



3466-3478 UNIVERSITY AVENUE, RIVERSIDE, CA 92501

Marcus & Millichap  
OVANESS-ROSTAMIAN GROUP



**CRESCENT**  
[ BUILDING ]

## NON-ENDORSEMENT & DISCLAIMER NOTICE

### CONFIDENTIALITY & DISCLAIMER

The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Marcus & Millichap and should not be made available to any other person or entity without the written consent of Marcus & Millichap. This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Marcus & Millichap has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Marcus & Millichap has not verified, and will not verify, any of the information contained herein, nor has Marcus & Millichap conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Marcus & Millichap is a service mark of Marcus & Millichap Real Estate Investment Services, Inc. © 2026 Marcus & Millichap. All rights reserved.

### NON-ENDORSEMENT NOTICE

Marcus & Millichap is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing package. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of Marcus & Millichap, its affiliates or subsidiaries, or any agent, product, service, or commercial listing of Marcus & Millichap, and is solely included for the purpose of providing tenant lessee information about this listing to prospective customers.

ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONSULT YOUR MARCUS & MILLICHAP AGENT FOR MORE DETAILS.

Activity ID: ZAG1050453

**Marcus & Millichap**  
OVANESS-ROSTAMIAN GROUP



# TABLE OF CONTENTS



01

EXECUTIVE  
SUMMARY

02

PROPERTY  
DESCRIPTION

03

LOCATION & MARKET  
OVERVIEW

04

FINANCIAL  
ANALYSIS



University Ave.

# 01

## EXECUTIVE SUMMARY

# THE OFFERING

 **OFFERING PRICE:**  
\$2,500,000

 **PROFORMA CAP RATE:**  
10.08%

 **BUILDING PRICE PER SF:**  
\$151

 **LAND PRICE PER SF:**  
\$213

 **TOTAL BUILDING SIZE:**  
16,600 SF

 **TOTAL LOT SIZE:**  
11,761 SF (±0.27 AC)

 **YEAR BUILT:**  
1910



**3466-3478 UNIVERSITY AVENUE, RIVERSIDE, CA**



# INVESTMENT HIGHLIGHTS

- **Iconic Historic Property** – Rare Generational Investment Opportunity in Downtown Riverside.
- **Adaptive Re-Use Potential** – Ideal For Mixed-Use Redevelopment, Boutique Hotel, or Creative Office.
- **Advanced Planning Progress** – Preliminary Redevelopment Plans Have Been Prepared and Advanced Through the City Planning Process, Positioning the Project For an Efficient and Predictable Path Forward.
- **Advanced Building & Safety Progress** – First Building Department Submittal Approximately 50% Complete, With Remaining Items Clearly Defined.
- **Clear Path to Final Approval** – Remaining Work Limited to Mortar Testing and Final Structural Seismic Reinforcement Engineering; City Submittal Anticipated Within ~1.5 Months, With Final Project Approval Estimated Within 4-6 Months Thereafter, Inclusive of Standard Corrections and Resubmittals.
- **Defined Cost to Completion** – Approximately \$115,000 Remaining Budget, Inclusive of Remaining Consultant Contract Balance and Required Mortar Testing, With a Prudent 10-15% Contingency Already Factored in.
- **Prime Mission District Location** – Steps From Mission Inn, Convention Center, Museums, and Nightlife.
- **Surging Downtown Growth** – Surrounded by New Developments and Revitalization Projects.
- **Strong Demographics** – 245,000+ Residents Within 5 Miles; Average Household Income \$104,249; Total Households 77,093
- **Excellent Accessibility** – Near 91 Freeway and Metrolink Station; 23 Minutes to Ontario International Airport.
- **Flexible Tenancy** – All Tenants on Month-to-Month Leases, Enabling Immediate Repositioning.



# INVESTMENT OVERVIEW

The Ovaness-Rostamian Group of Marcus & Millichap is pleased to present the iconic Crescent Building for sale in Riverside, California—a rare generational opportunity to acquire a historic asset in the heart of Downtown Riverside’s rapidly transforming urban core. The property is ideally located across from the historic YMCA and just one block from the world-renowned Mission Inn Hotel & Spa, with immediate access to the Riverside Convention Center, museums, dining, nightlife, and strong pedestrian activity, along with excellent regional connectivity via the 91 Freeway and Metrolink commuter rail.

Preliminary redevelopment plans have been prepared and advanced through the City Planning process, positioning the project for an efficient and predictable path forward. The project is 100% complete with the Planning Department submittal, representing approximately half of the overall entitlement timeline, and has progressed meaningfully through Building & Safety, with the first Building Department submittal approximately 50% complete. Remaining work is limited to mortar testing and final structural seismic reinforcement engineering, after which the project is expected to be ready for City submittal within approximately 1.5 months, with final project approval anticipated within 4–6 months thereafter, inclusive of standard City comments and resubmittals. The estimated remaining budget to complete the entitlement and approval process is approximately \$115,000, inclusive of the remaining contract balance and required mortar testing, with a prudent 10–15% contingency factored in—providing incoming ownership with clear cost visibility and a defined path to execution.

The Crescent Building offers significant value-add and redevelopment potential, supported by approved plans for 5,900 square feet of retail storefront, 10,000 square feet of office space above, and 2,500 square feet of basement retail or storage. Surrounded by successful adaptive reuse projects such as Imperial Lofts and Stalder Plaza, the property is perfectly positioned for conversion into mixed-use residential, boutique hotel, creative office, or high-demand storage space. All tenants are currently on month-to-month leases, providing maximum flexibility for repositioning. The building features soaring ceilings of 15 to 30 feet, architectural character, and owner-user potential with SBA financing options.

Investors can benefit from existing income to offset carrying costs while pursuing final approval on entitlements for redevelopment, making this a unique opportunity to curate and reimagine a landmark asset in one of Southern California’s most vibrant downtown districts. With strong demographics, a growing cultural scene, and continued investment in the surrounding area, the Crescent Building represents an exceptional chance to create a transformative project in Riverside’s historic core.





