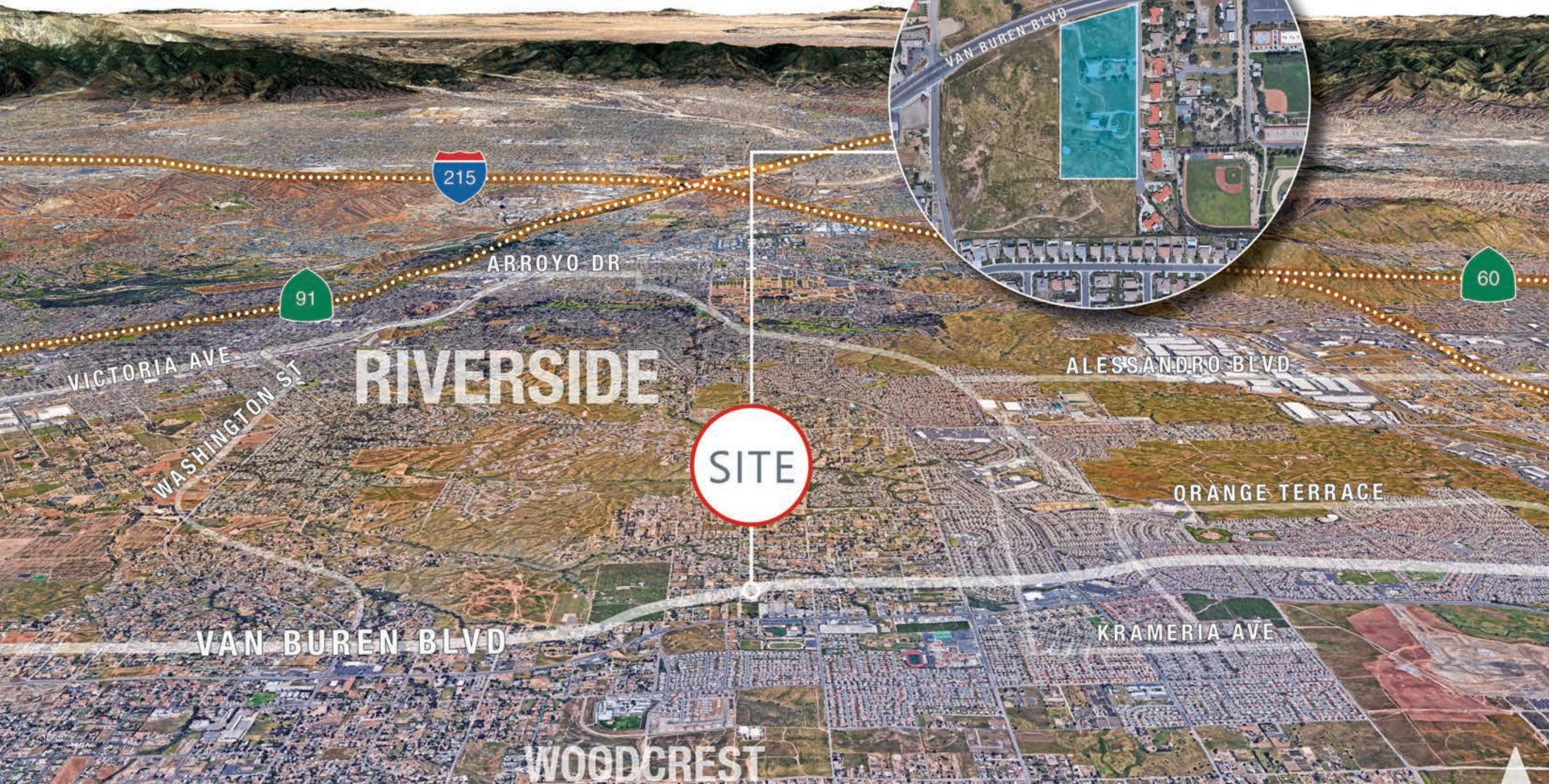


FOR SALE ±7.94 ACRES COMMERCIAL LAND ENTITLED DEVELOPMENT



SWC Van Buren Blvd and Little Court

RIVERSIDE, CA

Offering Memorandum

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NAI Capital
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

