

AVAILABLE FOR SALE OR LEASE
±43,200 SF

RIVARD ROAD INDUSTRIAL PARK

RIVARD ROAD MORENO VALLEY, CA 92551



For more information, please contact:

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COMPASS DANBE
REAL ESTATE PARTNERS LLC



LEE &
ASSOCIATES

COMMERCIAL REAL ESTATE SERVICES

PROPERTY HIGHLIGHTS

RIVARD ROAD INDUSTRIAL PARK

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COMMERCIAL REAL ESTATE SERVICES

28 ft Clear Height

Drive Around Access

Private and Secured Yard

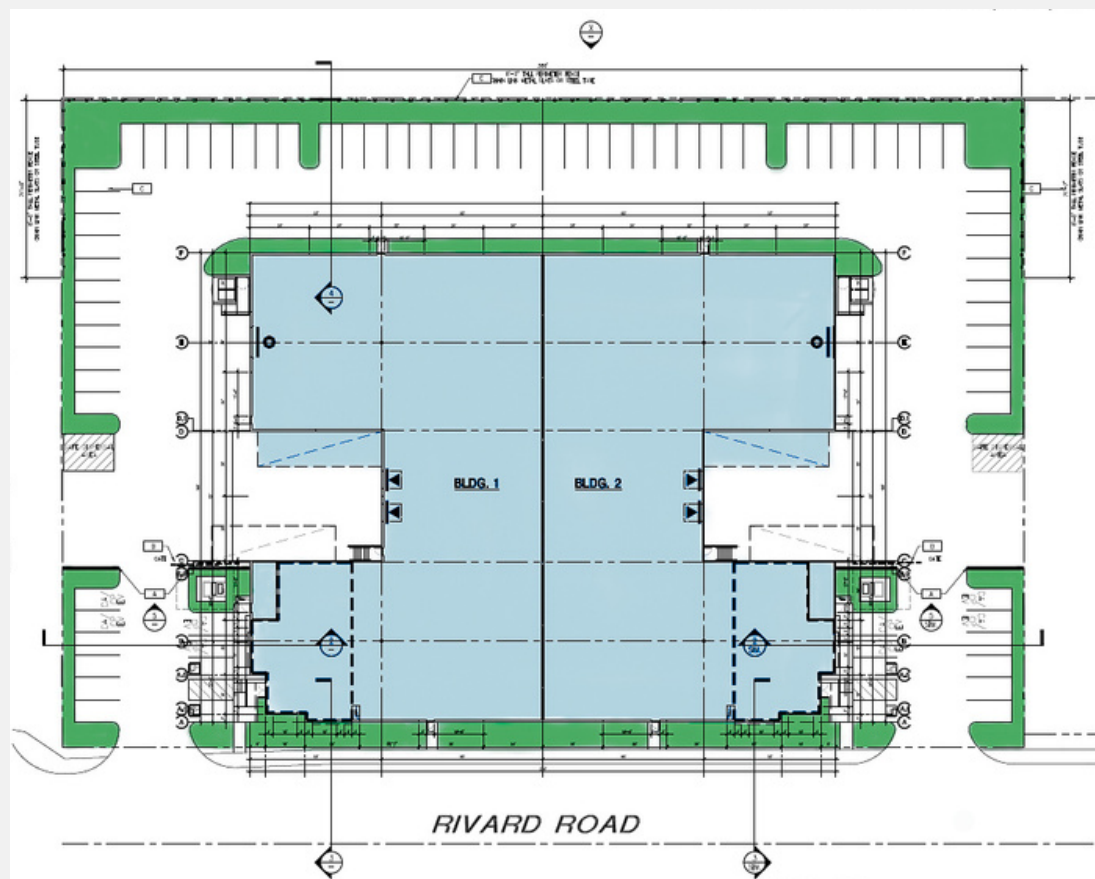
126 ft Truck Court

4 Dock High Doors

2 Grade Level Doors

78 Car Parking Stalls

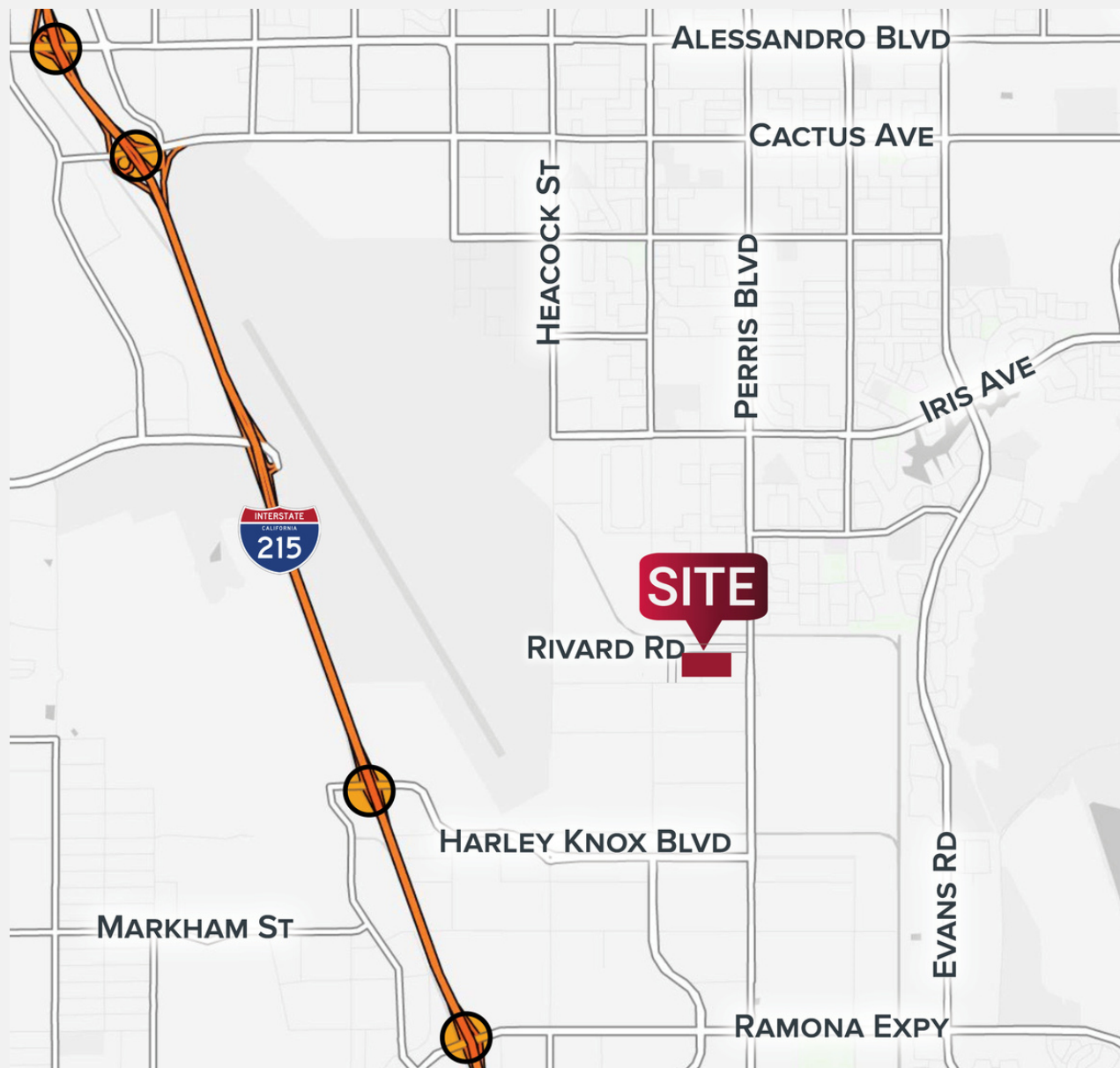
800 amps Per Building



Bldg	Address	Size (SF)	Lot (Acres)
1	O Rivard Rd.	21,600 SF	1.16 Acres
2	O Rivard Rd.	21,600 SF	1.16 Acres