02

## PROPERTY DESCRIPTION

# PROPERTY OVERVIEW

 **PARKING:**  
Street Parking

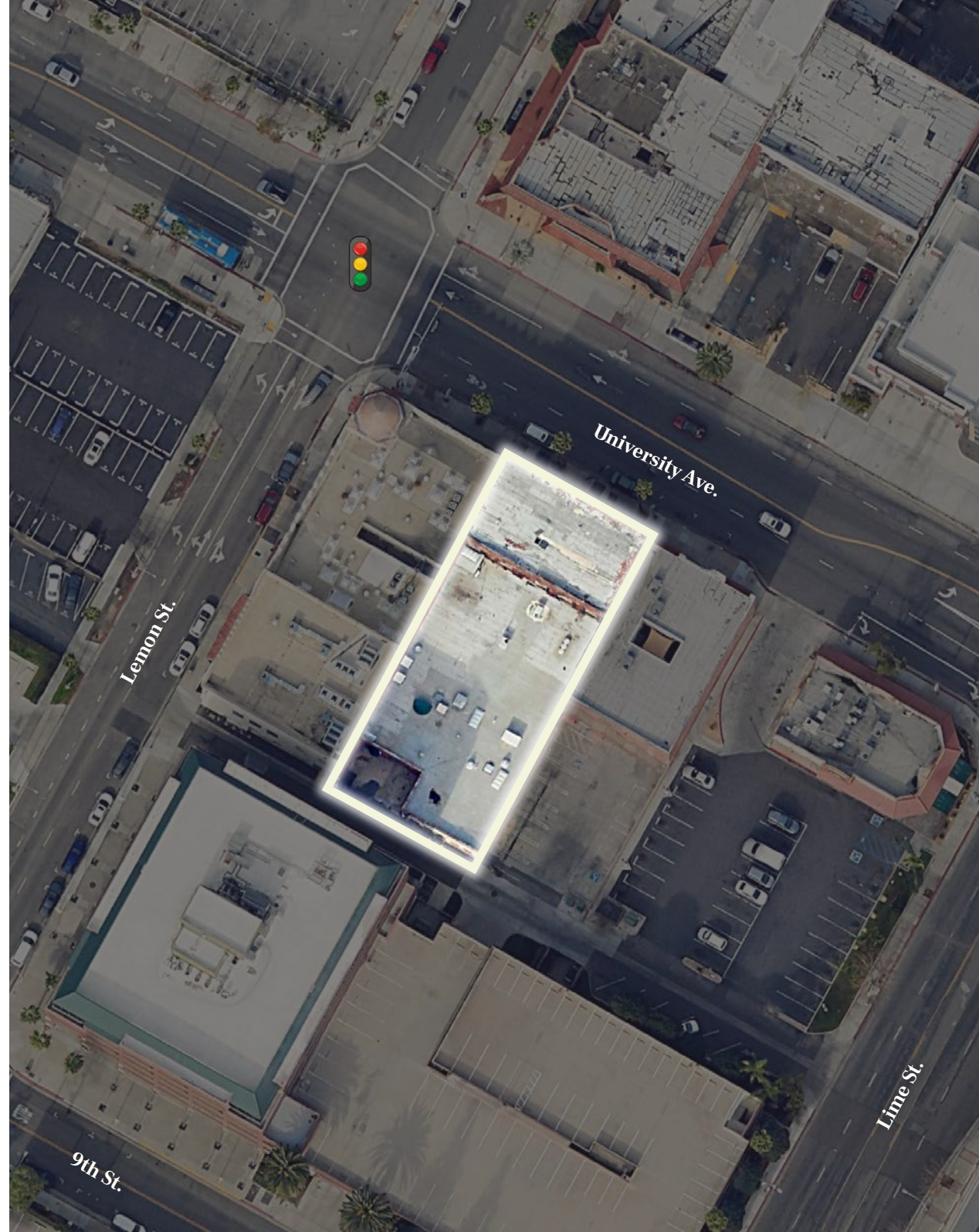
 **ZONING:**  
C3

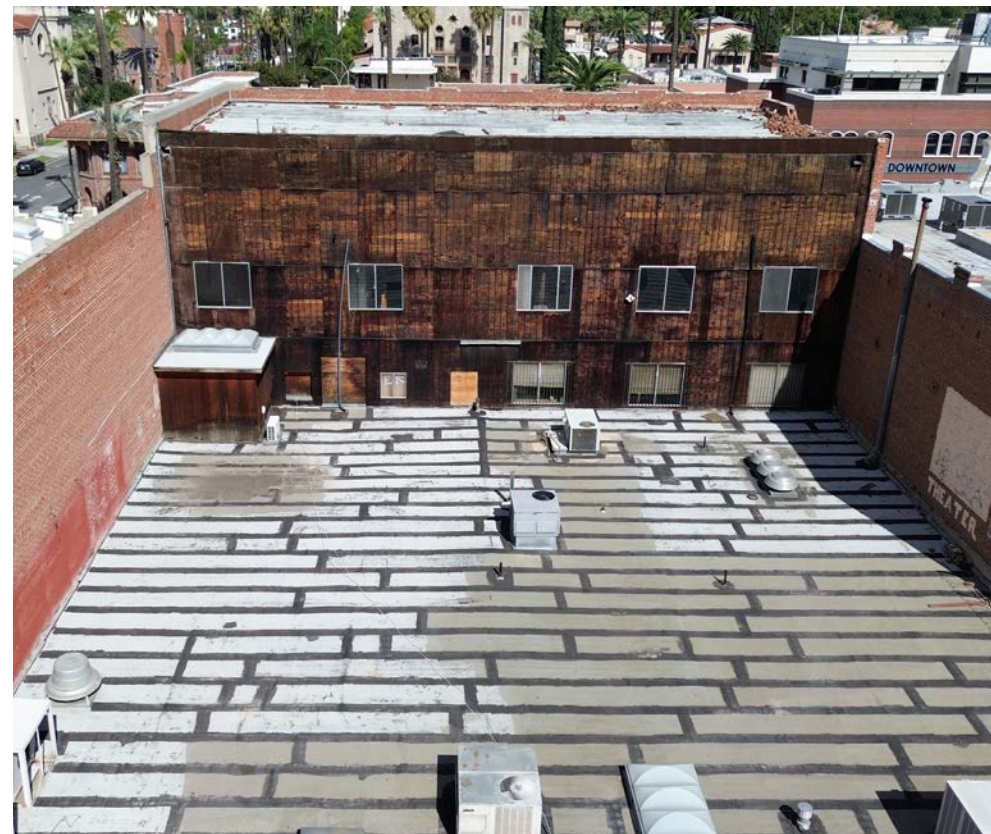
 **TOTAL BUILDING SIZE:**  
16,600 SF

 **TOTAL LOT SIZE:**  
11,761 SF (± 0.27 AC)

 **APN:**  
213-311-002

 **ADDRESS:**  
3466-3478 UNIVERSITY AVENUE,  
RIVERSIDE, CA 92501



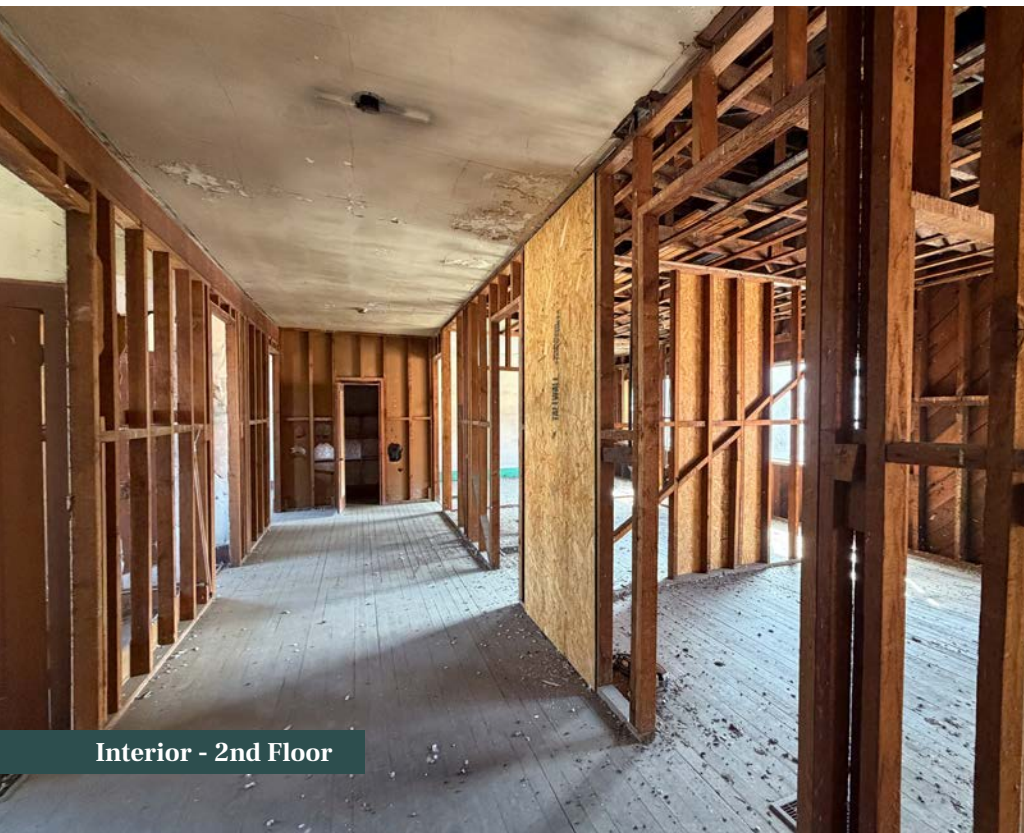




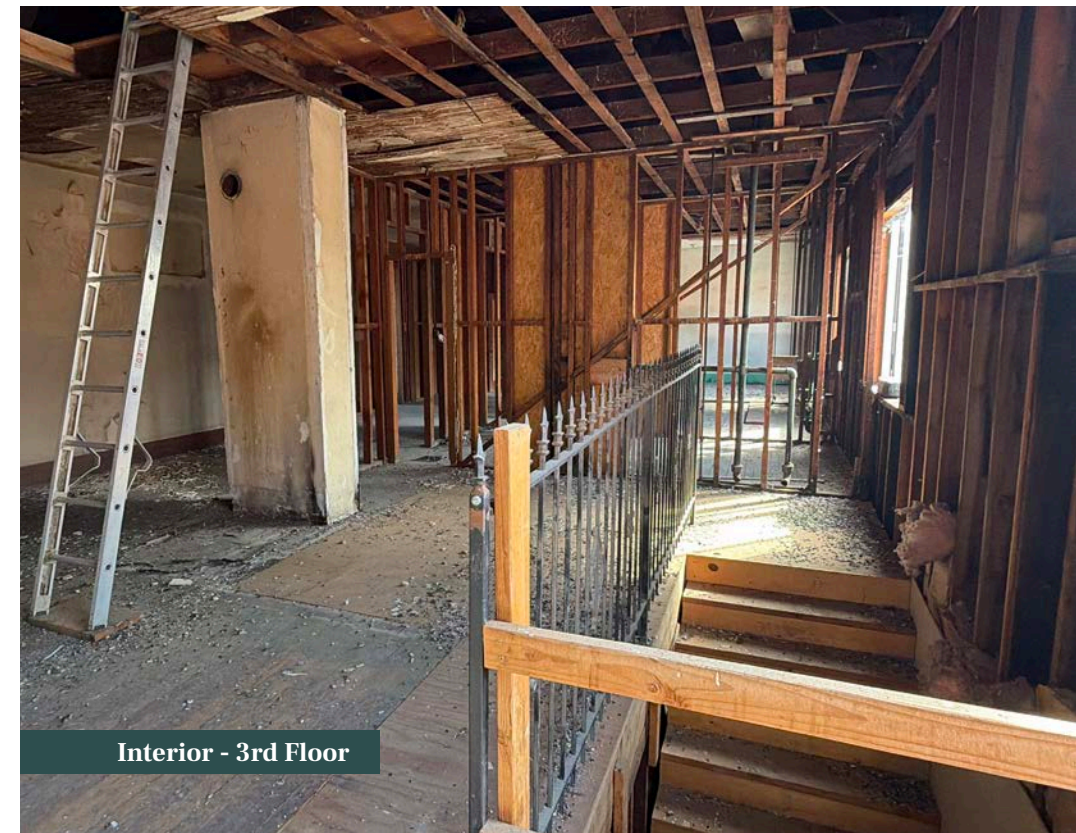
Pawn Shop



Interior - Ground Floor - Bail Bonds Tenant



Interior - 2nd Floor