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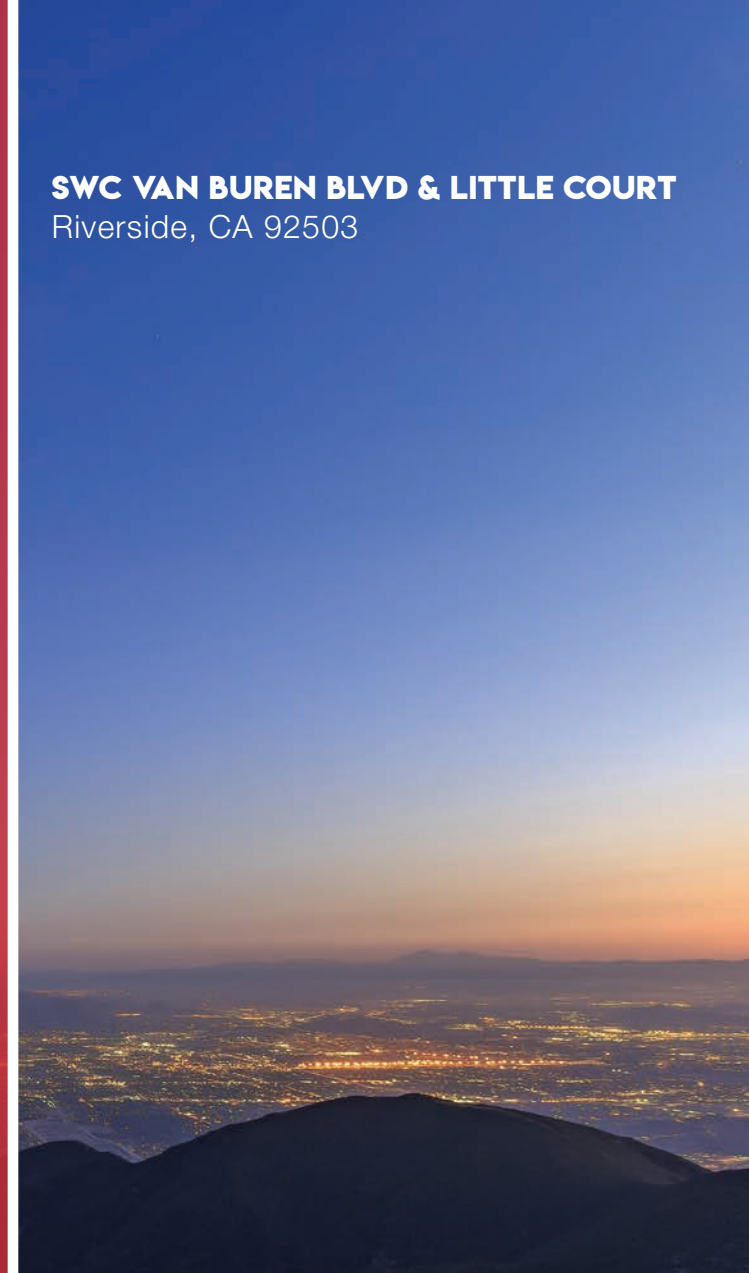
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NAI Capital
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

EXECUTIVE SUMMARY

The Offering

NAI Capital, Inc, Mario J. Alvarez, Jr., Senior Vice President, is exclusively offering the sale of ±7.94 Acres of Commercial Land for Development in Riverside, California. The property is part of the Orange Crest Specific Plan within the city of Riverside city limits. The Seller will deliver the land with entitlements for the development of ±45,000 Square Feet of Commercial Retail, which will include an approved CUP for a Drive-thru Pad and a Childcare facility. In addition, the development of a gas station may be approved with a CUP (Buyer to verify with the city)

This opportunity is located on the Southwest Corner of Van Buren Blvd and Little Court a few miles due East of the 91 Freeway and the Van Buren Blvd. on/off ramp. The property is strategically located within the Orange Crest and Wood Crest Area, within minutes of Cal Baptist University, University of California, Riverside, Park View Community Hospital, Kaiser Hospital, and Galleria at Tyler

Investment Summary

Address	SWC Van Buren Blvd and Little Court Riverside, CA
Gross Leasable Area (GLA)	±45,000 Square Feet – Commercial Retail
Lot Size	±7.94 Acres (±345,866 Square Feet)
APN	266-020-072, 071,022
County	Riverside
Ownership	Fee Simple
Price Per Square Foot	\$21.86
Price	\$7,500,000





