OFFERING MEMORANDUM

FOR SALE

5645 MISSION BOULEVARD

JURUPA VALLEY, CA 92509

PRIME LOCATION.
STRONG ACCESS.
INLAND EMPIRE OPPORTUNITY.

EXCELLENT ACCESS
to I-15, SR-60 & SR-91

ONTARIO INTERNATIONAL AIRPORT
Approximately 17 miles

DOWNTOWN RIVERSIDE
Approximately 3 miles

STRONG COMMERCIAL CORRIDOR
Surrounded by retail, dining services and residential neighborhoods

CBRE

AFFILIATED BUSINESS DISCLOSURE

 ("CBRE") operates within a global family of companies with many subsidiaries and related entities (each an "Affiliate") engaging in a broad range of commercial real estate businesses including, but not limited to, brokerage services, property and facilities management, valuation, investment fund management and development. At times different Affiliates, including CBRE Global Investors, Inc. or Trammell Crow Company, may have or represent clients who have competing interests in the same transaction. For example, Affiliates or their clients may have or express an interest in the property described in this Memorandum (the "Property") and may be the successful bidder for the Property. Your receipt of this Memorandum constitutes your acknowledgment of that possibility and your agreement that neither CBRE nor any Affiliate has an obligation to disclose to you such Affiliates' interest or involvement in the sale or purchase of the Property. In all instances, however, CBRE and its Affiliates will act in the best interest of their respective client(s), at arms' length, not in concert, or in a manner detrimental to any third party. CBRE and its Affiliates will conduct their respective businesses in a manner consistent with the law and all fiduciary duties owed to their respective client(s).

CONFIDENTIALITY AGREEMENT

Your receipt of this Memorandum constitutes your acknowledgment that (i) it is a confidential Memorandum solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property, (ii) you will hold it in the strictest confidence, (iii) you will not disclose it or its contents to any third party without the prior written authorization of the owner of the Property ("Owner") or CBRE, Inc. ("CBRE"), and (iv) you will not use any part of this Memorandum in any manner detrimental to the Owner or CBRE.

If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return it to CBRE.

DISCLAIMER

This Memorandum contains select information pertaining to the Property and the Owner and does not purport to be all-inclusive or contain all or part of the information which prospective investors may require to evaluate a purchase of the Property. The information contained in this Memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose. All information is presented "as is" without representation or warranty of any kind. Such information includes estimates based on forward-looking assumptions relating to the general economy, market conditions, competition and other factors which are subject to uncertainty and may not represent the current or future performance of the Property. All references to acreages, square footages, and other measurements are approximations. This Memorandum describes certain documents, including leases and other materials, in summary form. These summaries may not be complete nor accurate descriptions of the full agreements referenced. Additional information and an opportunity to inspect the Property may be made available to qualified prospective purchasers. You are advised to independently verify the accuracy and completeness of all summaries and information contained herein, to consult with independent legal and financial advisors, and carefully investigate the economics of this transaction and Property's suitability for your needs.

ANY RELIANCE ON THE CONTENT OF THIS MEMORANDUM IS SOLELY AT YOUR OWN RISK.

The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions at any time with or without notice to you. All offers, counteroffers, and negotiations shall be non-binding and neither CBRE, Inc. nor the Owner shall have any legal commitment or obligation except as set forth in a fully executed, definitive purchase and sale agreement delivered by the Owner. CMPM 100 N Euclid_INT OM_Woodford_v11_GH 01/29/26

5645
Mission Boulevard

INVESTMENT CONTACT

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Offering Price

$4,250,000

Building Size

Rentable Square Feet

+/- 21,972 SF

Lot Size

+/- 45,301 SF

Available for Owner-User

OWNER USE OPPORTUNITY

This offering is ideal for an owner-user seeking a commercial investment with a strong lease-versus-purchase advantage. Ownership provides numerous advantages:

1. Building Equity and Long-Term Financial Stability

Owning an building transforms occupancy costs into an investment rather than an expense. Each mortgage payment builds equity, increasing the company's net worth over time. Unlike rent, which typically escalates annually and offers no return, ownership provides a tangible asset that can appreciate in value. This equity can later be leveraged for financing expansions or other business needs. Additionally, ownership offers predictable costs through fixed-rate loans, shielding businesses from rent hikes and market volatility, which is especially valuable for long-term planning.