Interior - 3rd Floor



Warehouse - Rear Building



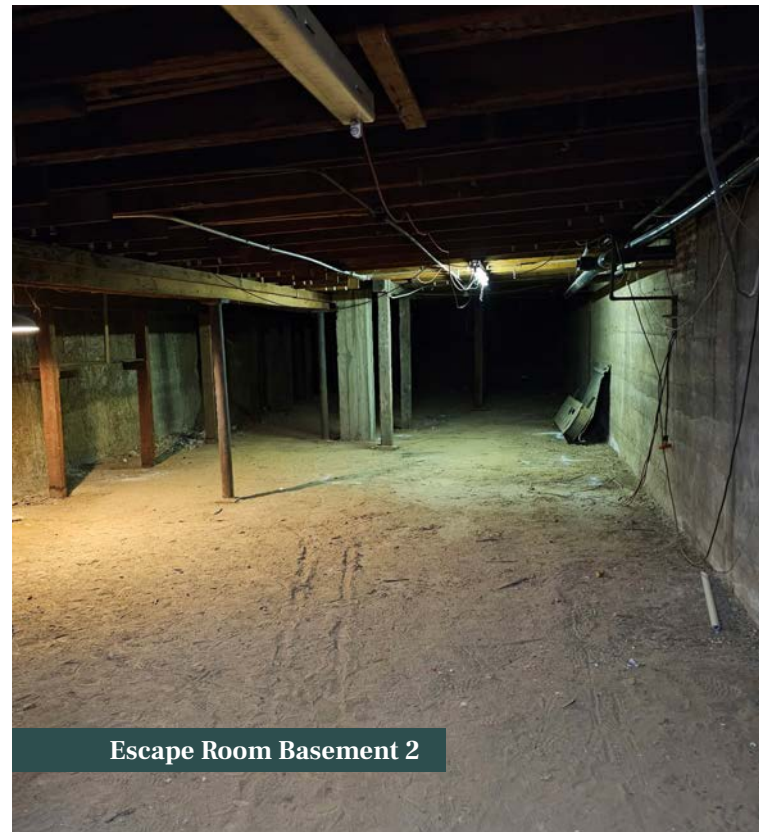
Warehouse - Rear Building Back



Escape Room Entrance



Escape Room Basement 1



Escape Room Basement 2

# FRONT ELEVATION & BUILDING SECTION



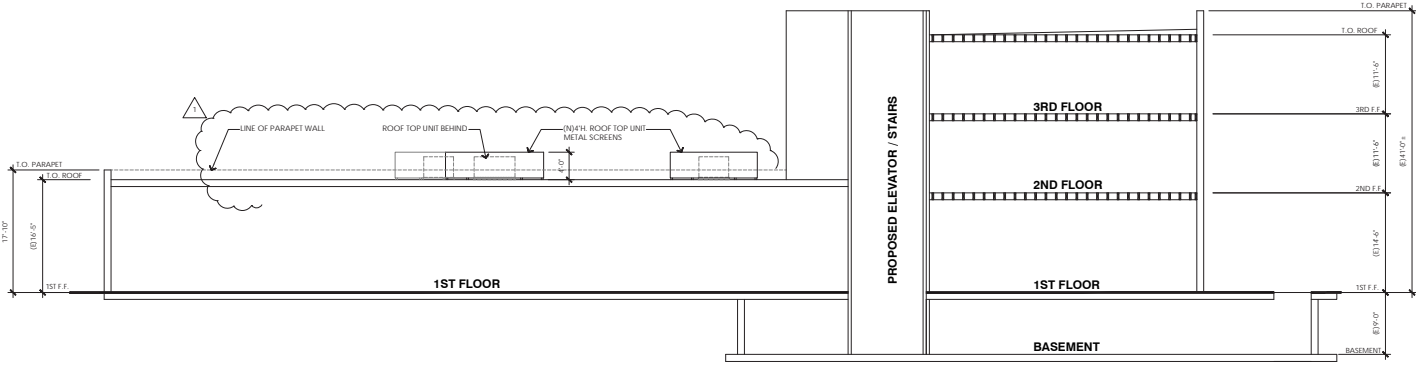
**FRONT ELEVATION**  
SCALE: 1/4"=1'-0"

**GENERAL NOTES**  
 A. ALL DIMENSIONS ARE TO BE VERIFIED IN FIELD PRIOR TO CONSTRUCTION.  
 B. ORIGINAL FACADE TO BE EXPOSED AND RECONSTRUCTED TO MATCH THE ORIGINAL BUILDING DESIGN, NO NEW FINISHES ARE PROPOSED.

