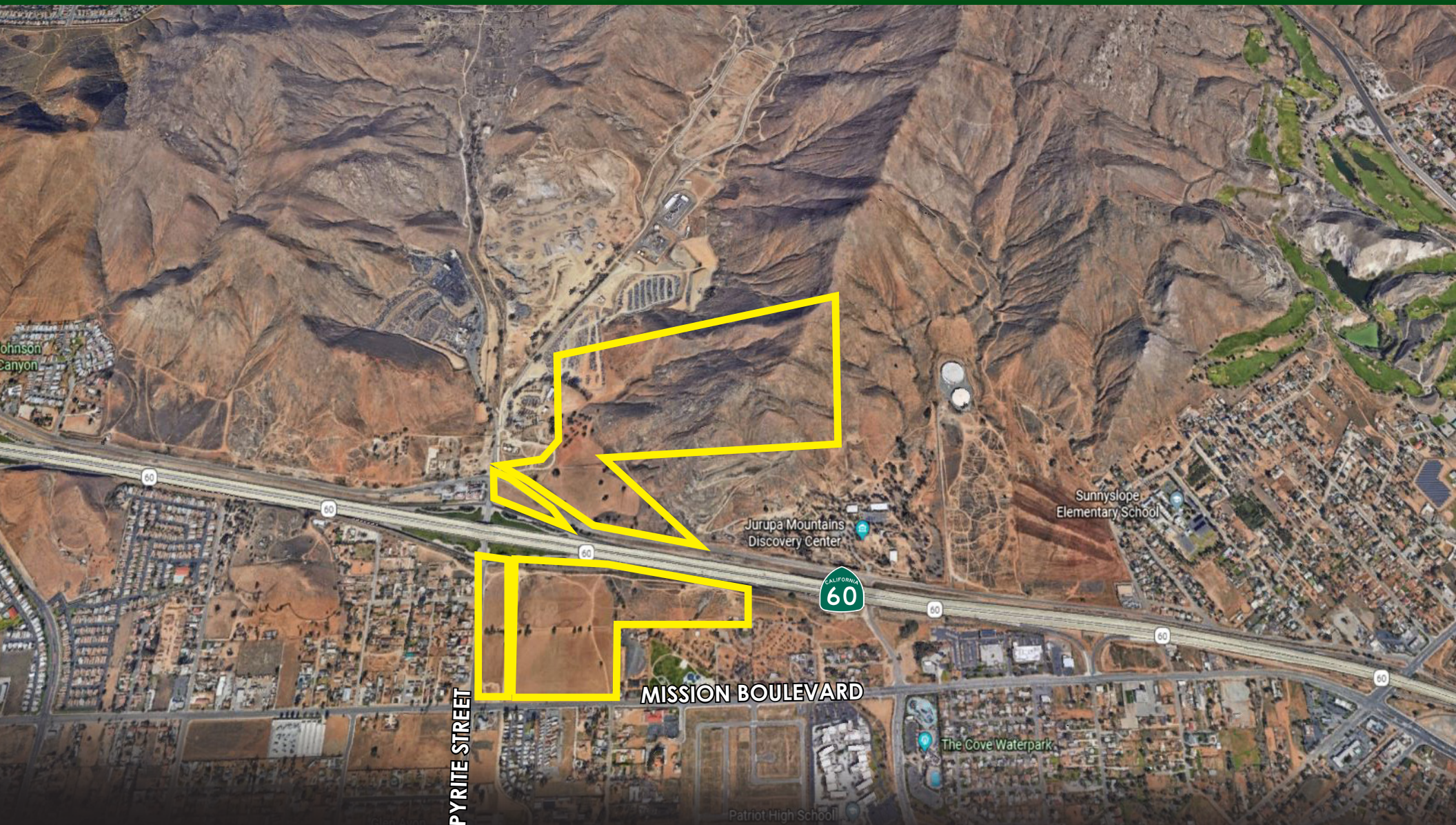


# Glen Avon I

Jurupa Valley, State of California



ALMAR Group Inc. has been retained by ownership to market this 110± acre property in Jurupa Valley, California. The property is conveniently located on 60 Freeway. The offering presents rare opportunity for developers and operators.