2. Control Over Space and Customization

Owning the property gives tenants full autonomy over design, layout, and improvements without landlord restrictions. This flexibility allows businesses to create a workspace that reflects their brand, optimizes functionality, and incorporates energy-efficient upgrades. Ownership also eliminates the risk of displacement due to lease expiration or landlord decisions, ensuring operational continuity. For companies with specialized needs—such as unique build-outs or security requirements—this control can significantly enhance productivity and employee satisfaction

3. Tax Advantages and Additional Revenue Opportunities

Property ownership offers substantial tax benefits, including deductions for mortgage interest, property taxes, and depreciation. These deductions can reduce taxable income and improve cash flow. Owners can also generate revenue by leasing unused space to other tenants, creating an additional income stream that offsets operating costs. In some cases, property can serve as collateral for future loans, further strengthening financial flexibility.

4. Asset Appreciation and Market Leverage

Commercial real estate generally maintains or increases its value over time, making ownership a strategic investment. In favorable markets, appreciation can deliver significant returns upon resale. Moreover, owning a building provides leverage during economic downturns—companies can refinance, sell, or repurpose the property to adapt to changing conditions. This permanence contrasts with leasing, where tenants face uncertainty and lack a fallback asset if business conditions shift.

INVESTMENT HIGHLIGHTS

Prime Location
Mission Boulevard is one of the primary commercial corridors connecting Riverside, Jurupa Valley, and surrounding Inland Empire trade areas.

Located one-half (1/2) mile from a new development, The District" - https://www.districtatjv.com/

Excellent Accessibility
Properties along the corridor benefit from strong traffic counts, dense residential population, and accessibility to major transportation routes including SR-60, I-15, and I-215..

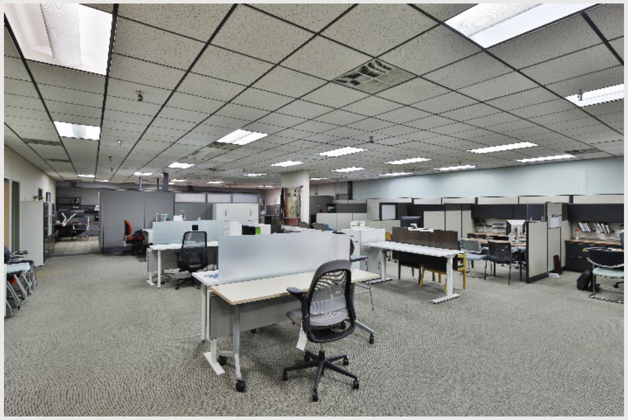
Strong Surrounding Amenities
The property is surrounded by a mix of retail, industrial/flex buildings and small commercial businesses.

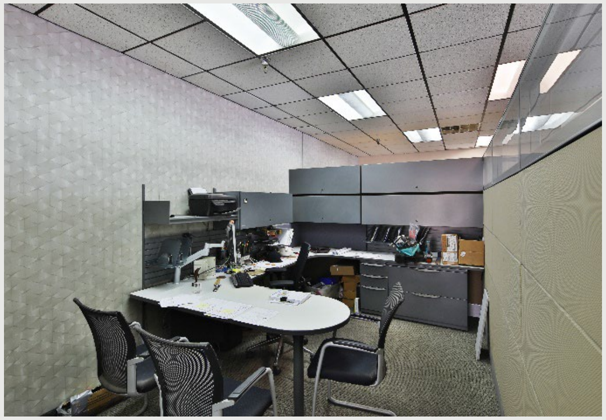
Building Signage
Prominent signage opportunities on Mission Boulevard for maximum exposure.

Market Strength
The building's size, zoning and location make this property typical of a light industrial or showroom/warehouse hybrid use in the area. Nearby Mission Boulevard commercial properties are actively marketed to owner-users, investors, and redevelopment buyers.