**EXTERIOR FINISHES:**  
**BRICK 1** EXISTING BRICK TO REMAIN  
**BRICK 2** EXISTING BRICK TO REMAIN AND TO BE STRIPPED WITH "THROSDOD ENVIRO KLEEN SAFETY PEEL 1" OR EQUIV.  
**WOOD** EXPOSED HEAVY TIMBER FRAMING MEMBERS TO MATCH ORIGINAL DESIGN, STAIN PER COLOR LEGEND  
**METAL** ALUMINUM STOREFRONT WINDOW AND DOOR SYSTEM, PAINT PER COLOR LEGEND

**COLOR LEGEND:**  
**P-1** DUNN EDWARDS COLOR: TAN PLAN DE6137  
**P-2** DUNN EDWARDS COLOR: SHORTBREAD DE6134

**NOTE:**  
 ALL DIMENSIONS SHOWN ON THE PLANS MUST BE FIELD VERIFIED BY THE GENERAL CONTRACTOR PRIOR TO THE START OF CONSTRUCTION. CONTRACTOR MUST NOTIFY ARCHITECT AND ENGINEER, IN WRITING, IF ANY CONFLICTS, DISCREPANCIES, OR AMBIGUITIES EXIST PRIOR TO PROCEEDING WITH CONSTRUCTION.



**BUILDING SECTION**  
SCALE: 1/8"=1'-0"

**CRESCENT BUILDING**  
 APN: 213-311-002  
 3466-3478 UNIVERSITY AVE.  
 RIVERSIDE, CA 92501

DATE:	DEC. 11, 2023	
PROJECT NUMBER:	EDC04888	
NO.	DATE	REVISION DESCRIPTION
1	8/23/24	1ST DRC CORRECTIONS
2	10/2/24	2ND DRC CORRECTIONS
3	2/6/25	3RD DRC CORRECTIONS

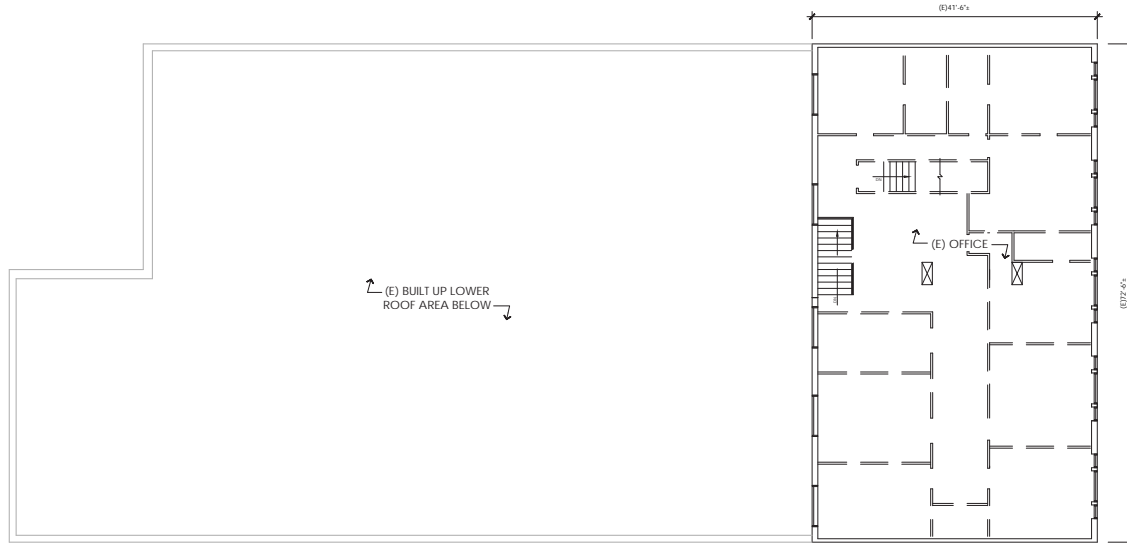
DESIGN BY:	GR
CHECKED BY:	GR
DRAWN BY:	BN

DRAWING TITLE:  
**EXTERIOR ELEVATION BUILDING SECTION**

SHEET NO:  
**A 2.0**  
**A 3.0**



# EXISTING FLOOR PLAN: 2<sup>ND</sup> FLOOR + LOWER ROOF & 3<sup>RD</sup> FLOOR



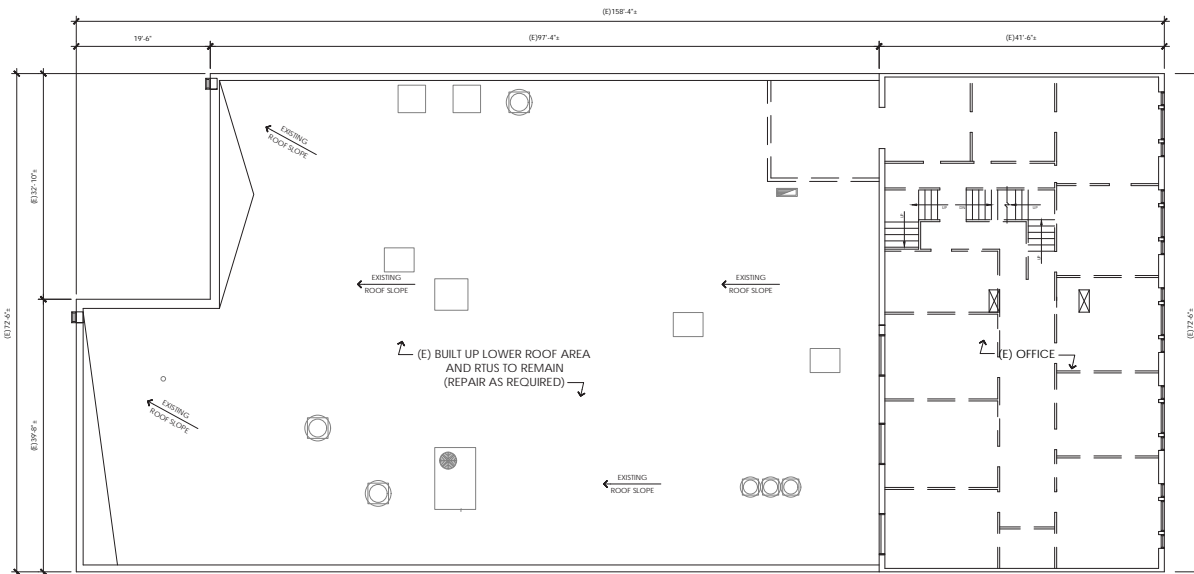
2 EXISTING THIRD FLOOR PLAN  
SCALE: 1/8"=1'-0"

## LEGEND

- PROPOSED NEW 2x WOOD STUDS @ 16" O.C. - SEE STRUCTURAL (USE WATER RESISTANT GYPSUM BOARD IN LIEU OF SPECIFIED WALLBOARD)
- EXISTING WALLS TO REMAIN
- EXISTING WALLS TO BE DEMOLISHED

## NOTE:

ALL DIMENSIONS SHOWN ON THE PLANS MUST BE FIELD VERIFIED BY THE GENERAL CONTRACTOR PRIOR TO THE START OF CONSTRUCTION. CONTRACTOR MUST NOTIFY ARCHITECT AND ENGINEER IN WRITING, IF ANY CONFLICTS, DISCREPANCIES, OR AMBIGUITIES EXIST PRIOR TO PROCEEDING WITH CONSTRUCTION.