ALMAR Group Inc. makes no representations or warranties regarding the properties discussed herein. This information is subject to errors, omissions, changes in terms and conditions, prior sales, lease or withdrawals, without notice.



# Glen Avon I

Jurupa Valley, California

Investment Highlights continued

## Aerial

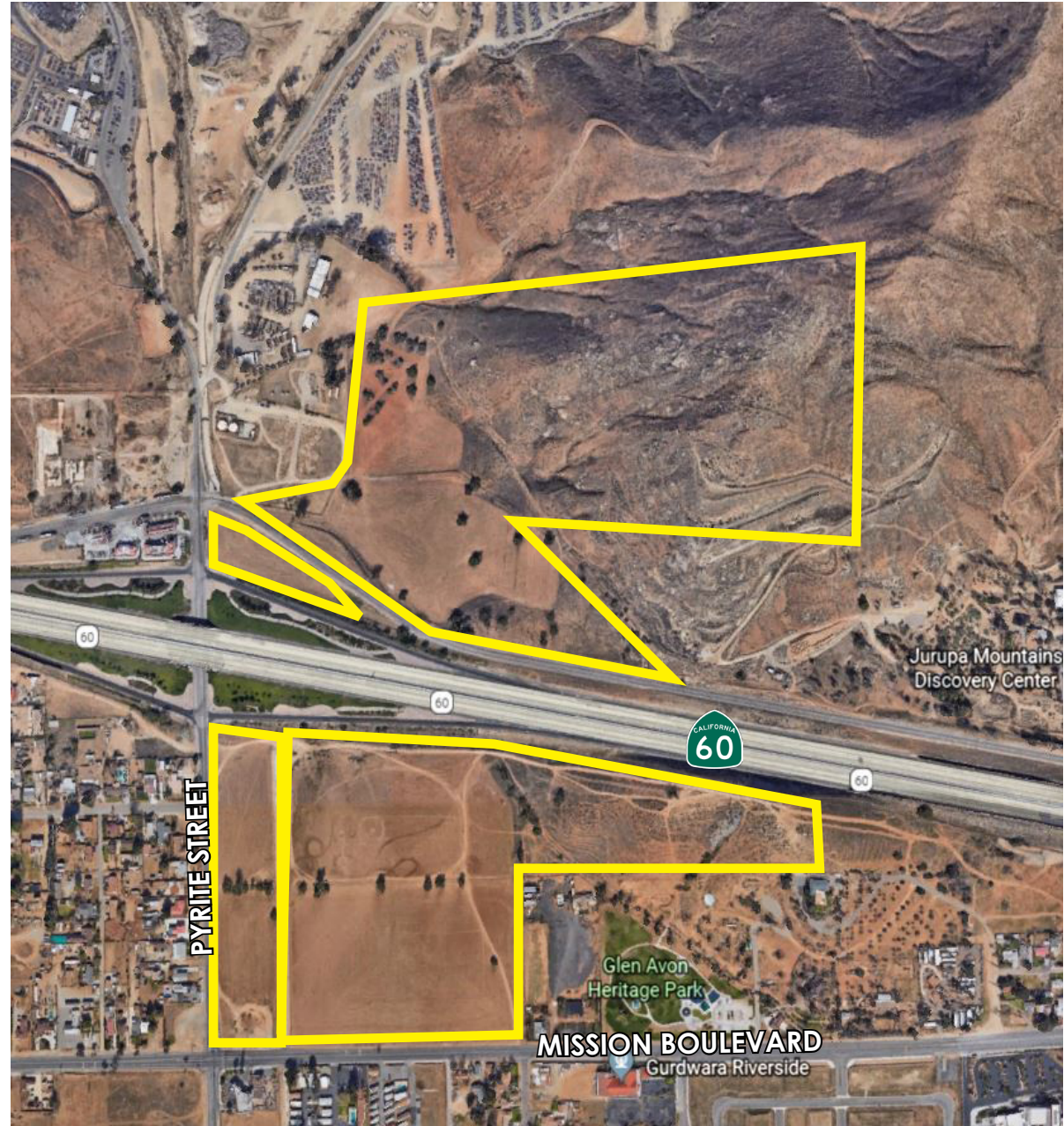




# Glen Avon I

Jurupa Valley, California

property description	
Project Location	Jurupa Valley, California
Size	Glen Avon I: 96.92 Acres
Assessor's Parcel No.	173-180-006 (24.54 ac), 171-020-004 (0.14 ac), 171-030-001 (2.17 ac), 171-030-004 (15.26 ac), 171-030-005 (3.90 ac), 171-020-025 (24.84 ac), 171-020-028 (0.92 ac), 171-030-015 (8.61 ac), 171-030-013 (0.92 ac), 171-020-027 (0.11 ac), 171-020-030 (8.88 ac), 171-020-001 (6.63 ac),
Zoning	Various - see zoning map on next page <a href="http://www.riversideca.gov/municode/pdf/19/article-5/19-100.pdf">http://www.riversideca.gov/municode/pdf/19/article-5/19-100.pdf</a>
Price	\$13,545,000.00



## Investment Highlights

### Development Opportunity

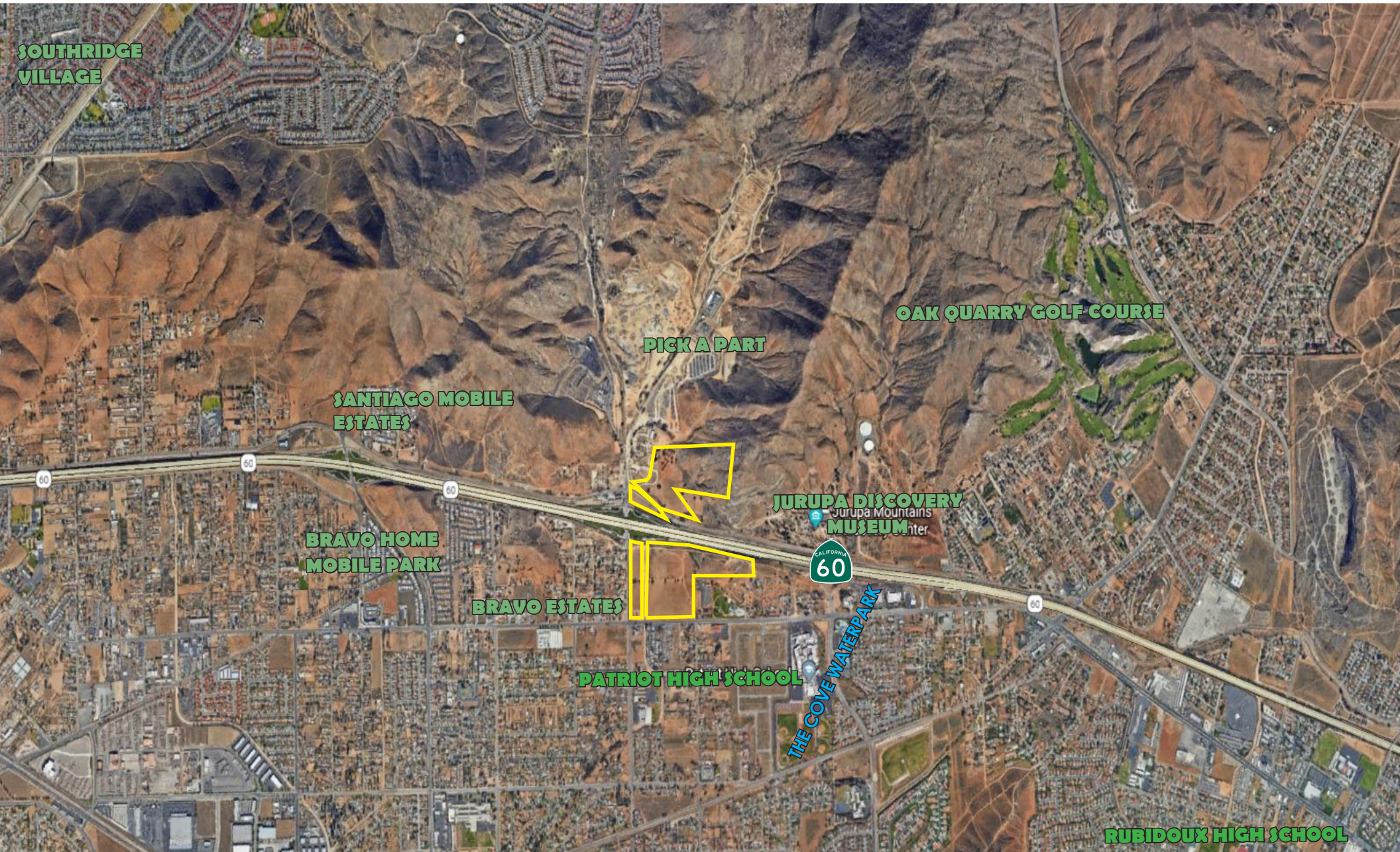
Glen Avon I is a 96.92 acre property comprised of 12 parcels in the Jurupa Valley, California. The property is located on the 60 freeway with direct access from the Pyrite on and off ramp.