PROPERTY Information

PROPERTY HIGHLIGHTS

SWC VAN BUREN BLVD & LITTLE COURT
RIVERSIDE, CA

Property Highlights

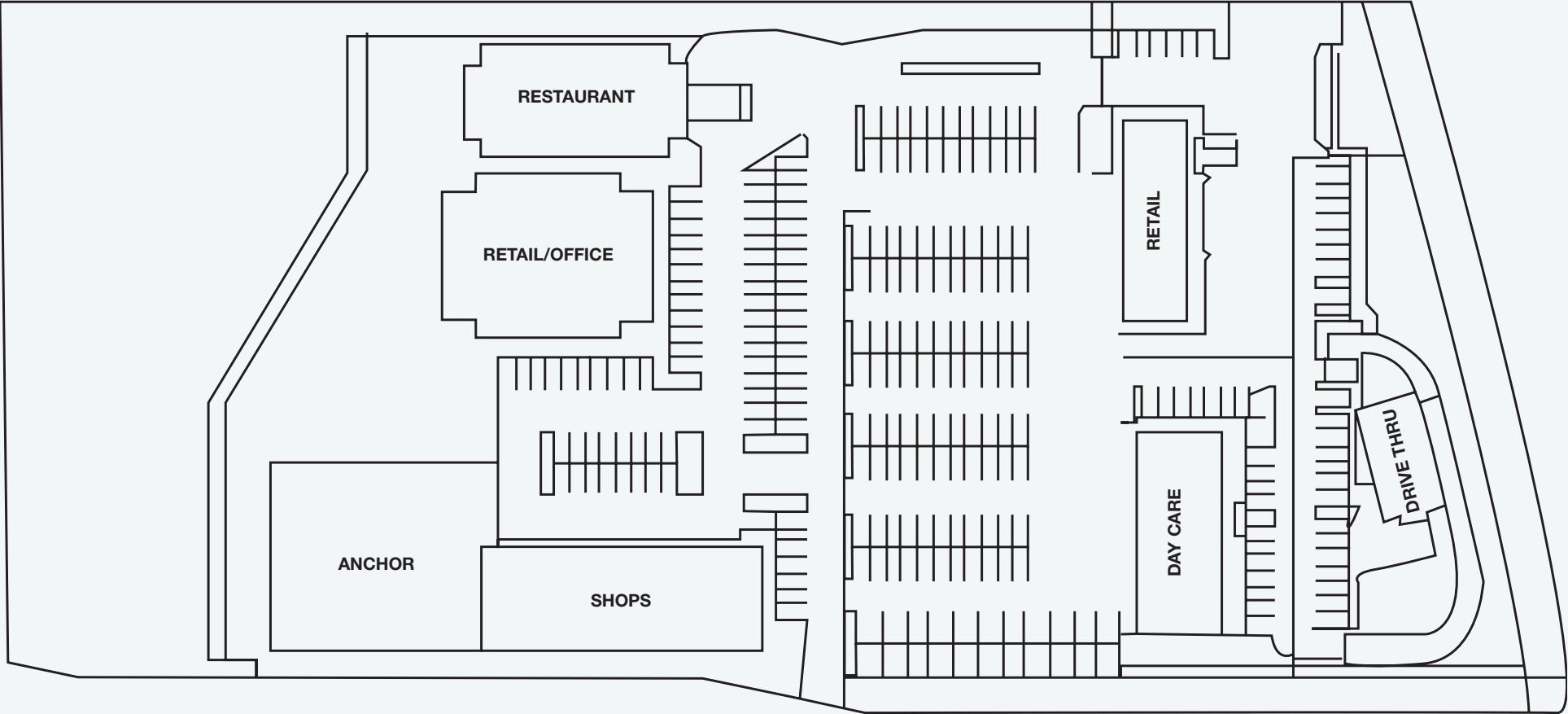
- Development opportunity includes entitlements for $\pm 45,000$ Square Feet of Commercial Retail
- Approved CUP for Drive Thru and Childcare
- Approved Traffic Signal
- Gas Station Approval will require CUP Application Process



PROPERTY AERIAL PHOTOS



PRELIMINARY SITE PLAN



*NOT DRAWN TO SCALE
*LAYOUT SUBJECT TO CHANGE



LOCATION

Overview

AREA OVERVIEW

Riverside County, CA

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. The unemployment rate in Riverside County was 4.0% compared to 4.1% in California overall in December 2018.