1 EXISTING SECOND FLOOR PLAN AND LOWER ROOF PLAN  
SCALE: 1/8"=1'-0"

CRESCENT BUILDING  
APN: 213-311-002  
3466-3478 UNIVERSITY AVE.  
RIVERSIDE, CA 92501

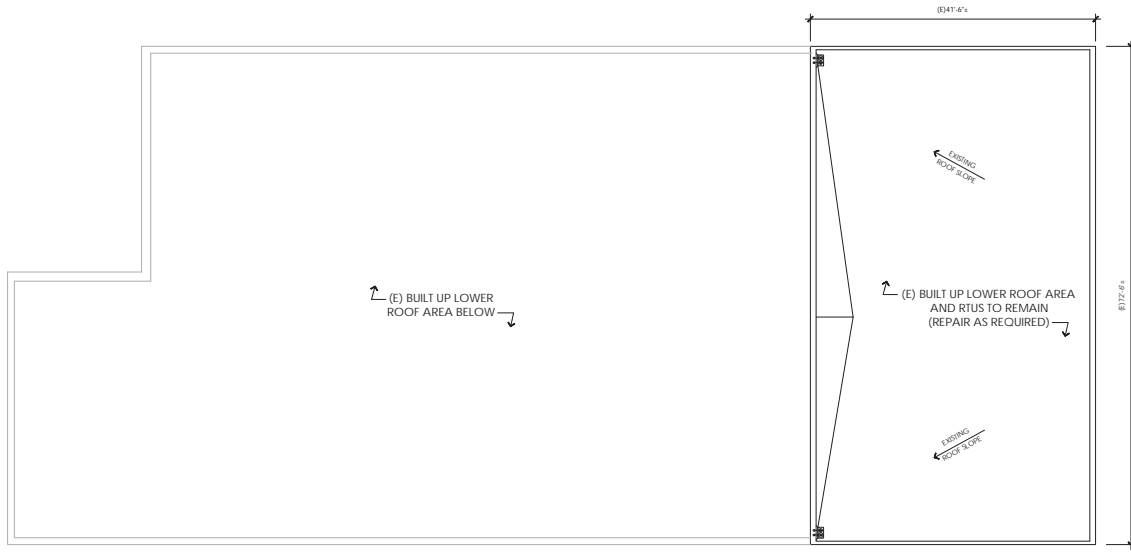
DATE:	DEC. 11, 2023	
PROJECT NUMBER:	EDG#4888	
NO.	DATE	REVISION DESCRIPTION
1	8/22/24	1ST DRG. CORRECTIONS
2	10/7/24	2ND DRG. CORRECTIONS
3	2/8/25	3RD DRG. CORRECTIONS
DESIGN BY:	GH	
CHECK BY:	GH	
DRAWN BY:	SH	
DRAWING TITLE:		

EXISTING SECOND AND THIRD FLOOR PLANS AND LOWER ROOF PLAN

SHEET NO:

AB 1.1

# EXISTING FLOOR PLAN: ROOF



2 EXISTING ROOF PLAN  
SCALE: 1/8"=1'-0"

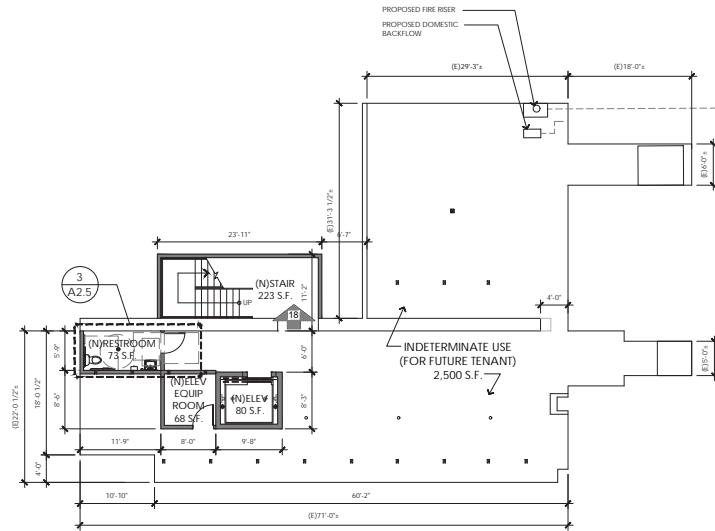
**NOTE:**  
ALL DIMENSIONS SHOWN ON THE PLANS MUST BE FIELD VERIFIED BY THE GENERAL CONTRACTOR PRIOR TO THE START OF CONSTRUCTION. CONTRACTOR MUST NOTIFY ARCHITECT AND ENGINEER IN WRITING, IF ANY CONFLICTS, DISCREPANCIES, OR AMBIGUITIES EXIST PRIOR TO PROCEEDING WITH CONSTRUCTION.

CRESCENT BUILDING  
APN: 213-311-002  
3466-3478 UNIVERSITY AVE.  
RIVERSIDE, CA 92501

DATE:	DEC. 11, 2023	
PROJECT NUMBER:	EDC#4888	
NO.	DATE	REVISION DESCRIPTION
	8/22/24	1ST DRC CORRECTIONS
	10/7/24	2ND DRC CORRECTIONS
	2/6/25	3RD DRC CORRECTIONS
DESIGN BY:	GH	
CHECK BY:	GH	
DRAWN BY:	SH	
DRAWING TITLE:		

EXISTING ROOF PLAN  
SHEET NO:  
**AB 1.2**

# PARTIALLY APPROVED DEVELOPMENT PLAN: BASEMENT



1 PROPOSED BASEMENT FLOOR PLAN  
SCALE 1/8"=1'-0"

## LEGEND

- PROPOSED NEW 2x4 WOOD STUDS @ 16" O.C. - SEE STRUCTURAL (USE WATER RESISTANT GYPSUM BOARD IN LIEU OF SPECIFIED WALLBOARD)
- EXISTING WALLS TO REMAIN
- EXISTING WALLS TO BE DEMOLISHED

## NOTE:

ALL DIMENSIONS SHOWN ON THE PLANS MUST BE FIELD VERIFIED BY THE GENERAL CONTRACTOR PRIOR TO THE START OF CONSTRUCTION. CONTRACTOR MUST NOTIFY ARCHITECT AND ENGINEER, IN WRITING, IF ANY CONFLICTS, DISCREPANCIES, OR AMBIGUITIES EXIST PRIOR TO PROCEEDING WITH CONSTRUCTION.