# Glen Avon I

Jurupa Valley, California

## Investment Highlights continued Aerial Map





# Glen Avon I

Jurupa Valley, California

## Investment Highlights continued



Glen Avon I is a 96.92 acre comprised of 12 parcels in the City of Jurupa Valley, Riverside County, State of California. The property is located on Interstate Freeway 60 with direct access from the Pyrite Street service off ramp.

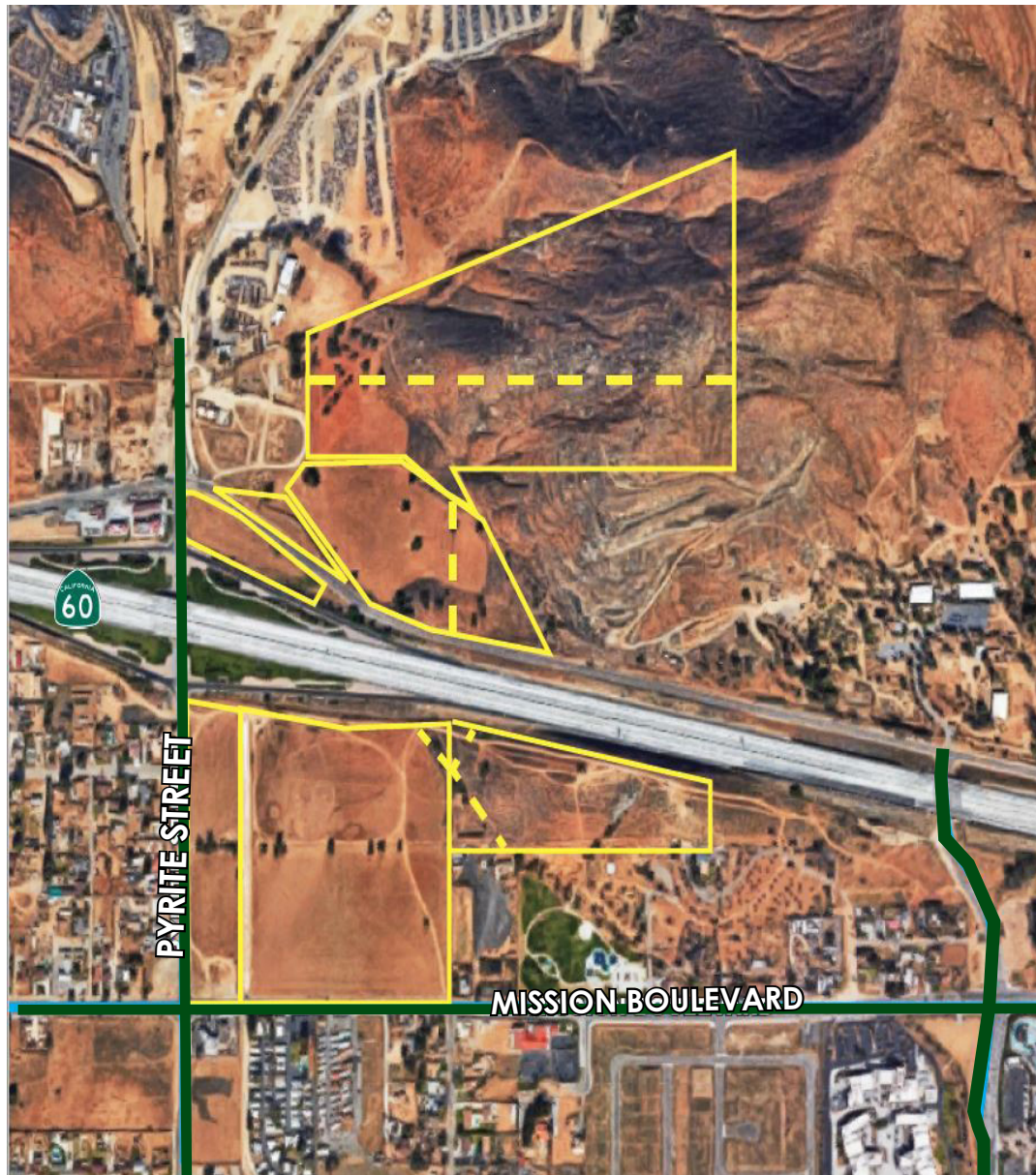
The property is presently zoned as (either) commercial, industrial, agricultural and rural residential. Presently (2017 1st quarter) the proposed use may vary which could include; commercial retail and business park mixed-use pending Planning Commission approval and City Council endorsement.



