

OFFERING MEMORANDUM



SINGLE -TENANT PROFESSIONAL OFFICE BUILDING
SALE LEASEBACK

5005 CANYON CREST DRIVE
Riverside, CA 92507



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A photograph of a modern office space. The room features a ceiling with recessed rectangular light fixtures and a floor with a wood-grain laminate or plank finish. On the right side, there is a glass-walled office partition with a dark frame and a light-colored baseboard. The glass reflects the interior lights. In the foreground on the right, a dark wooden table holds a colorful toy train set. A large white circle is overlaid on the right side of the image, containing the text "INVESTMENT HIGHLIGHTS".

INVESTMENT
HIGHLIGHTS

5005 Canyon Crest Drive, Riverside, CA 92507

INVESTMENT HIGHLIGHTS

FINANCIAL HIGHLIGHTS

Offering Price	\$1,900,000
Cap Rate	6.21%
Annual Rent/NOI	\$117,954
Building Size	±6,553 SF
Lot Size	± .61 acres
Lease Type	NNN

RENT SCHEDULE

Year	Annual Rent	Monthly Rent/SF	Rent/SF	Start Date	Increase
1	\$ 117,954.00	\$1.50	\$18.00	2018	N/A
2	\$ 120,313.08	\$1.53	\$18.36	2019	2%
3	\$ 122,719.34	\$1.56	\$18.73	2020	2%
4	\$ 125,173.73	\$1.59	\$19.10	2021	2%
5	\$ 127,677.20	\$1.62	\$19.48	2022	2%
6	\$ 130,230.75	\$1.66	\$19.87	2023	2%
7	\$ 132,835.36	\$1.69	\$20.27	2024	2%
8	\$ 135,492.07	\$1.72	\$20.68	2025	2%
9	\$ 138,201.91	\$1.76	\$21.09	2026	2%
10	\$ 140,965.95	\$1.79	\$21.51	2027	2%

 Option Period

LEASE SUMMARY

- Tenant Entity: California Psychcare, Inc.
- NNN Single Tenant Investment Opportunity
- 5-year lease, commencing at closing
- One (1), Five (5) year option to extend
- 2% annual increases

FINANCIAL SUMMARY

Pro Forma	Annual (\$)	\$/SF
Projected Income:	\$117,954	\$18.00
(Less: Vacancy Factor)	(\$0.00)	(\$0.00)
Effective Gross Income	\$117,954	\$18.00
(Less: Operating Expenses)	(\$0.00)	(\$0.00)
Net Operating Income:	\$117,954	\$18.00

PROPERTY DETAILS

Address	5005 Canyon Crest Drive, Riverside, CA 92507
Year Constructed	1972, Renovated 2003
Number of Stories	1

PROPERTY HIGHLIGHTS

5005 Canyon Crest Drive, Riverside, CA 92507

- Sale Leaseback w/current owner.
- Owner will enter into a 5 yr. NNN lease at closing.
- 2% annual increases.
- (1) 5 yr. option to extend.
- Prime Riverside location next to Canyon Crest Towncenter.
- Close to 91 / 215 Freeways.
- Walking distance to amenities.
- +/- 5/1,000 parking
- APN: 254-113-007

TENANT PROFILE

California Psychcare, Inc. is considered a leading provider of behavioral services for children and adults with an autism spectrum disorder (ASD) and other developmental disabilities. Their team of professionals utilize scientifically proven and highly effective intervention tactics within the literature of applied behavior analysis (ABA).



Services Provided:

- Infant Services Unit
- Child Intervention care for children with autism and their families
- Adolescent and Early Adult Intervention
- Adult Intervention
- Behavior Assessment
- Intensive Applied Behavior Analysis Services
- Group Home
- Tutoring
- Obesity Clinic





AERIAL MAP



Le Conte Drive

Canyon Crest Drive

5005 Canyon Crest Drive

Monte Vista Drive

El Cerrito Drive



MARKET
OVERVIEW

5005 Canyon Crest Drive, Riverside, CA 92507

DEMOGRAPHICS

POPULATION	1 Miles	3 Miles	5 Miles
■ 2023 Projection			
Total Population	10,352	95,054	258,433
■ 2018 Estimate			
Total Population	9,733	89,916	244,505
■ 2010 Census			
Total Population	8,627	83,219	227,000
■ Growth 2018 - 2023			
Total Population	6.36%	5.71%	5.70%
■ Growth 2010 - 2018			
2018 Estimate	12.82%	8.05%	7.17%

HOUSEHOLDS	1 Miles	3 Miles	5 Miles
■ 2023 Projection			
Total Households	4,416	30,623	80,608
■ 2018 Estimate			
Total Households	4,141	28,906	76,181
■ 2010 Census			
Total Households	3,633	26,515	70,169
■ Growth 2018 - 2023			
Total Households	6.64%	5.94%	5.81%
■ Growth 2010 - 2018			
2018 Estimate	13.98%	9.02%	8.57%
■ Owner Occupied			
	37.99%	47.08%	55.71%
■ Renter Occupied			
	61.99%	52.92%	44.29%

POPULATION PROFILE	1 Miles	3 Miles	5 Miles
■ Population By Ethnicity			
2018 Population	9,733	89,916	244,505
White	66.55%	69.86%	73.56%
Black	12.75%	11.12%	11.42%
Am. Indian & Alaskan	1.05%	1.74%	1.89%
Asian	14.80%	12.90%	8.78%
Hawaiian & Pacific Island	0.34%	0.47%	0.51%
Other	4.53%	3.91%	3.84%

HOUSEHOLDS BY INCOME	1 Miles	3 Miles	5 Miles
■ 2018 Estimate			
\$200,000 +	5.92%	5.72%	5.59%
\$150,000 - \$200,000	5.15%	6.66%	6.85%
\$125,000 - \$150,000	5.07%	6.23%	6.48%
\$100,000 - \$125,000	8.19%	7.90%	8.60%
\$75,000 - \$100,000	12.13%	11.22%	12.60%
\$50,000 - \$75,000	22.04%	17.17%	18.06%
\$25,000 - \$50,000	20.37%	19.80%	20.76%
< \$25,000	21.12%	25.30%	21.06%
Average Household Income			
	\$78,575	\$78,002	\$80,732
Median Household Income			
	\$61,538	\$56,792	\$60,868



EMPLOYMENT

95.39%
(1 mile)



DAYTIME POPULATION

2,522
(1 mile)



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