AREA OVERVIEW

Riverside City Overview

The city of Riverside lies within Riverside County in the Inland Empire, one of Southern California's fastest growing regions. Approximately 330,000 residents called the city home in 2018 with an estimated 100,445 households. The city expects to add 22,808 people or 3,975 households by 2023. Estimated average household incomes will rise 3.1% from \$83,963 to \$96,793 over the same period. Anticipated population expansions along with increasing incomes make the city of Riverside an ideal location for new retail developments.

This property is located on a major local thoroughfare with a daily traffic count of 38k vehicles traveling on Van Buren Blvd. The site enjoys proximity to the largely residential Woodcrest and Orangecrest communities, which provide ample traffic to sustain retail projects.

Employer	Employees
Total Annual Household Expenditures	\$6.20B
Total Annual Retail Expenditures	\$2.97B
Total Monthly Household Expenditures	\$5,145
Total Monthly Retail Expenditures	\$2,462

Top Employers

Rank	Employer	Employees
1	County of Riverside	11,865
2	University of California, Riverside	8,686
3	Riverside Unified School District	4,000
4	Kaiser	3,484
5	City of Riverside	2,504
6	California Baptist University	2,285
7	Riverside Community Hospital	2,200
8	Alvord Unified School District	1,800
9	UTC Aerospace Systems	1,200
10	Parkview Community Hospital	897