# Glen Avon I & II

Jurupa Valley, California

## Investment Highlights continued



### Present Zoning:2017

#### North:

1. (C-P-S) commercial
2. (W-2) industrial
3. (W-2,R-R,R-A-20) industrial, rural residential, residential

#### South:

4. (C-P-S) commercial
5. (A-1) agriculture
6. Undetermined

### Projected- Proposed Zoning:

#### North:

1. Retail Commercial
2. Mixed-Use Business Park
3. Mixed-Use Business Park

#### South:

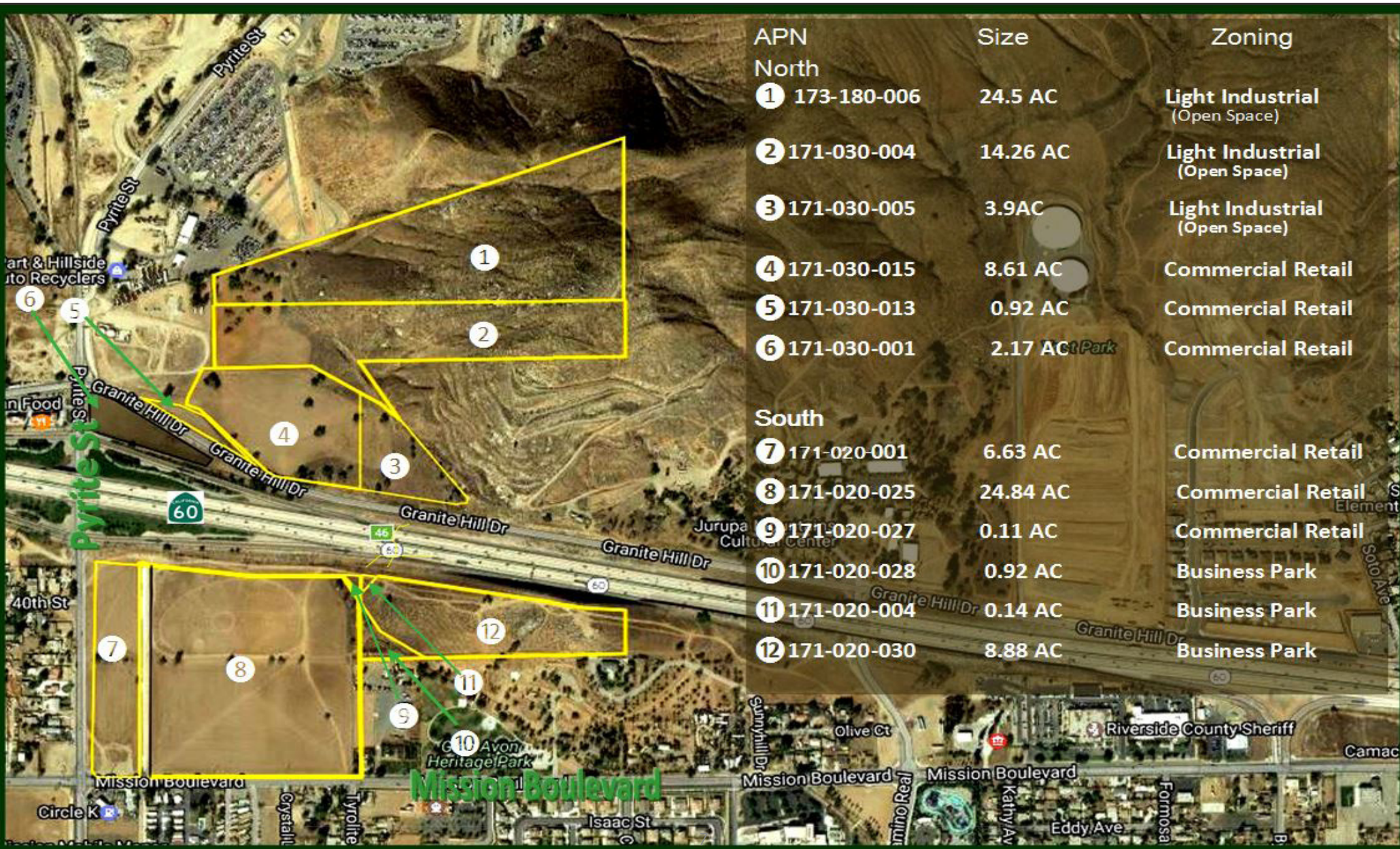
4. Retail Commercial
5. Retail Commercial
6. Undetermined