## TENANT SPACE 5 OCCUPANT LOAD (BASEMENT)

ROOM NAME	AREA (S.F.)	FACTOR	OCCUPANT
FUTURE TENANT SPACE 5 (B)	2,500	150	17
ELEVATOR EQUIPMENT ROOM	68	300	1
TENANT SPACE 5 TOTAL OCCUPANT LOAD			18

CRESCENT BUILDING  
APN: 213-311-002  
3466-3478 UNIVERSITY AVE.  
RIVERSIDE, CA 92501

DATE	DEC. 11, 2023	
PROJECT NUMBER	EDG#4888	
NO.	DATE	REVISION DESCRIPTION
1	8/22/24	1ST DRG CORRECTIONS
2	10/7/24	2ND DRG CORRECTIONS
3	2/6/25	3RD DRG CORRECTIONS

DESIGN BY	GH
CHECK BY	GH
DRAWN BY	SH
DRAWING TITLE	

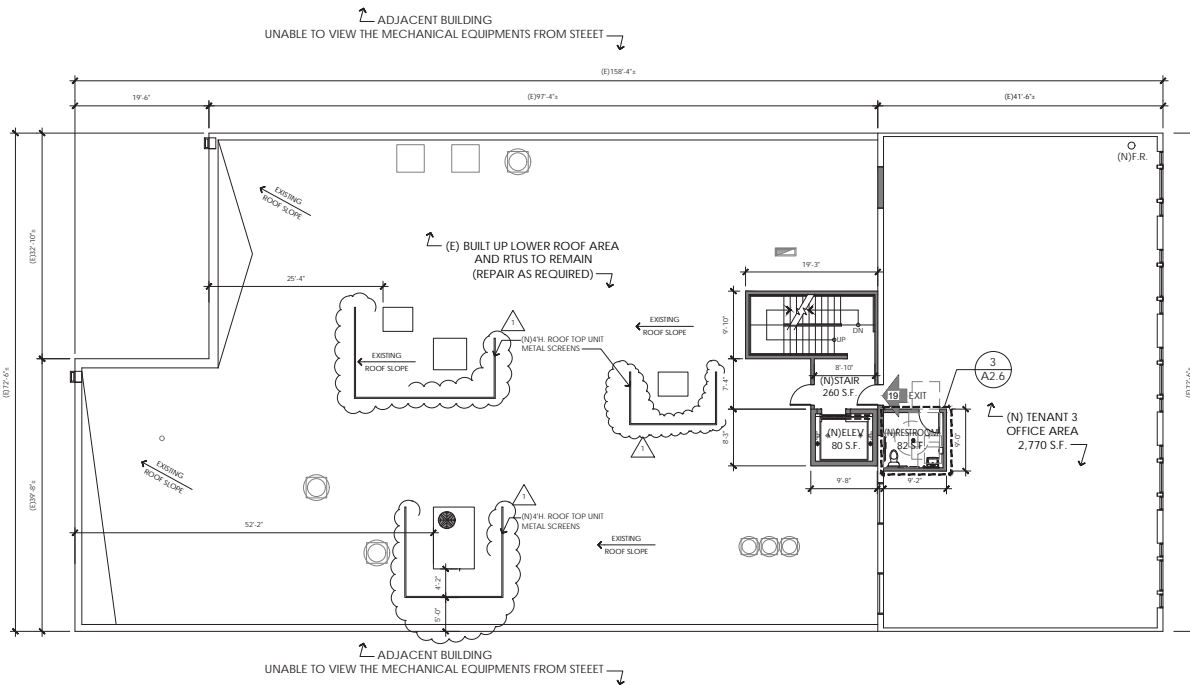
PROPOSED  
BASEMENT LEVEL  
FLOOR PLAN

SHEET NO:

A 1.0



# PARTIALLY APPROVED DEVELOPMENT PLAN: 2ND FLOOR + LOWER ROOF



## LEGEND

- PROPOSED NEW 2x WOOD STUDS @ 16" O.C. - SEE STRUCTURAL (USE WATER RESISTANT GYPSUM BOARD IN LIEU OF SPECIFIED WALLBOARD)
- EXISTING WALLS TO REMAIN
- EXISTING WALLS TO BE DEMOLISHED

## NOTE:

ALL DIMENSIONS SHOWN ON THE PLANS MUST BE FIELD VERIFIED BY THE GENERAL CONTRACTOR PRIOR TO THE START OF CONSTRUCTION. CONTRACTOR MUST NOTIFY ARCHITECT AND ENGINEER IN WRITING, IF ANY CONFLICTS, DISCREPANCIES, OR AMBIGUITIES EXIST PRIOR TO PROCEEDING WITH CONSTRUCTION.

## TENANT SPACE 3 OCCUPANT LOAD (2nd FLOOR)

ROOM NAME	AREA (S.F.)	FACTOR	OCCUPANT
TENANT SPACE 3 (E)	2,770	150	19
TENANT SPACE 3 TOTAL OCCUPANT LOAD			19

**1** PROPOSED SECOND FLOOR PLAN AND LOWER ROOF PLAN  
SCALE: 1/8"=1'-0"

CRESCENT BUILDING  
 APN: 213-311-002  
 3466-3478 UNIVERSITY AVE.  
 RIVERSIDE, CA 92501

NO.	DATE	REVISION DESCRIPTION
	DEC. 11, 2023	
	EDG#4888	
1	8/22/24	1ST DRG. CORRECTIONS
2	10/7/24	2ND DRG. CORRECTIONS
3	2/6/25	3RD DRG. CORRECTIONS

DESIGN BY:	GH
CHECK BY:	GH
DRAWN BY:	SH

DRAWING TITLE:  
 PROPOSED  
 SECOND FLOOR PLAN  
 AND LOWER ROOF PLAN

SHEET NO:

**A 1.2**





**SUBJECT**



**CRESCENT BUILDING**

University Ave.

Lime St.  
Lemon St.

25,080  
CARS PER DAY

18,858  
CARS PER DAY

±43,938  
COMBINED  
CARS PER DAY

197,893  
CARS PER DAY

Riverside Fwy.

9th St.

166,232  
CARS PER DAY

215

STATER BROS. markets

Baker's

**Flabob**  
AIRPORT  
31 Aircraft Operations/Day

**RIVERSIDE**  
Community Hospital  
2,210 Beds

**RCC**  
RIVERSIDE CITY COLLEGE  
30,000 Students

Jack  
in the box

Applebee's

Abraham Lincoln High School  
2,049 Students

El Pollo Loco  
McDonald's

Church's

JOHN W. NORTH  
HUSKIES  
2,171 Students

**Food 4 Less**  
Jack in the box  
Western Dental & Orthodontics

**VONS**  
CVS pharmacy  
**Marshall's**  
REGAL  
verizon  
**Jack the Habit**  
in the box BURGER GRILL  
**Burlington**  
coat factory

Olivewood Ave.

Ralphs  
ups  
JUAN POLLO ROTISSERIE

**Poly**  
HIGH SCHOOL  
3,954 Students

**GROCERY OUTLET**  
bargain market  
**DOLLAR TREE**  
planet fitness  
WING STOP  
ABC Pharmacy

**CANYON CREST**  
TOWNE CENTRE  
Ralphs

CUBESMART self storage + logistics  
HARRINGTON Process Solutions since 1959  
WHITE CAP

AUTO SMART GROUP

NSA STORAGE

Walmart Distribution Center

BOURNS

AC PRO

Crystal

NSA STORAGE

HANBAR

McDonald's

The Recycler Core Company, Inc.