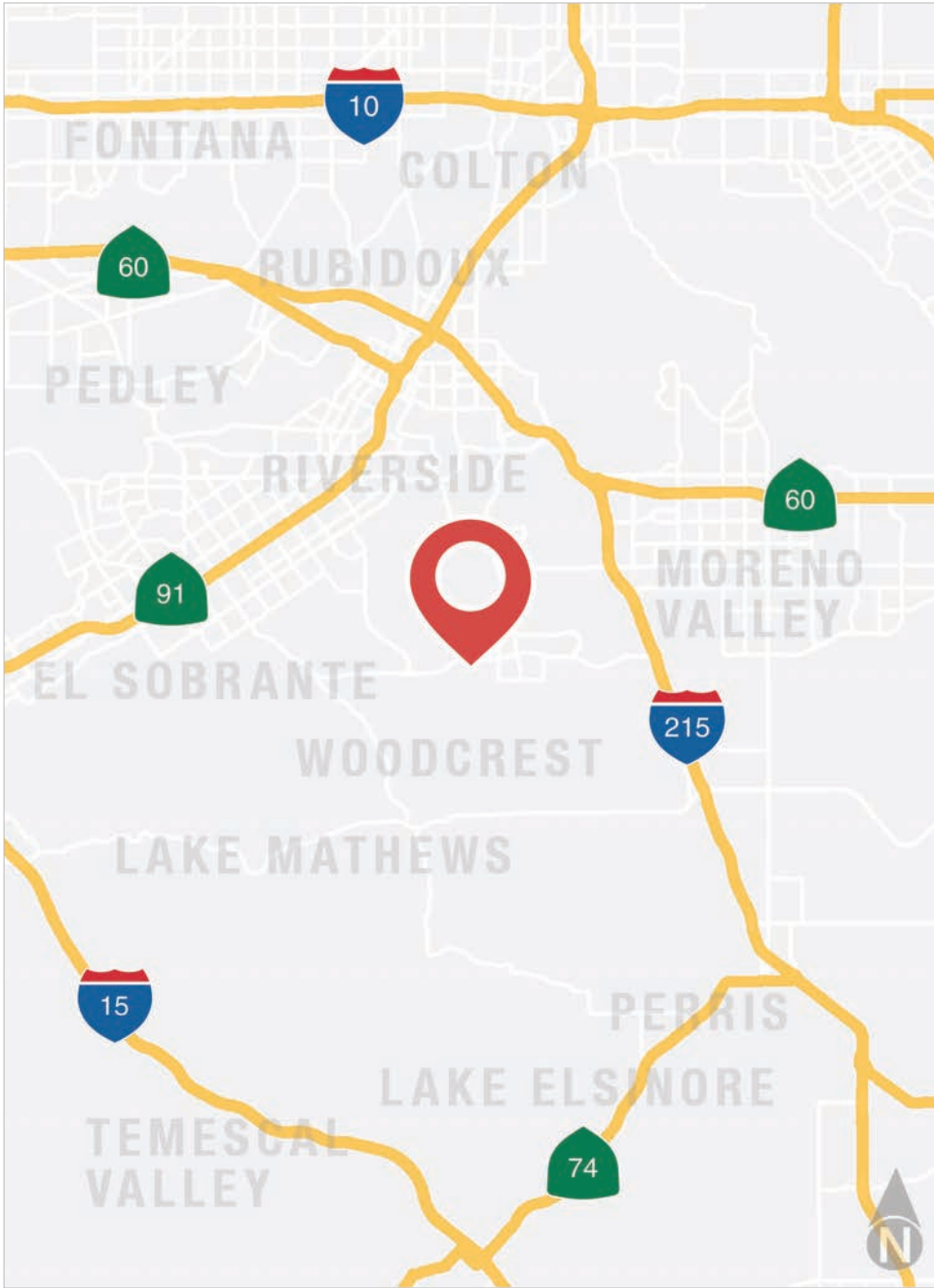
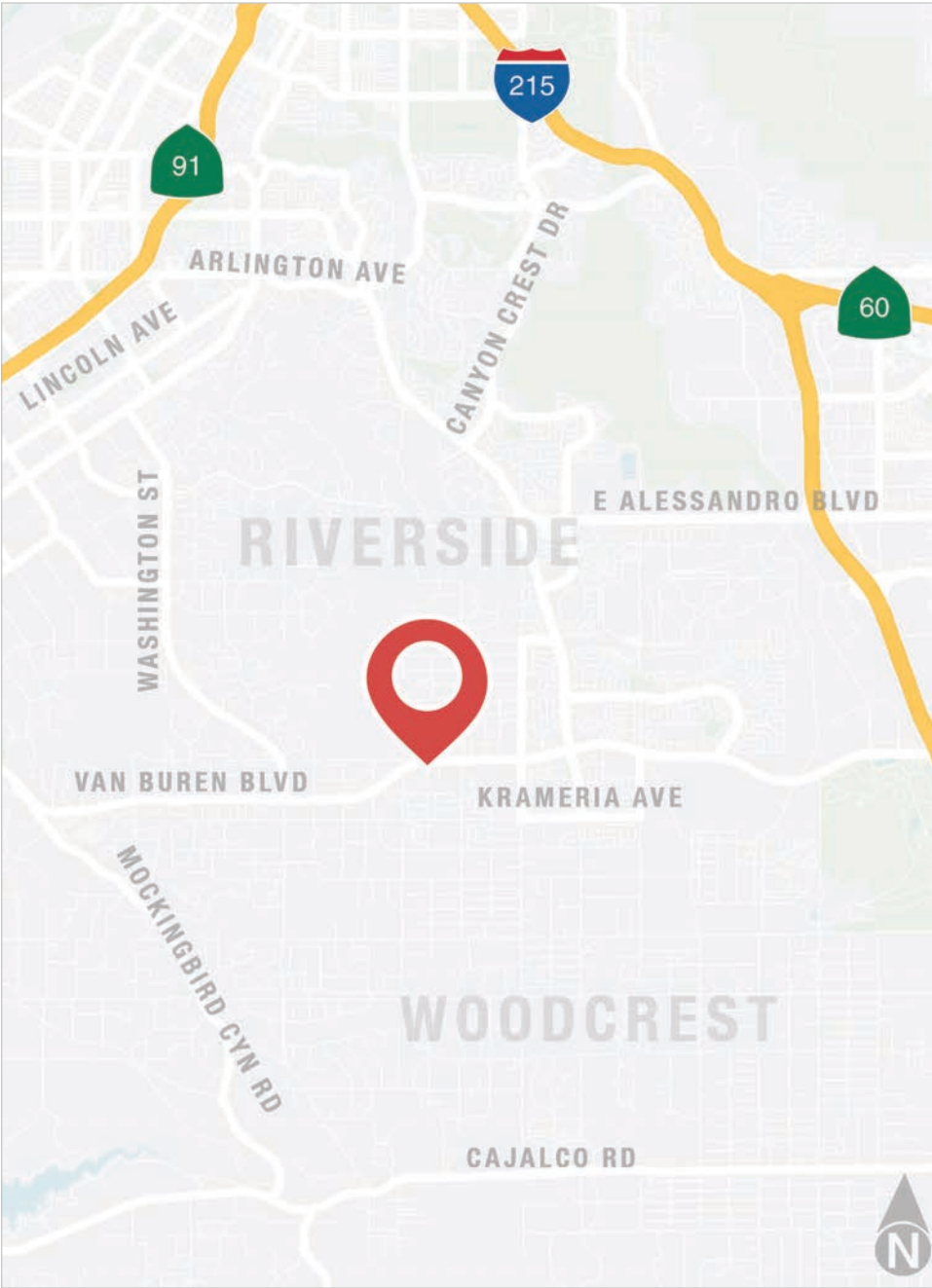
Source: Riverside City CAFR, 2017-2018

