

**10513 - 10567 SAN SEVAINE WAY
JURUPA VALLEY, CA 91752**

**FOR SALE
NNN LEASED INVESTMENT**



Wacker Dr.

San Sevaime Way.



**INLAND
EMPIRE**

CAL DRE #02120868

KWCOMMERCIAL
3595 Inland Empire Blvd.
Suite 1250
Ontario, CA 91764
909.980.6868

THE OFFERING

10513-10567 San Sevaine Way, Jurupa Valley, CA 91752



KW Commercial – Inland Empire is exclusively offering 10513–10567 San Sevaine Way, Jurupa Valley, CA 91752, a unique investment opportunity featuring a well-established, single-tenant plastic injection molding facility in Southern California.

This sale-leaseback offers a 10-year, Absolute NNN Lease, with 2% annual increases, and One (1), Five (5)-year option to extend the lease.

Founded in 1981, Performance Engineered Products, Inc. (“PEP”) provides comprehensive, in-house manufacturing services to customers across the aerospace, medical, automotive, defense, electronics, consumer and industrial sectors. The company’s Pomona headquarters serves as the hub of its operations and houses what PEP describes as the largest injection molding operation under one roof in Southern California. With extensive manufacturing capabilities, industry certifications and registrations, and a long-standing presence in the market, PEP offers investors the opportunity to acquire an industrial asset backed by an established operating company with a significant commitment to the property and its continued business operations.



**PERFORMANCE
ENGINEERED
PRODUCTS, INC.**

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OFFERING SUMMARY

10513-10567 San Sevaine Way, Jurupa Valley, CA 91752



OFFERING

Pricing	\$6,000,000.00
Net Operating Income (NOI)	\$340,800.00
CAP Rate	5.68%

PROPERTY SPECIFICATIONS

Property Address:	10513-10567 San Sevaine Way Jurupa Valley, CA 91752
Rentable Area:	±21,067 SF
Land Area:	±37,670 SF
Year Built:	2008
Tenant:	Performance Engineered Products, Inc.
Lease Type:	Absoulte NNN
Landlord Responsibilities:	None
Lease Term Remaining:	10 Years
Increases:	2.0% Annual Increases
Options:	One (1),Five (5)-Year
Rent Commencement: Lease	Upon Close of Escrow



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RENT SCHEDULE & NET EFFECTIVE RENT 10513-10567 San Sevine Way, Jurupa Valley, CA 91752

RENT SCHEDULE

	MONTHLY RENT	YEARLY NOI	CAP RATE
YEAR 1	\$ 28,400.00	\$ 340,800.00	5.68%
YEAR 2	\$ 28,968.00	\$ 347,616.00	5.79%
YEAR 3	\$ 29,547.36	\$ 354,568.32	5.91%
YEAR 4	\$ 30,138.31	\$ 361,659.69	6.03%
YEAR 5	\$ 30,741.07	\$ 368,892.88	6.15%
YEAR 6	\$ 31,355.89	\$ 376,270.74	6.27%
YEAR 7	\$ 31,983.01	\$ 383,796.15	6.40%
YEAR 8	\$ 32,622.67	\$ 391,472.08	6.52%
YEAR 9	\$ 33,275.13	\$ 399,301.52	6.66%
YEAR 10	\$ 33,940.63	\$ 407,287.55	6.79%

DEAL POINTS

PURCHASE PRICE	\$ 6,000,000.00
CAP RATE	5.68%
NOI, YEAR 1	\$ 340,800.00
MONTHLY RENT, YEAR 1	\$ 28,400.00
ANNUAL INCREASE	2.00%

NET EFFECTIVE RETURN

NET EFFECTIVE RENT	NET EFFECTIVE CAP RATE
\$ 31,097.21	6.22%
(OVER INITIAL 10-YEAR TERM)	(OVER INITIAL 10-YEAR TERM)



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TENANT PROFILE

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PERFORMANCE ENGINEERED PRODUCTS, INC.

WWW.PEPINCPLASTICS.COM

PLASTIC INNOVATION

Performance Engineered Products, Inc. ("PEP") is a full-service custom plastic injection molding manufacturer headquartered in Pomona, California. Founded in 1981, PEP brings more than 40 years of manufacturing experience and has built a long-standing reputation for quality, technical expertise and customer service.