# Glen Avon I

Jurupa Valley, California

## Investment Highlights continued



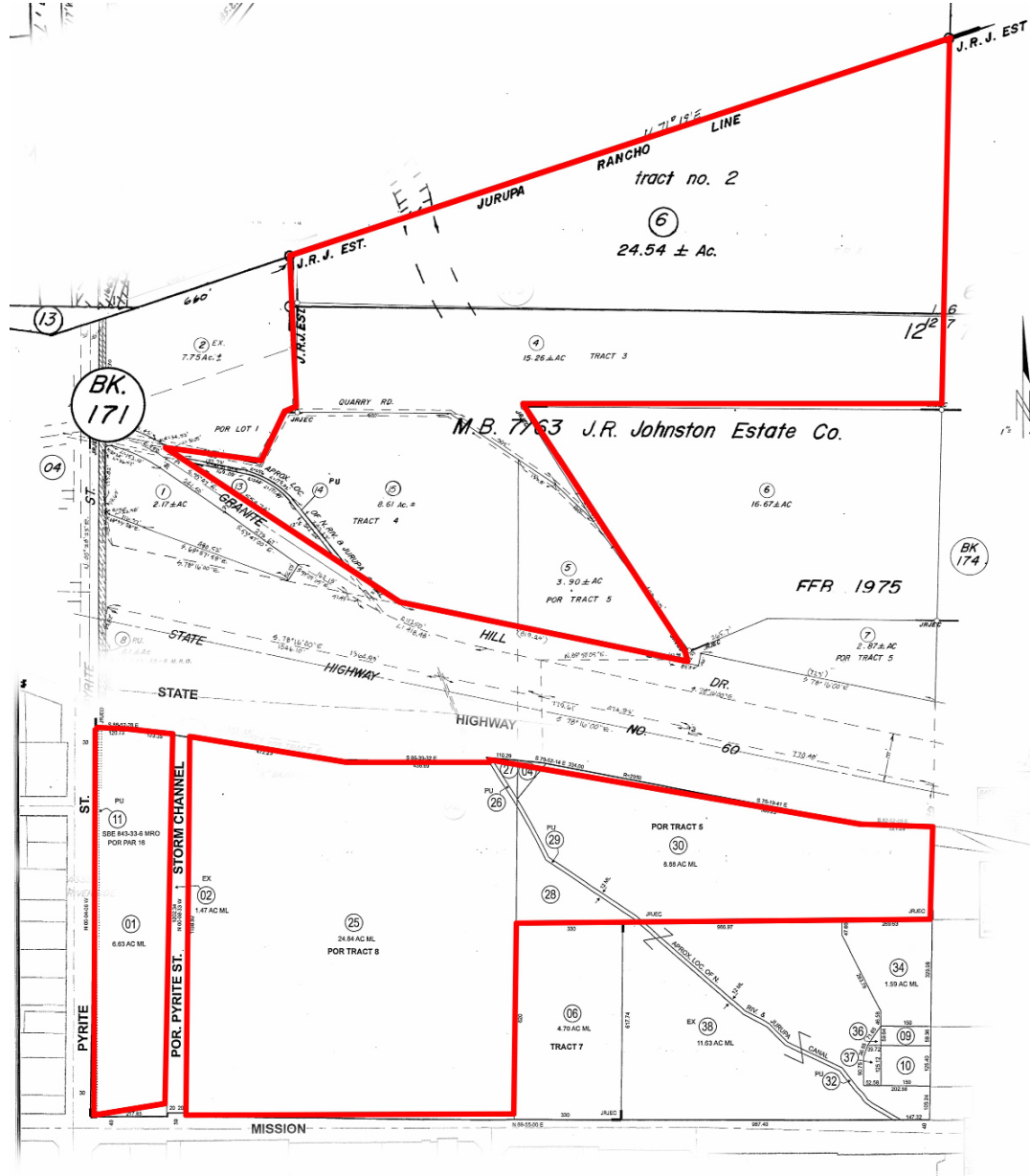
APN	Size	Zoning
<b>North</b>		
① 173-180-006	24.5 AC	Light Industrial (Open Space)
② 171-030-004	14.26 AC	Light Industrial (Open Space)
③ 171-030-005	3.9 AC	Light Industrial (Open Space)
④ 171-030-015	8.61 AC	Commercial Retail
⑤ 171-030-013	0.92 AC	Commercial Retail
⑥ 171-030-001	2.17 AC	Commercial Retail
<b>South</b>		
⑦ 171-020-001	6.63 AC	Commercial Retail
⑧ 171-020-025	24.84 AC	Commercial Retail
⑨ 171-020-027	0.11 AC	Commercial Retail
⑩ 171-020-028	0.92 AC	Business Park
⑪ 171-020-004	0.14 AC	Business Park
⑫ 171-020-030	8.88 AC	Business Park



# Glen Avon I

Jurupa Valley, California

## Investment Highlights continued Parcel Map Glen Avon I





# Glen Avon I & II

## Jurupa Valley, California

The property is conveniently located on Interstate 60 freeway at Pyrite freeway service ramps.

**STRENGTHS:** Glen Avon I is 96.92 acre land site located within the City of Jurupa, County of Riverside, State of California. The factors & merits pertinent to the subject site include:

- Twelve (12) parcels bisected by a major California freeway (I-60). Additionally, minutes to the heavy commercial freeway arterial (I-15) Freeway.
- Freeway frontage: the asset enjoys ample freeway frontage which may allow for enhance return(s), diversified use within the zoning criteria, enhanced signage which usually allows for greater return on rents and land value.
- Location: well situation within one hour of the Los Angeles and Long Beach ports. Perspective industrial centers within easy travel distance to the ports may enjoy enhanced attention from developers, various industrial trucking companies, port influenced entities.
- Freeway Location: while enjoying ample freeway access and visibility, the subject site also enjoys a central location to most major freeways throughout Southern California (I-15, I-60, I-91, I-215, I-10, I-605).
- City of Jurupa: noted as the newest City within California only incorporating in 2011. As a result, the City has recently realized increase residential development which will compliment the “Camino Real “tract of the asset and service businesses for potential prospect inquiring. Additionally, along with residential development there exist the potential for retail services and governmental highway improvements...all enhancing the viability and development potential of the subject site.
- Five (5) separate parcels; add to the mixed-use potential and blended proformas exits.



# Glen Avon I & II

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