

FOR SALE
±43,470 SF
Industrial Building Complex

1668, 1672, 1676
Palmyrita Ave
Riverside, CA 92507

OWNER USER / LEASED INVESTMENT



BUILDINGS



Address	1668 Palmyrita Ave
Property Type	Industrial
Square Footage	±3,650 (Unit A)
Tenant	Carole Steele
Lease Expiration	8-31-26
Square Footage	±3,200 (Unit B)
Tenant	Flexitions
Lease Expiration	2-28-27



Address	1672 Palmyrita Ave
Property Type	Industrial
Square Footage	±33,520
Tenant	White Cap, LP
Lease Expiration	8-31-27



Address	1676 Palmyrita Ave
Property Type	Industrial
Square Footage	±3,100
Tenant	Lake Mary Cheesecake
Lease Expiration	4-30-28

ANALYSIS

OFFERING SUMMARY	
Property Address	1668, 1672, 1676 Palmyrita Ave Riverside, CA 92507
Total Building Size	±43,470 SF
Lot Size	±4.3 Acres
Current Occupancy	100%
Offering Price	\$9,750,000.00
Price Per Square Foot	\$224.29
Cap Rate	4.6%
Zoning	M-1 Hunter Business SP

PROPERTY DETAILS
<p>This rare Riverside industrial property offers three contiguous buildings with a large secured and fenced yard, providing exceptional flexibility.</p> <p>Strategically located with convenient access to I-215, SR-60, I-10, and SR-91, the property presents an outstanding owner-user or investment opportunity in the heart of the Inland Empire.</p>

INCOME	CURRENT
Rent	\$468,837
CAM Reimbursement	\$59,244
TOTAL INCOME	\$528,081

EXPENSES	CURRENT
Water / Sewer	\$7,500
Landscape	\$11,700
Trash	\$4,464
Insurance	\$9,926
Property Taxes	\$46,686
TOTAL EXPENSES	\$80,276
NET INCOME	\$447,805

PROPERTY PHOTOS



**Scan QR code for
property video**





CHICAGO AVE

INTERSTATE
215

CALIFORNIA
60

CALIFORNIA
91

CALIFORNIA
91

CALIFORNIA
60

**DOWNTOWN
RIVERSIDE**

**HUNTER
INDUSTRIAL
PARK**

CHICAGO AVE

COLUMBIA AVE

SITE

INTERSTATE
215

ARDMORE ST

COLUMBIA AVE

PALMYRITA AVE

Chase Rd

**1668, 1672, 1676
Palmyrita Ave
Riverside, CA 92507**

For more information,
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