PROPERTY DESCRIPTION	
Address	5645 Mission Boulevard, Jurupa Valley, CA APN #'s: 179-121-025 (.18 acres); 179-121-024 (.86 acres)
Property	Single-story, mid-sized commercial/office building
Parking	1.82/1,000 (Twenty-nine (29) parking stalls and two (2) handicapped stalls)
Building Size	±21,972 SF
Zoning	R-VC, Center
# of Restrooms	Two (2)
Year Built	Approx. 1976
Electricity	120V/208V/3-Phase (Edison)
HVAC	±Four (4), five (5) ton units
Sprinklers	Fully sprinklered building
Warehouse Area	Foil insulation ±10' – 13' clear height on different levels
Construction Type	Block

ADDITIONAL PROPERTY DESCRIPTION		
Roofing System	Flat Roof	
Exterior Improvements	Stucco concrete walls with black metal-framed tinted glass windows and doors.	
Interior Improvements	Standard improvements for commercial uses	
Potential Utilities Providers	**GAS**	Southern California Gas
	ELECTRIC	Southern California Edison
	WASTE SERVICES	Burrtec Waste Management
	TELECOMMUNICATIONS	AT&T Fiber, Spectrum + various providers

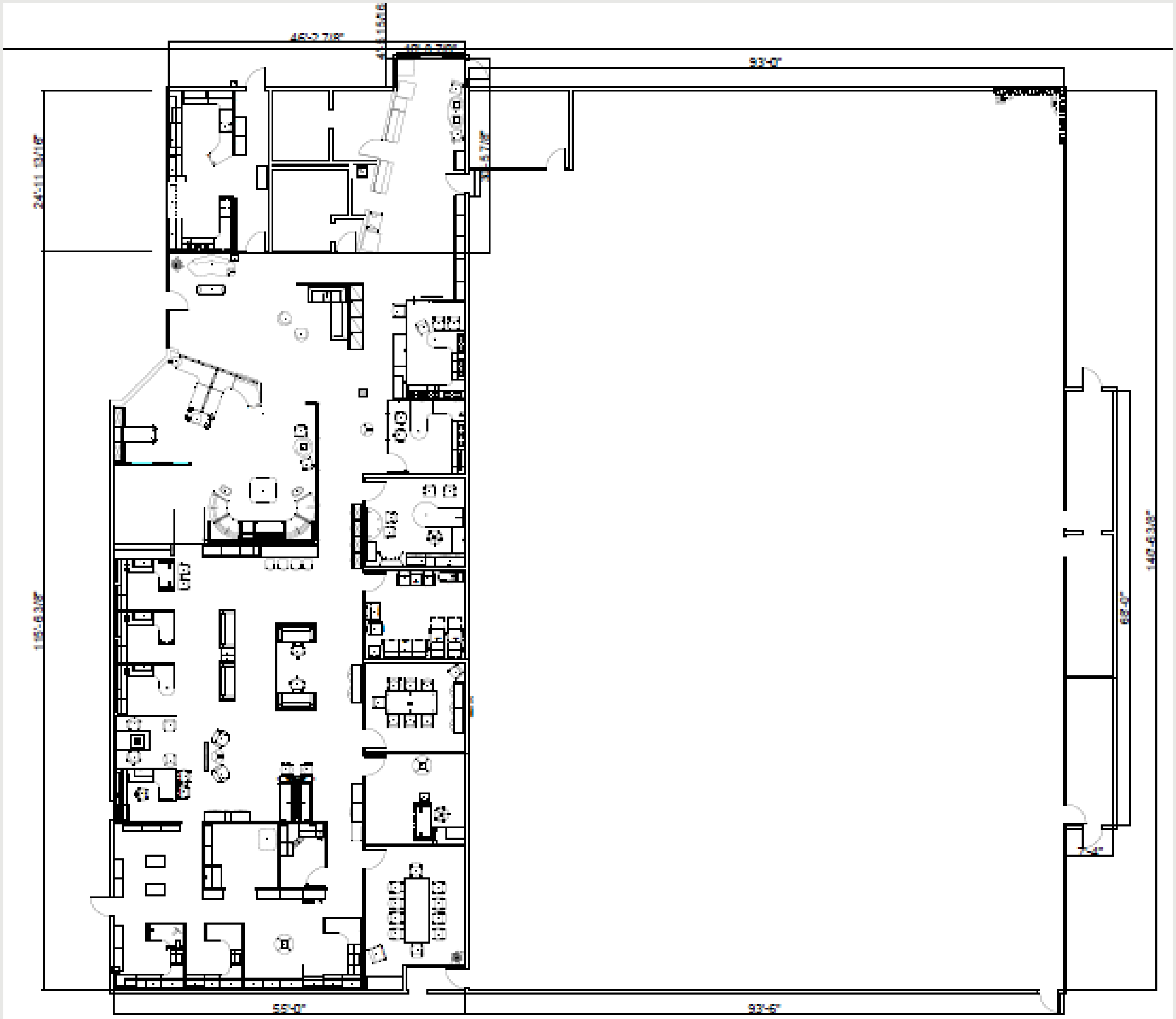




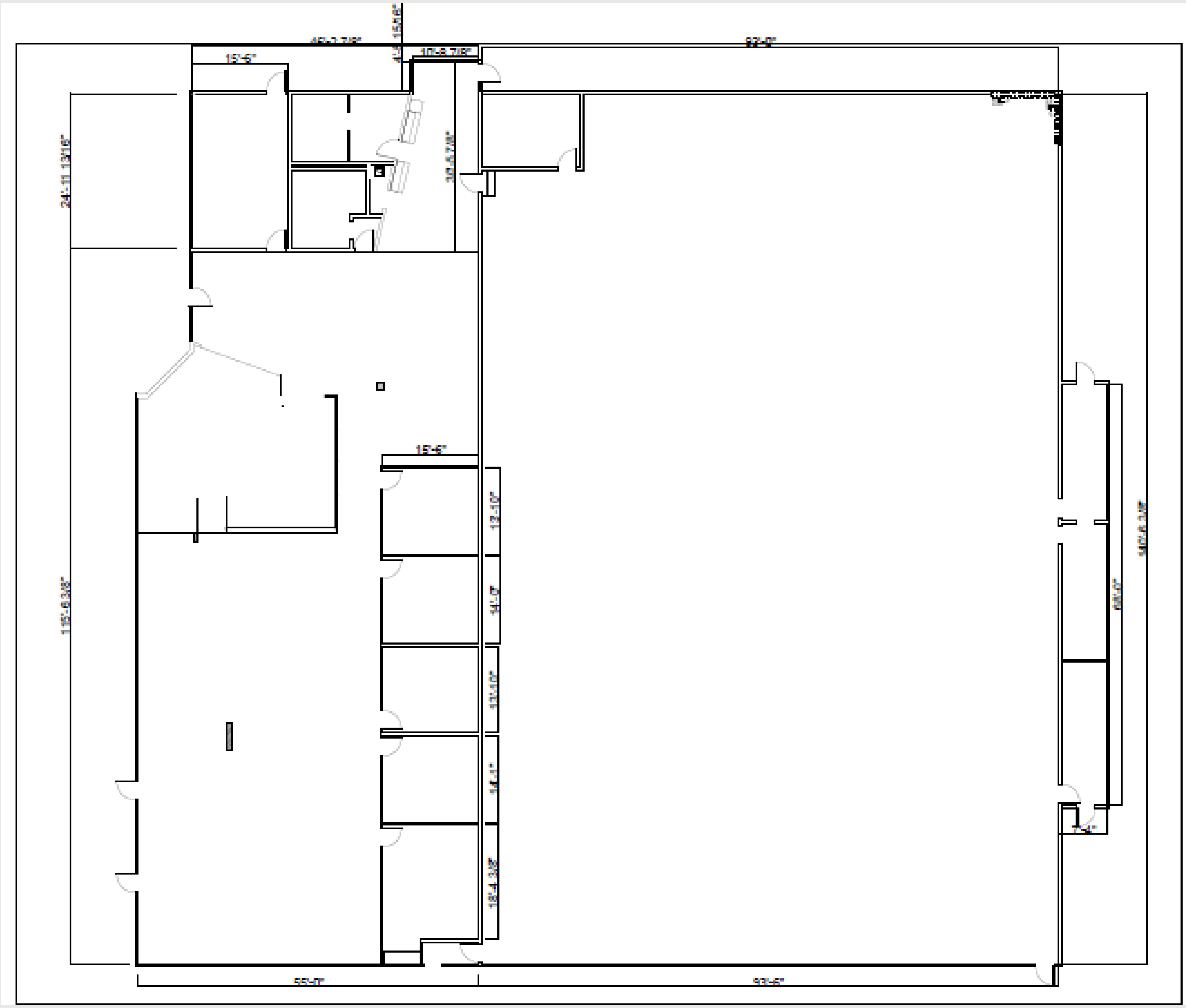
PARCEL MAP

APN #'s: 179-121-025 (.18 acres)
179-121-024 (.86 acres)