Riverside Retail Market

Riverside County's retail market witnessed moderate growth in 2018. The asking rent averaged \$1.50/SF in 4Q 2018, down 1.3% from the prior quarter yet 1.3% higher than the end of 2017. The vacancy rate remained 6.9% at yearend, 40 basis points below 4Q 2017. This decline in the vacancy rate can be attributed to the increase in built-to-suit new construction projects completed in 2018 as well as inventory completed in 2017 leasing up in 2018, such as Eastvale Marketplace in Eastvale.

Leasing activity cooled off in 2018 as the market adjusts to shifting consumer demand for retail. Lease volume totaled more than 2.7M SF in 2018, down 7.7% from 2017. Discount retailers made up the bulk of 2018 leasing transactions, which is consistent with national trends. For example, value-based home goods chain At Home leased a 58,000 SF former Hobby Lobby space at Valley Gateway Plaza in the city of Riverside this quarter as one of its first California locations.

LOCATION MAPS



AREA RETAIL MAP



CONFIDENTIALITY

Disclaimer

CONFIDENTIALITY AGREEMENT

The information contained herein does not purport to provide a complete or fully accurate summary of the Property or any of the documents related thereto, nor does it purport to be all-inclusive or to contain all of the information which prospective buyers may need or desire. All financial projections are based on assumptions relating to the general economy, competition, and other factors beyond the control of the Owner and Broker and, therefore, are subject to material variation.

This Marketing Package does not constitute an indication that there has been no change in the business or affairs of the Property or the Owner since the date of preparation of the information herein. Additional information and an opportunity to inspect the Property will be made available to interested and qualified prospective buyers.

Neither Owner nor Broker nor any of their respective officers, Agents or Principals has made or will make any representations or warranties, express or implied, as to the accuracy or completeness of this Marketing Package or any of its contents, and no legal commitment or obligation shall arise by reason of the Marketing Package or its contents. Analysis and verification of the information contained in the Marketing Package is solely the responsibility of the prospective buyer, with the Property to be sold on an as-is, where-is basis without any representations as to the physical, financial or environmental condition of the Property.

Owner and Broker expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers to purchase the Property and/or terminate discussions with any entity at any time with or without notice. Owner has no legal commitment or obligations to any entity reviewing this Marketing Package or making an offer to purchase the Property unless and until such sale of the Property is approved by Owner

in its sole discretion, a written agreement for purchase of the Property has been fully delivered, and approved by Owner, its legal counsel and any conditions to the Owner's obligations thereunder have been satisfied or waived.

This Marketing Package and its contents, except such information which is a matter of public record or is provided in sources available to the public (such contents as so limited herein called the "Contents"), are of a confidential nature. By accepting this Marketing Package, you unconditionally agree that you will hold and treat the Marketing Package and the Contents in the strictest confidence, that you will not photocopy or duplicate the marketing Package or any part thereof, that you will not disclose the Marketing Package or any of the Contents to any other entity (except in the case of a principal, who shall be permitted to disclose to your employees, contractors, investors and outside advisors retained by you, or to third-party institutional lenders for financing sought by you, if necessary, in your opinion, to assist in your determination of whether or not to make a proposal) without the prior authorization of the Owner or Broker, and that you will not use the Marketing Package or any of the Contents in any fashion or manner detrimental to the interest of the Owner or Broker.



SWC Van Buren Blvd and Little Court RIVERSIDE, CA

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