LOCATION MAP

RIVARD ROAD INDUSTRIAL PARK RIVARD ROAD MORENO VALLEY, CA 92551



LOCATION HIGHLIGHTS

- Surrounded by Fortune 500 Companies
- Multiple Freeway Access Points
- Industrial Park Environment
- Corporate Neighbors Including Amazon, Home Depot, Ross, ResMed, Minka Lighting, O'Reilly, etc.
- Immediate 215 Freeway Access
- ±25 min to I-10 Freeway
- ±30 min to I-15 Freeway
- ±15 min to I-60 Freeway
- ±30 min to I-91 Freeway

TENANT MAP

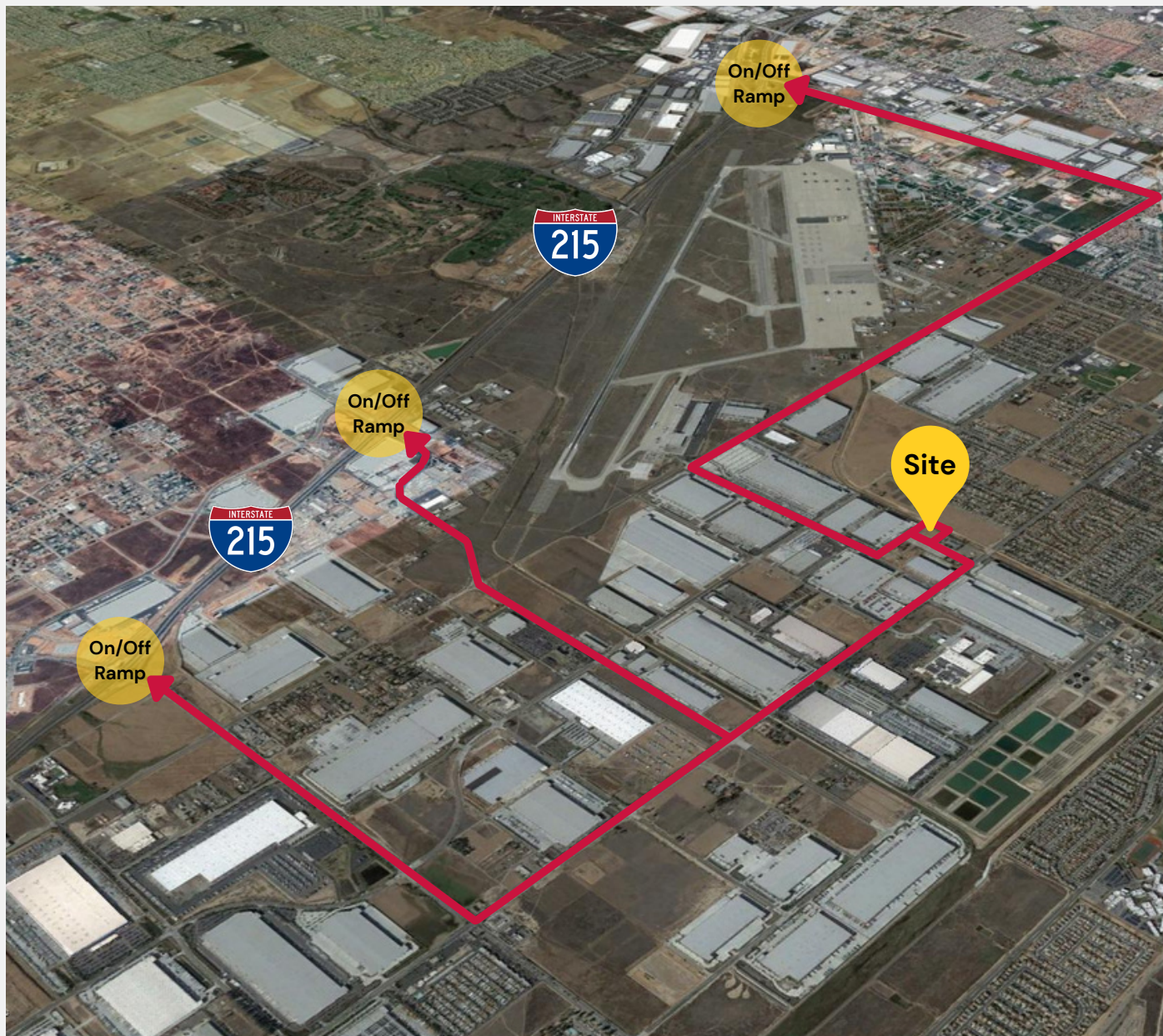
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TENANT MAP