CALIBER COLLISION

the old spaghetti factory

Duke's

STATER BROS. markets  
FarmerBoys  
BREAKFAST, BURGERS & MORE

Starbucks  
SUBWAY Baker's

UEI COLLEGE  
650 Students




Superior Court of California  
County of Riverside

**SUBJECT**



**CRESCENT BUILDING**





**5,534 Students**




**547 Beds**

Riverside City Hall

UCR ARTS

RAM  
RIVERSIDE ART MUSEUM

THE MISSION INN FOUNDATION  
RIVERSIDE  
VISITOR CENTER + MUSEUM

FOX THEATER  
RIVERSIDE

9th St.

25,080  
CARS PER DAY

±43,938  
COMBINED  
CARS PER DAY

18,858  
CARS PER DAY

University Ave.

Riverside Fwy.

91

166,232  
CARS PER DAY

Lime St.

Lemon St.

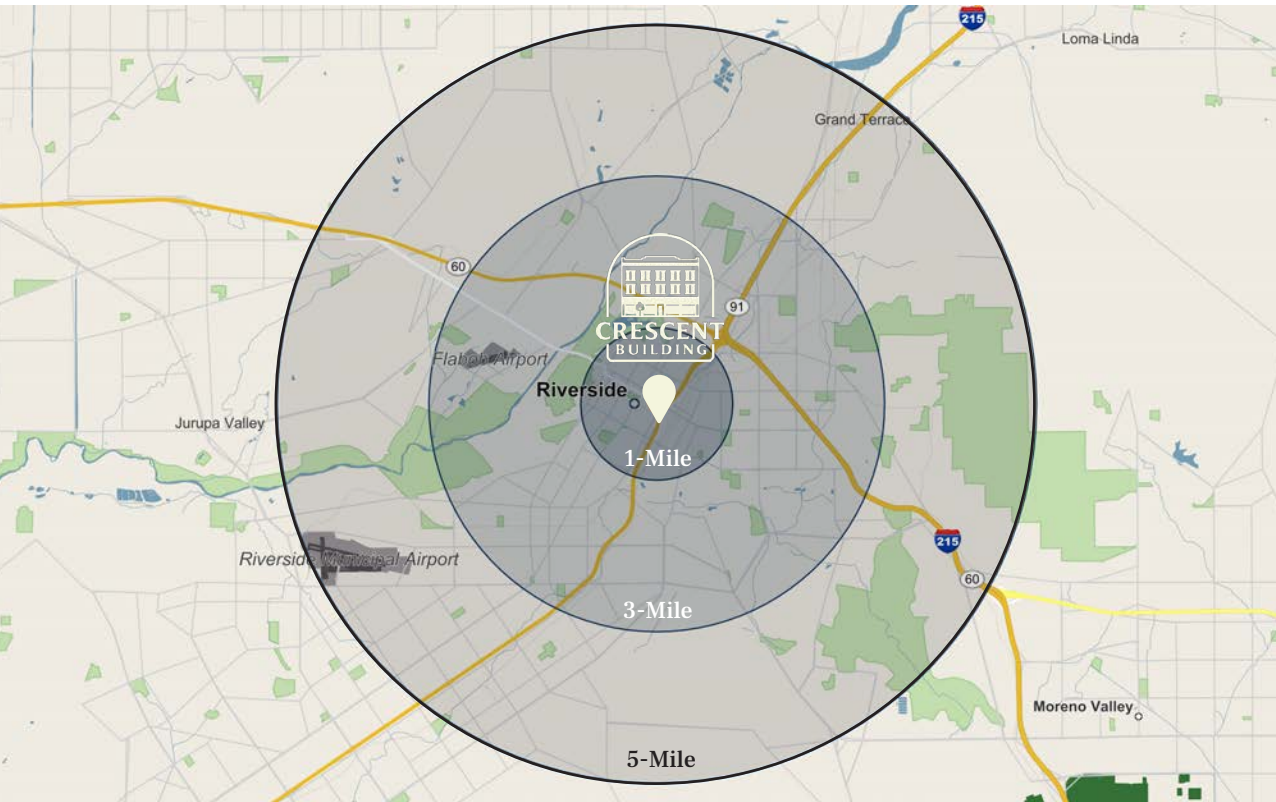




03

## LOCATION & MARKET OVERVIEW

# RIVERSIDE, CALIFORNIA



## CITY HIGHLIGHTS



**245,284**  
2025 POPULATION



**\$104,249**  
2025 AVERAGE HOUSEHOLD INCOME



**77,093**  
2025 TOTAL HOUSEHOLDS



**± 58 Minute Drive**  
TO LOS ANGELES, CA

PALM SPRINGS

**58**  
MILES

LOS ANGELES

**58**  
MILES

SAN DIEGO

**100**  
MILES

FRESNO

**255**  
MILES

SAN FRANCISCO

**425**  
MILES

SACRAMENTO

**505**  
MILES



# DEMOGRAPHICS

POPULATION	1 Mile	3 Miles	5 Miles
<b>2030 Projection</b>			
Total Population	19,322	119,627	251,367
<b>2025 Estimate</b>			
Total Population	19,195	116,566	245,284
<b>2020 Census</b>			
Total Population	19,321	113,240	239,471
<b>2010 Census</b>			
Total Population	18,629	110,282	228,327
<b>Daytime Population</b>			
2025 Estimate	36,020	170,209	292,998
HOUSEHOLDS	1 Mile	3 Miles	5 Miles
<b>2030 Projection</b>			
Total Households	6,197	38,520	79,185
<b>2025 Estimate</b>			
Total Households	6,122	37,411	77,093
Average (Mean) Household Size	3.0	3.0	3.1
<b>2010 Census</b>			
Total Households	5,978	35,292	73,108
<b>2010 Census</b>			
Total Households	5,377	33,558	69,149
<b>Occupied Units</b>			
2030 Projection	6,692	40,417	82,750
2025 Estimate	6,610	39,247	80,570
HOUSEHOLDS BY INCOME	1 Mile	3 Miles	5 Miles
<b>2025 Estimate</b>			
\$150,000 or More	14.4%	18.1%	21.4%
\$100,000-\$149,999	17.3%	18.4%	20.4%
\$75,000-\$99,999	15.6%	13.7%	13.7%
\$50,000-\$74,999	15.8%	16.0%	15.8%
\$35,000-\$49,999	10.4%	10.1%	9.6%
Under \$35,000	26.5%	23.6%	19.1%
Average Household Income	\$85,735	\$94,995	\$104,249
Median Household Income	\$71,430	\$77,661	\$87,338
Per Capita Income	\$29,305	\$31,935	\$34,035

HOUSEHOLDS BY EXPENDITURE	1 Mile	3 Miles	5 Miles
Total Average Household Retail Expenditure	\$79,252	\$82,371	\$87,167
<b>Consumer Expenditure Top 10 Categories</b>			
Housing	\$31,443	\$32,507	\$34,251
Transportation	\$13,158	\$13,624	\$14,282
Food	\$11,557	\$11,884	\$12,469
Personal Insurance and Pensions	\$10,323	\$10,796	\$11,590
Entertainment	\$3,595	\$3,714	\$3,977
Apparel	\$2,545	\$2,662	\$2,788
Cash Contributions	\$1,940	\$2,095	\$2,327
Education	\$1,479	\$1,588	\$1,711
Personal Care Products and Services	\$1,049	\$1,114	\$1,188
Alcoholic Beverages	\$656	\$704	\$757
POPULATION PROFILE	1 Mile	3 Miles	5 Miles
<b>Population By Age</b>			
2025 Estimate Total Population	19,195	116,566	245,284
Under 20	26.6%	28.1%	26.7%
20 to 34 Years	26.7%	27.6%	26.0%
35 to 39 Years	8.5%	7.1%	7.0%
40 to 49 Years	13.0%	11.7%	11.9%
50 to 64 Years	15.4%	14.9%	16.2%
Age 65+	9.7%	10.7%	12.2%
Median Age	33.0	33.0	34.0
<b>Population 25+ by Education Level</b>			
2025 Estimate Population Age 25+	12,735	71,812	156,369
Elementary (0-8)	12.4%	9.8%	9.6%
Some High School (9-11)	12.3%	9.6%	9.2%
High School Graduate (12)	27.5%	26.7%	26.9%
Some College (13-15)	20.9%	21.5%	21.6%
Associate Degree Only	7.2%	7.6%	7.7%
Bachelor's Degree Only	12.5%	14.4%	14.6%
Graduate Degree	7.2%	10.3%	10.4%



# 04

## FINANCIAL ANALYSIS

# PRICING

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, express or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. Marcus & Millichap is a service mark of Marcus & Millichap Real Estate Investment Services, Inc. © 2026 Marcus & Millichap. All rights reserved.