The company provides comprehensive, in-house capabilities throughout the manufacturing process, including product development, mold making, custom injection molding, insert molding, overmolding, assembly, printing and decorating. PEP also offers inventory management and just-in-time delivery solutions designed to support its customers' production and supply chain needs.

PEP serves a diverse range of industries, including aerospace, medical, automotive, defense, electronics, consumer products and industrial manufacturing. Its Pomona headquarters houses what PEP describes as the largest injection molding operation under one roof in Southern California.

Supported by AS9100D, ISO 9001:2015, ISO 13485:2016, ITAR and FDA certifications/registrations, PEP is well-positioned to serve both highly technical applications and large-scale production requirements.

VALUED CUSTOMERS



AIRBUS



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PROPERTY HIGHLIGHTS

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Total Building Size:	±21,067 SF
Parcels Size:	±37,670 SF
Office Sq.Ft.	±1,432 SF
APN'S:	156-380-003 & 156-380-004

GL/DH	2 / 0
Clear Height	22'
Power	±400 AMPS, 277/48OV, 3 Phase, 4 Wire
Parking	42 Spaces
Land Use	Industrial



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EXTRA PHOTOS

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AREA OVERVIEW

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JURUPA VALLEY, CA

Jurupa Valley is a city located in northwestern Riverside County, California, United States. Located just west of Riverside, the city is part of Southern California's Inland Empire and is approximately 50 miles east of Downtown Los Angeles. Jurupa Valley was officially incorporated in 2011 and includes several communities such as Mira Loma, Rubidoux, Pedley, Glen Avon, and Sunnyslope.

The city had a population of 105,053 according to the 2020 United States Census. Jurupa Valley covers approximately 43 square miles and contains a mixture of residential neighborhoods, commercial areas, industrial properties, and open land. Some parts of the city maintain a rural and equestrian character, with larger residential lots and horse properties.

Jurupa Valley has become an important location for the logistics and distribution industry in the Inland Empire. This is largely due to its proximity to Interstate 15, State Route 60, Ontario International Airport, and other major transportation routes connecting the area to Los Angeles and surrounding Southern California communities.

In the areas around Mira Loma and Interstate 15, large portions of land are occupied by warehouses, distribution centers, trucking facilities, and manufacturing businesses. Commercial development is also located along major streets such as Mission Boulevard and Limonite Avenue, where shopping centers, restaurants, offices, and other businesses serve local residents. The city's transportation access, available industrial land, and growing population have contributed to its continued residential and commercial development.

	2 Miles	5 Miles	10 Miles
Population			
2025 Estimated Population	97,118	422,119	1,055,396
2030 Projected Population	96,414	421,971	1,057,642
2025 Median Age	35.2	37.1	39
Households & Growth			
2025 Estimated Households	25,938	126,116	332,814
2030 Households Projected	25,721	126,026	329,407
Income			
2025 Estimated Average Household Income	\$96,038	\$113,537	\$126,122
2025 Estimated Median Household Income	\$73,704	\$90,250	\$101,015
Businesses & Employees			
2025 Estimated Total Businesses	3,630	21,048	52,071
2025 Estimated Total Employees	25,137	159,311	395,997



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AREA OVERVIEW

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INLAND EMPIRE, CA

The Inland Empire is a metropolitan region located in Southern California, primarily consisting of Riverside and San Bernardino counties. Situated east of Los Angeles, the region includes major cities such as Riverside, San Bernardino, Ontario, Rancho Cucamonga, Fontana, and Moreno Valley. The Inland Empire is one of the fastest-growing areas of Southern California and serves as an important connection between Los Angeles and communities farther east.

The region had a population of approximately 4.6 million according to the 2020 United States Census. The Inland Empire contains residential communities, commercial districts, industrial properties, mountains, and open land. Communities throughout the region range from developed cities to suburban neighborhoods and more rural areas.

The Inland Empire has become one of the most important locations for the logistics and distribution industry in the United States. This is largely due to its proximity to Interstate 10, Interstate 15, Ontario International Airport, major rail lines, and the Ports of Los Angeles and Long Beach.

