



PROPERTY HIGHLIGHTS:

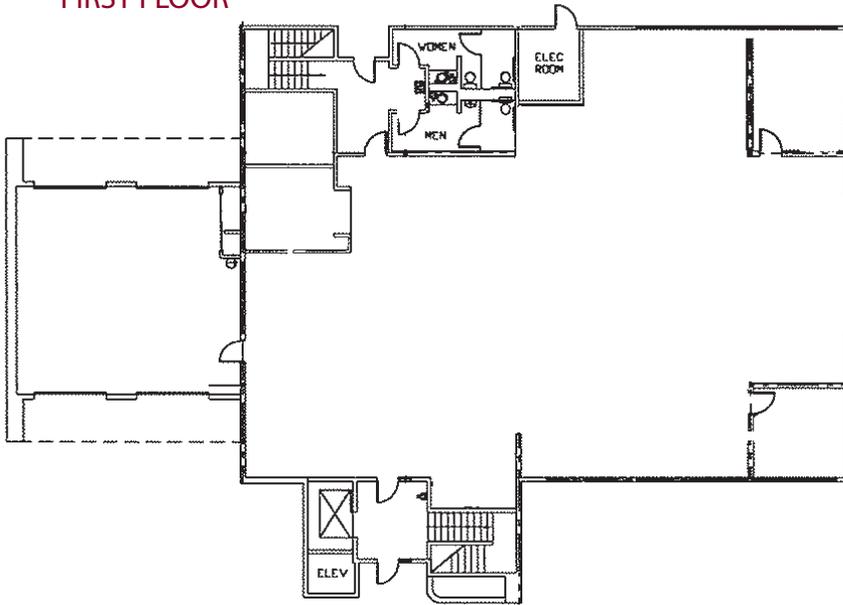
- » Excellent Owner/User Opportunity
- » Excellent Building-Top Signage
- » 100% Leased. Entire 2nd Floor totaling 6,000 SF will be Available June 2016
- » 5:1 Parking Ratio
- » Walking Distance to Numerous Restaurants & Amenities
- » Excellent 91, 60 & 215 Freeway Access
- » Situated on 1.2 Acres of Land
- » APN 292-280-023
- » Sale Price \$1,650,000
- » Lease Rate \$1.55/SF Modified Gross



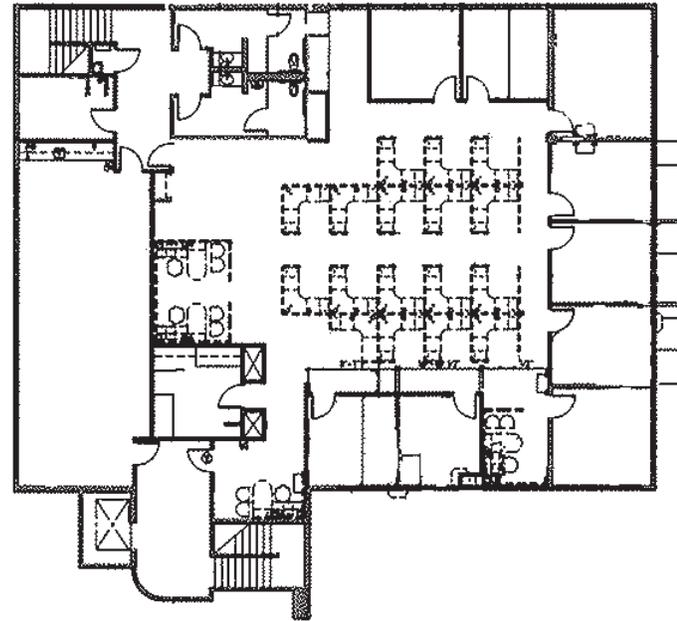
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FIRST FLOOR



SECOND FLOOR



2012 DEMOGRAPHICS	1-mile	2-mile	3-mile
Population:	25,302	84,059	135,102
Avg Household Income:	\$55,972	\$57,158	\$63,147
Day Time Population	37,894	126,228	206,908

Source: Costar

DAILY TRAFFIC COUNTS	
Hemlock Ave, CCI Sombra:	19,426 MPSI (2014)
Frederick St, 60 Freeway	108, 479 MPSI (2012)
Pigeon Pass Rd, Borsch Ln:	25,157 MPSI (2014)

Source: Costar