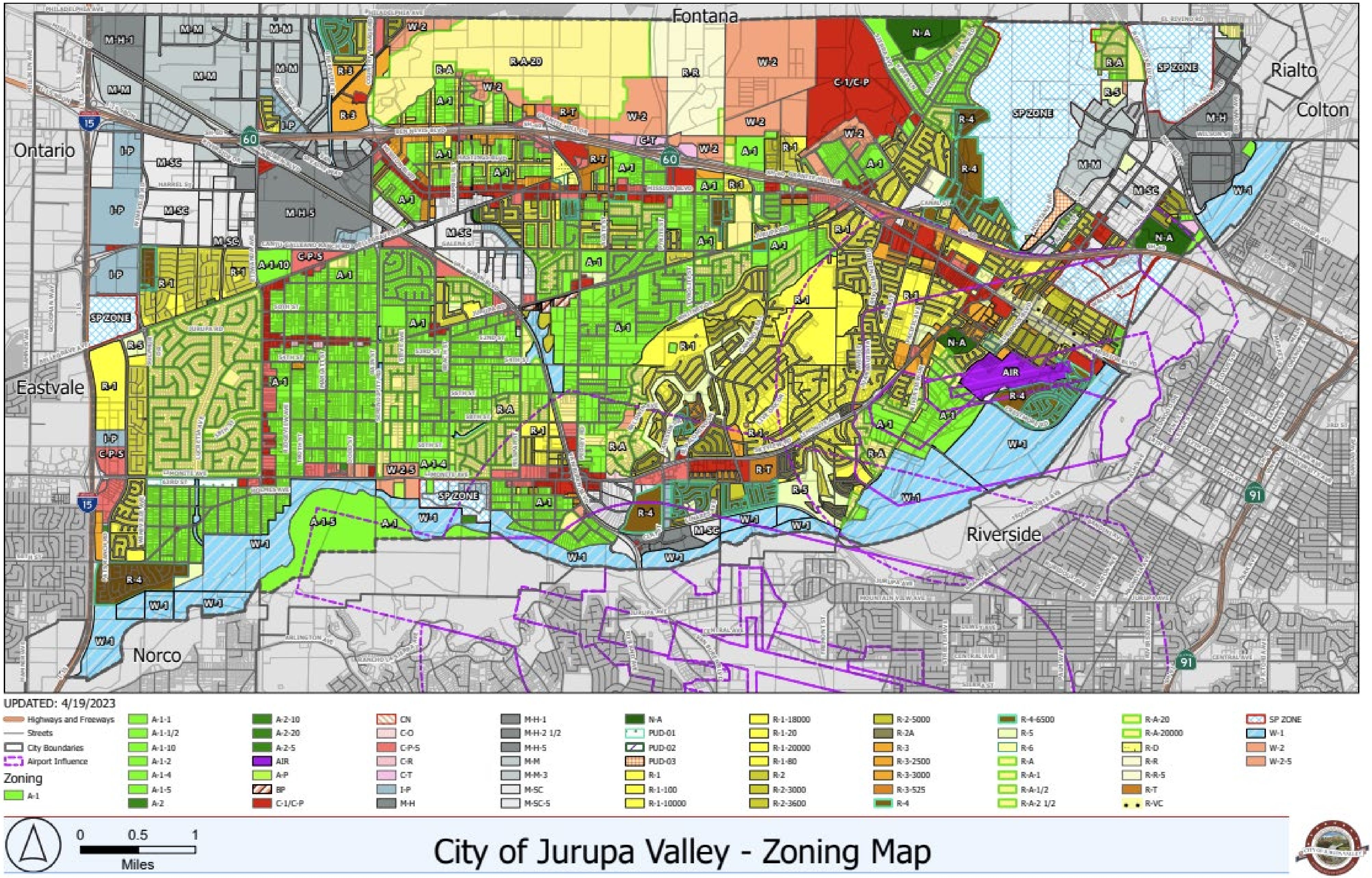
FLOOR PLAN

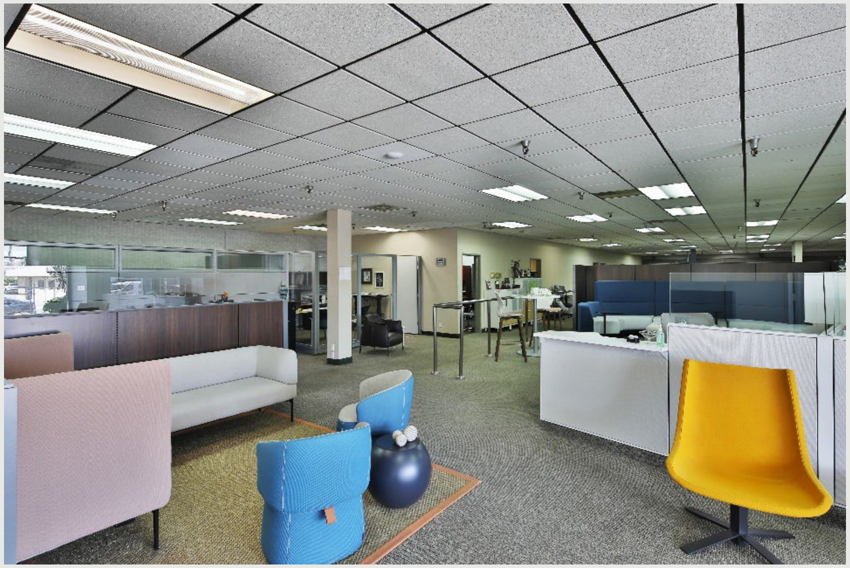