In areas around Ontario, Fontana, Rancho Cucamonga, and Jurupa Valley, large portions of land are occupied by warehouses, distribution centers, trucking facilities, and manufacturing businesses. Commercial development is also found throughout the region, including Ontario Mills and Victoria Gardens. The region's transportation network, industrial land, growing population, and proximity to Los Angeles have contributed to its continued residential, commercial, and industrial development.



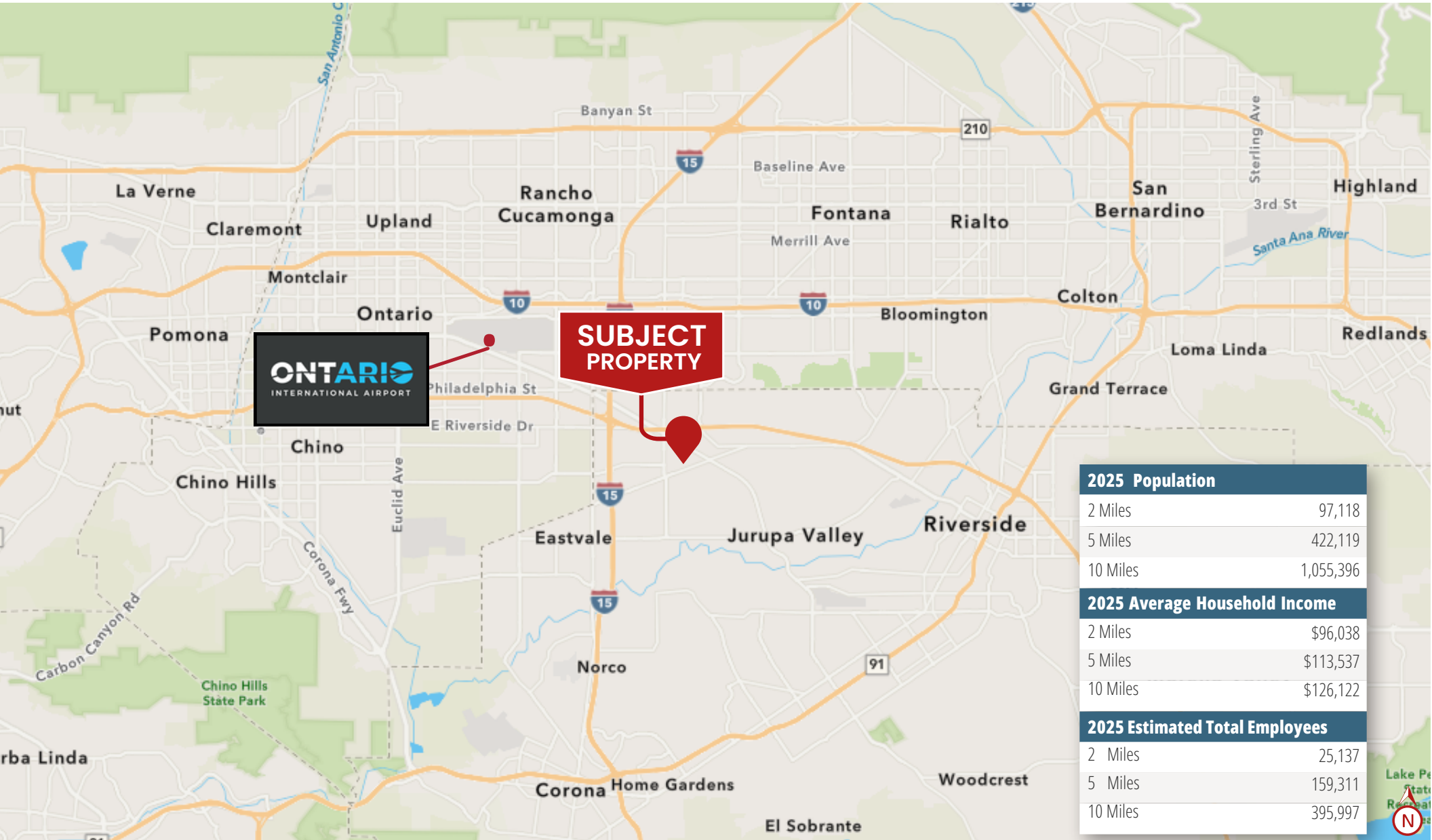
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LOCATION MAP

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