South and Palm Springs to the East.

The Inland Empire is a region east of Los Angeles, covering more than 27,000 square miles of Riverside and San Bernardino Counties. Major cities include San Bernardino, Riverside, and Ontario, served by the Ontario International Airport. Smaller but substantial cities include Rancho Cucamonga, Montclair, Pomona, Redlands, Corona, and others. The area has a population of approximately 4 Million people.

Originally a major center of agriculture, the Inland Empire now is a mix of suburban and rural areas strong in distribution, tourism, industrial and commercial development and civic organizations.



VICTORIA GARDENS MALL



CITIZENS BANK ARENA

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*POPULATION:

2010 Population:	95,005
2013 Population:	99,649
2016 Population:	103,541

HOUSEHOLD INCOME:

2015 Average Household Income: \$57,749

*Within a 3 Mile Radius



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For More Information, Please Contact: