



CALIBER COLLISION CENTER - SOUTHERN CA LOCATION

3860 BUCHANAN ST., RIVERSIDE, CA 92503

**\$3,088,128**

6.25% CAP



## RIVERSIDE, CA

**\$3,088,128 | 6.25% CAP**

- NNN Caliber Collision - Limited Landlord Responsibility With 1.5+ Years Remaining on Current Term
- Great Visibility Along Buchanan St. (9,650+) With Direct Access to Hwy-91 (209K+ VPD)
- Situated in Riverside's Industrial & Auto Park
- Extremely Dense 5 Mile Demographics of 275,000+ Residents With a Healthy Growth Rate of 5.85% Anticipated in the Next 5 Years
- Situated Near Multiple National Credit Tenants Including Starbucks, Costco, Dollar Tree, McDonald's, Home Depot & More
- Steady Traffic Counts of 9,600+ VPD Directly in Front of Subject Property (Buchanan St.)
- Riverside, CA, is Part of the Greater Los Angeles Area and the 12th Most Populous City in the State With a MSA Population of 4.6M+

## EXCLUSIVELY MARKETING BY:

**RUSS KIMZEY**

469.964.3047 | russ@trinityreis.com

## PROPERTY DETAILS:

Building Area:	<b>17,000 SF</b>
Land Area:	<b>.58 AC</b>
Guarantor:	<b>Corporate</b>
Price (Psf):	<b>\$181.65</b>

## LEASE OVERVIEW:

Remaining Lease Term:	<b>1.5+ Years</b>
Rent Commencement:	<b>5/1/2012</b>
Lease Expiration:	<b>04/30/2022</b>
Base Annual Rent:	<b>\$193,008</b>
Lease Type:	<b>NNN</b>
Scheduled Rent Increases:	<b>5/1/2020; 2% Annual Minimum for CPI - Capped at 6% Annually</b>
Options & Increases:	<b>Two (2), 5-Year</b>
Insurance:	<b>PAID BY Tenant</b>
Parking Lot Maintenance:	<b>PAID BY Tenant*</b>
Property Taxes:	<b>PAID BY Tenant**</b>
Structure:	<b>PAID BY Landlord</b>
Roof & HVAC:	<b>PAID BY Tenant*</b>

\*Repairs are responsibility of tenant up to 50% of replacement cost

\*\* Limitations apply; ask Agent for more information



# RIVERSIDE

Riverside, CA, is the most populous city in the Inland Empire metropolitan area and is situated within the Greater Los Angeles area. As the 12th most-populous city in California, Riverside is known for being the birthplace of the California citrus industry. In addition to being the home of the University of California, Riverside, the city also holds the Fox Performing Arts Center, Riverside Metropolitan Museum, California Citrus State Historic Park, and More.

