

MT RUBIDOUX BUSINESS CENTER

MULTI-TENANT OFFICE/INDUSTRIAL INVESTMENT PROPERTY

2491-2501 RUBIDOUX BOULEVARD, JURUPA VALLEY, CA 92509



FOR SALE

PROPERTY HIGHLIGHTS

Address:	2491-2501 Rubidoux Blvd., Jurupa Valley, CA
Site Area:	±1.35 Acres
Total Building SF:	±17,540 SF - 13 Units
Year Built:	1980
Occupancy:	100%
Parking:	2.5:1,000
Ceiling Height:	14 FT
Zoning:	Industrial M-SC
Sale Price:	\$3,850,000 (\$219.50 SF)
Proforma Rent:	\$274,200
CAP Rate:	5.8%
Current NOI:	\$220,000+





This office-industrial business park consists of 4 buildings situated on 1.35 acres and is located on Rubidoux Blvd just northeast of the 60 freeway in the City of Jurupa Valley California. Access to Interstate 10 is less than 4 miles to the north on Cedar Ave.

The buildings, which total approximately 17,540 square feet are constructed of metal and are currently designed for a minimum of 13 tenants that range in unit sizes from 1,200 SF to 2,150 SF. The two rear buildings are designed for industrial warehouse uses with front loading roll up doors and clear span warehouses. Each standard industrial unit averages approximately 5% office buildout. As an additional amenity, Mt. Rubidoux Business Center includes 4 paved storage yards in the rear portion of the property that are individually fenced and leased to tenants. The parking areas are all common area and provide a 2.5:1,000 parking ratio.

With the current, below-market rent averaging 20% below market rates per SF, the tenant base has been very stable and many of the tenants have been in the Business Park for more than 10 years.





**AGUA MANSA
COMMERCE PARK**

**CATERPILLAR
INDUSTRIAL PARK**

**PROPOSED
BUILDING
228,640 SF**

**MT RUBIDOUX
BUSINESS CENTER**

CANAL STREET