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215 CORRIDOR INFORMATION

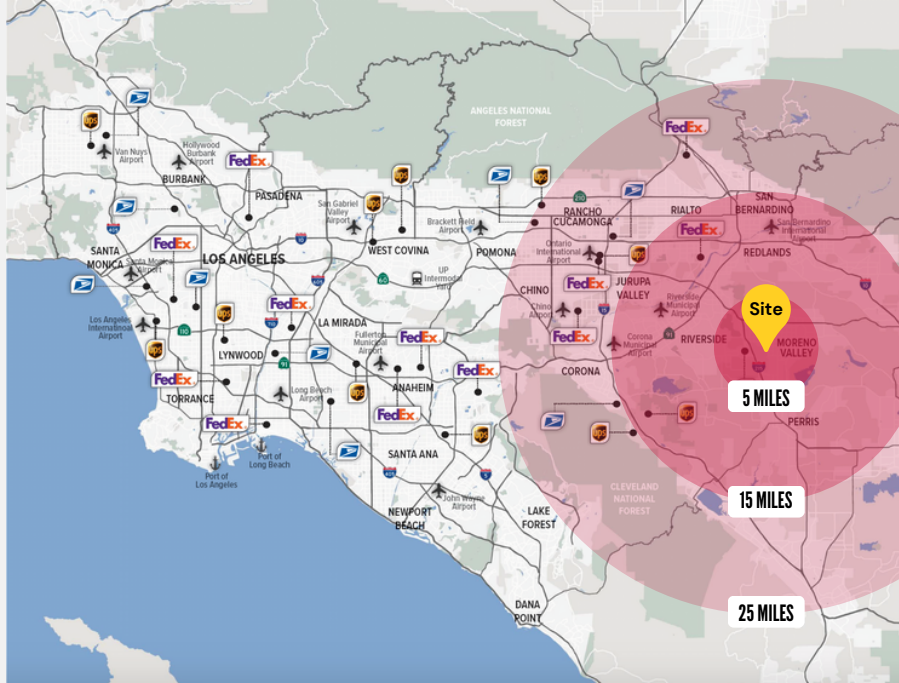
Inland Empire
Vacancy Rate:
1.9%

IEE Vacancy
Rate:
1.5%

Inland Empire
Employment :
1.7M

DEMOGRAPHICS

RIVARD ROAD INDUSTRIAL PARK RIVARD ROAD MORENO VALLEY, CA 92551



MORENO VALLEY DEMOGRAPHICS

Key Facts



± 213,000
TOTAL POPULATION



± 31
MEDIAN AGE



3.91
AVERAGE HOUSEHOLD SIZE



± 73,000
MEDIAN HOUSEHOLD INCOME

Income



± 23,000
PER CAPITA INCOME



± 5.10%
UNEMPLOYMENT RATE

Education



± 78%
HIGH SCHOOL GRADUATE



± 17%
COLLEGE DEGREE

Employment



± 50%
WHITE COLLAR



± 33%
BLUE COLLAR



± 18%
SERVICES



± 10%
UNEMPLOYED

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