\$376,000  
2020 Median Property Value



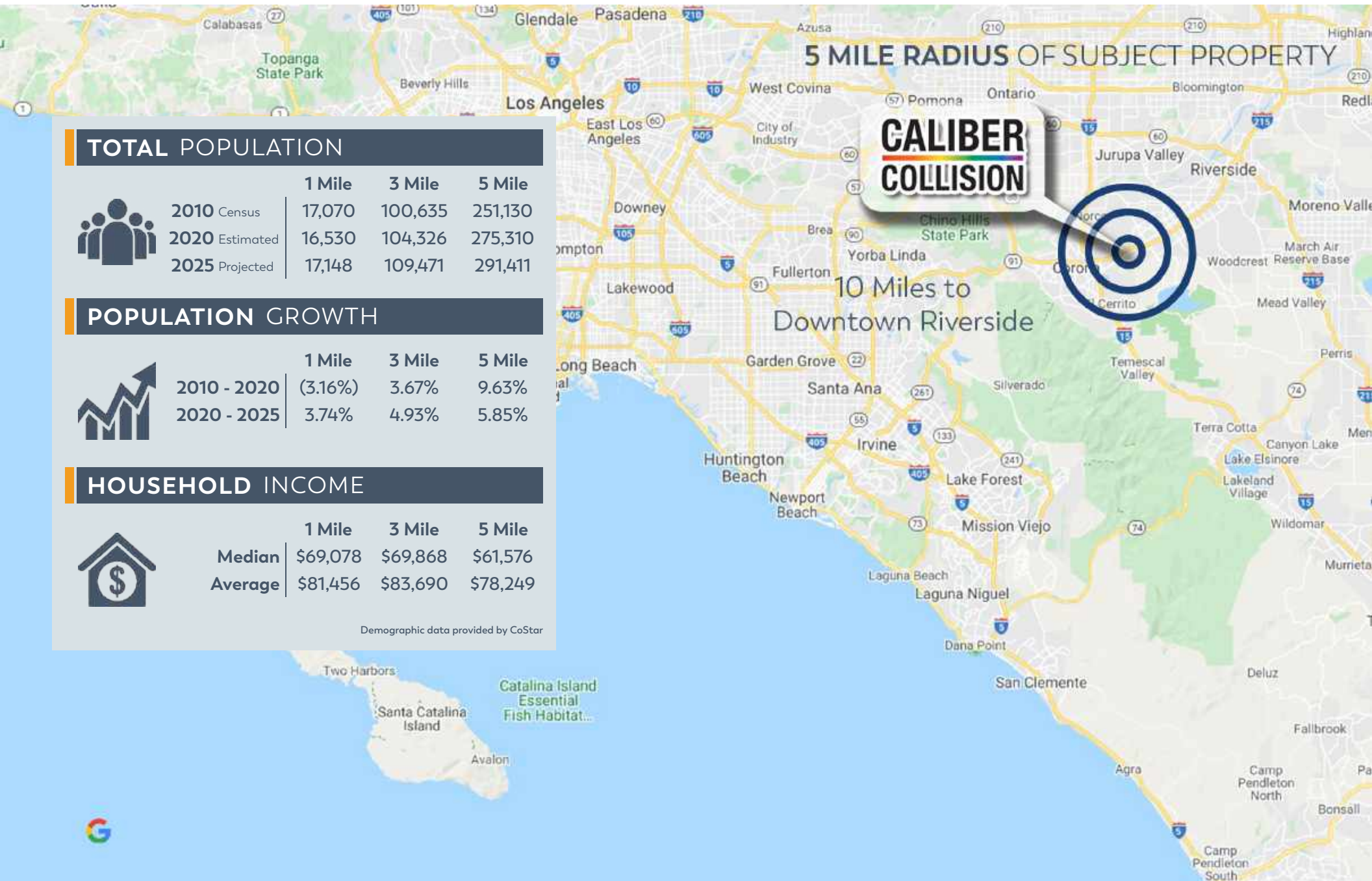
4.6M+  
2020 Total Population



\$63,953  
2020 Median Household Income







## TOTAL POPULATION



	1 Mile	3 Mile	5 Mile
<b>2010</b> Census	17,070	100,635	251,130
<b>2020</b> Estimated	16,530	104,326	275,310
<b>2025</b> Projected	17,148	109,471	291,411