## PRICING SUMMARY

<b>Price:</b>	<b>\$2,500,000</b>	
<b>Down Payment:</b>	<b>\$1,000,000</b>	<i>40% Down Payment</i>
Current Cap Rate:	-	Cash-on-Cash: -
ProForma Cap Rate:	10.08%	ProForma Cash-on-Cash: 11.70%
<b><u>Costs Incurred by New Owner</u></b>		
<b>TI &amp; Leasing Commission @ \$75 PSF</b>	<b>\$1,380,000</b>	
Year Built/Renovated:	1910	
Total Building Size:	16,600	
Price Per Square Foot:	\$151	Zoning: C3
Lot Size (SF):	11,761	Land Per Sq. Ft.: \$213

## NEW FINANCING

LTV:	60%
Balance:	\$1,500,000
Term:	5
Rate:	6.40%
Amortization:	30
Maturity Date:	Mar-2031
Yearly Payment:	\$112,591

## FINANCIAL SUMMARY

	<b>Current</b>		<b>ProForma</b>	
Total Rental Income (GLA):	\$70,380		\$446,400	
Expense Reimbursements:	\$0	0%	\$37,038	54%
Total Gross Revenue:	\$70,380		\$483,438	
Vacancy Factor:	(\$3,519)	5.0%	(\$24,172)	5.0%
Operating Expenses:	(\$68,150)	97%	(\$68,150)	15%
Net Operating Income (NOI):	\$1,289	-0.05%	\$391,116	10.08%
First Trust Deed/Mortgage:	\$112,591		\$112,591	
Pre-Tax Cash Flow:	(\$113,880)	-11.39%	\$278,525	11.70%
Interest Payment:	\$95,505		\$94,378	
Principle Payment:	\$17,086		\$18,213	
Total Return:	\$96,794	-9.68%	\$296,738	12.47%

## ESTIMATED EXPENSES

Property Tax:	\$31,250
Insurance:	\$23,000
Maintenance & Repair:	\$2,500
Water/Sewer:	\$1,200
Electric:	\$6,600
Janitorial:	\$3,600
<b>Total Expenses:</b>	<b>\$68,150</b>
<b>Expenses Per Sq. Ft (GLA):</b>	<b>\$0.34</b>

# RENT ROLL

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, express or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. Marcus & Millichap is a service mark of Marcus & Millichap Real Estate Investment Services, Inc. © 2026 Marcus & Millichap. All rights reserved.

## RENT ROLL - CURRENT

<u>Unit</u>	<u>Tenant</u>	<u>%</u>	<u>Sq. Ft.</u>	<u>Monthly Rent</u>	<u>Annual Rent</u>	<u>Rent PSE/Mo</u>	<u>Rent PSE/Yr</u>	<u>Type</u>	<u>Start</u>	<u>End</u>	<u>Options</u>	<u>Increases</u>
1st Floor	Remedy Bail Bonds	4%	660	\$1,365	\$16,380	\$2.07	\$24.82	MG	MTM	MTM	-	-
1st Floor	Escape Room	4%	650	\$1,100	\$13,200	\$1.69	\$20.31	MG	MTM	MTM	-	-
1st Floor	D Town Smoke Shop	12%	2,000	\$3,400	\$40,800	\$1.70	\$20.40	MG	MTM	MTM	-	-
1st Floor	Vacant	38%	6,350	-	-	-	-	-	-	-	-	-
Upstairs	Vacant	42%	6,940	-	-	-	-	-	-	-	-	-
<b>Total / Average</b>		<b>100%</b>	<b>16,600</b>	<b>\$5,865</b>	<b>\$70,380</b>	<b>\$1.82</b>	<b>\$21.84</b>					
<b>Vacancy</b>		<b>80%</b>	<b>13,290</b>									
<b>Occupancy</b>		<b>20%</b>	<b>3,310</b>									

## RENT ROLL - PROFORMA

<u>Unit</u>	<u>Tenant</u>	<u>%</u>	<u>Sq. Ft.</u>	<u>Monthly Rent</u>	<u>Annual Rent</u>	<u>Rent PSE/Mo</u>	<u>Rent PSE/Yr</u>	<u>Type</u>	<u>Start</u>	<u>End</u>	<u>Options</u>	<u>Increases</u>
1	NEW TENANT	14%	2,500	\$5,625	\$67,500	\$2.25	\$27.00	NNN	New Lease	New Lease	-	-
1	NEW TENANT	14%	2,500	\$5,625	\$67,500	\$2.25	\$27.00	NNN	New Lease	New Lease	-	-
1	NEW TENANT	14%	2,500	\$5,625	\$67,500	\$2.25	\$27.00	NNN	New Lease	New Lease	-	-
1	NEW TENANT	14%	2,500	\$5,625	\$67,500	\$2.25	\$27.00	NNN	New Lease	New Lease	-	-
2	NEW TENANT	16%	2,950	\$5,163	\$61,950	\$1.75	\$21.00	FS	New Lease	New Lease	-	-
3	NEW TENANT	16%	2,950	\$5,163	\$61,950	\$1.75	\$21.00	FS	New Lease	New Lease	-	-
Basement	NEW TENANT	14%	2,500	\$4,375	\$52,500	\$1.75	\$21.00	FS	New Lease	New Lease	-	-
<b>Total / Average</b>		<b>100%</b>	<b>18,400</b>	<b>\$37,200</b>	<b>\$446,400</b>	<b>\$2.04</b>	<b>\$24.43</b>					

# EXCLUSIVELY LISTED BY

Marcus & Millichap  
OVANESS-ROSTAMIAN GROUP

**ORBELL OVANESS**

Senior Managing Director Investments  
Managing Partner  
Office: Encino  
Direct: (213) 943-1822  
Mobile: (818) 219-5054  
orbell.ovaness@marcusmillichap.com  
License: CA 01402142

**ARA H. ROSTAMIAN, MRED**

Senior Director Investments  
Managing Partner  
Office: Encino  
Direct: (213) 943-1781  
Mobile: (818) 823-0832  
ara.rostamian@marcusmillichap.com  
License: CA 01814678

**IVAN PROCHKO, MRED**

Associate Director Investments  
Office: Encino  
Direct: (213) 943-1814  
Mobile: (310) 913-5921  
ivan.prochko@marcusmillichap.com  
License: CA 02000435  
UT 13944324-SA00

**TONY SOLOMON**

Broker of Record  
23975 Park Sorrento Suite 400  
Calabasas, CA 91302  
License: CA 01238010