## POPULATION GROWTH



	1 Mile	3 Mile	5 Mile
<b>2010 - 2020</b>	(3.16%)	3.67%	9.63%
<b>2020 - 2025</b>	3.74%	4.93%	5.85%

## HOUSEHOLD INCOME



	1 Mile	3 Mile	5 Mile
<b>Median</b>	\$69,078	\$69,868	\$61,576
<b>Average</b>	\$81,456	\$83,690	\$78,249

Demographic data provided by CoStar



## RETAIL MAP

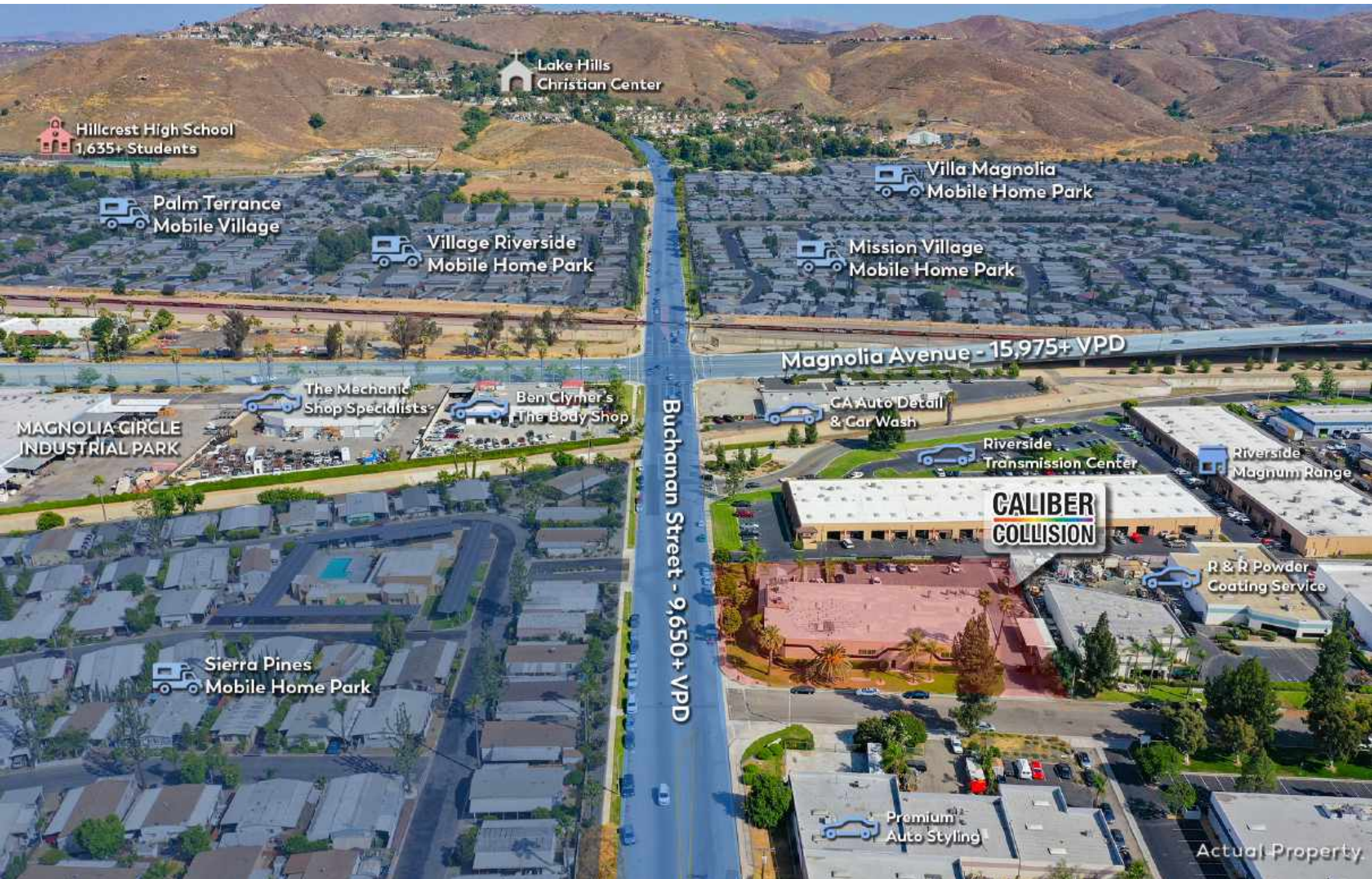
3860 BUCHANAN ST. | RIVERSIDE, CA



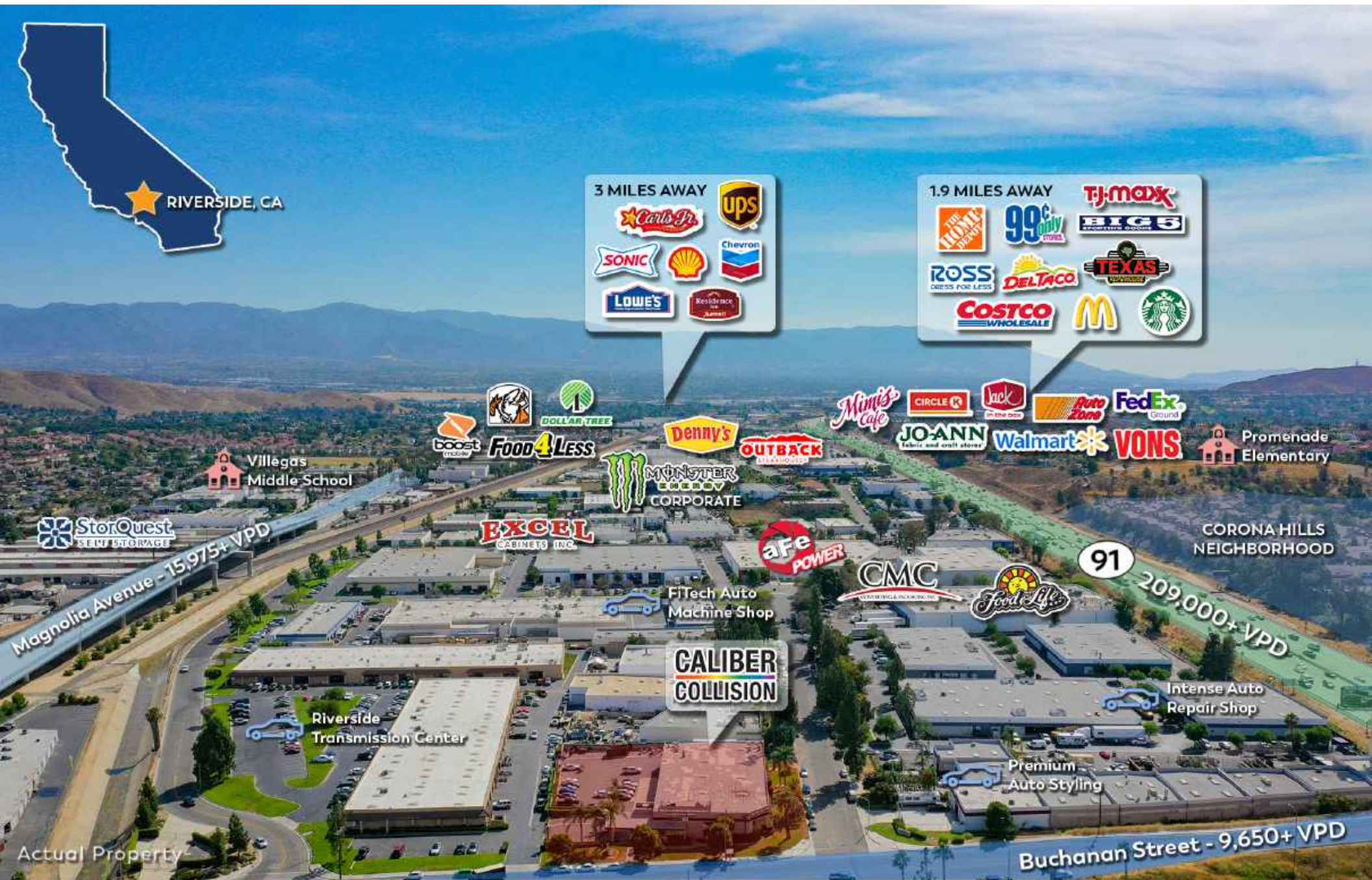














## Key Demographics 5 Miles



Total Population  
2020  
275,310



Projected Growth  
2020 - 2025  
5.85%

### VILLAGGIO CONDOMINIUMS 280+ Luxury Units



### CORONA HILLS NEIGHBORHOOD Average Home Price - \$435K



Promenade  
Elementary



FiTech Auto  
Machine Shop



**CALIBER  
COLLISION**

Intense Auto  
Repair Shop

Premium  
Auto Styling

**91** 209,000+ VPD

Buchanan Street - 9,650+ VPD

Actual Property





Actual Property





**CALIBER  
COLLISION**

**CALIBER COLLISION**  
RESTORING THE RHYTHM OF YOUR LIFE



**23 Years**  
of Success



**Ownership**  
Private



**10,000+**  
Employees  
Nationwide



**\$1.65B**  
Annual Revenue



**1,100+**  
Locations



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Actual Property





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**BROKER OF RECORD**

**SUMNER HOLLINGSWORTH**

NNN Equity Advisors

Actual Property