FLOOR PLAN WITH DIMENSIONS

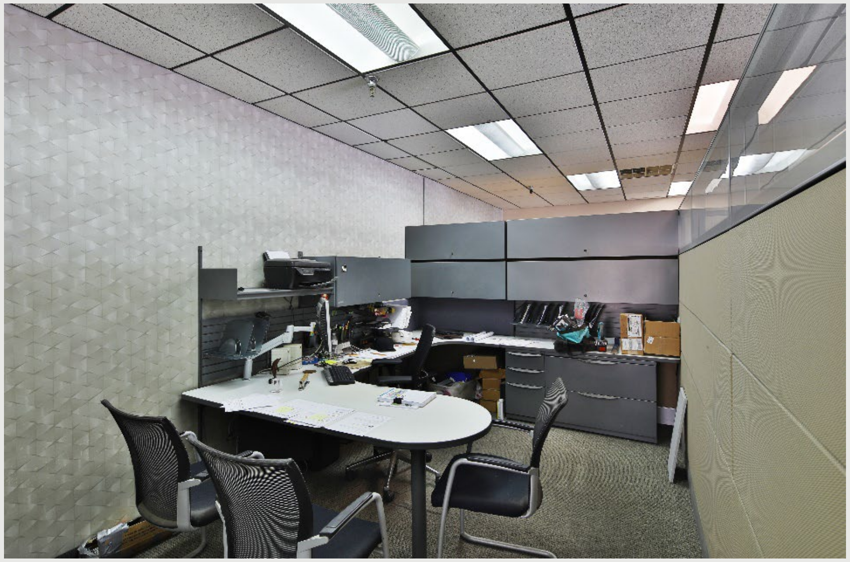


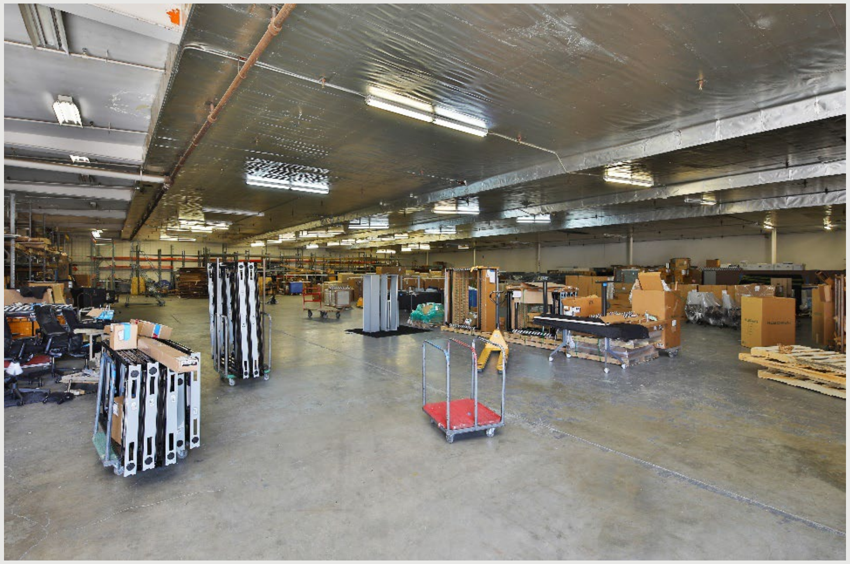
ZONING MAP

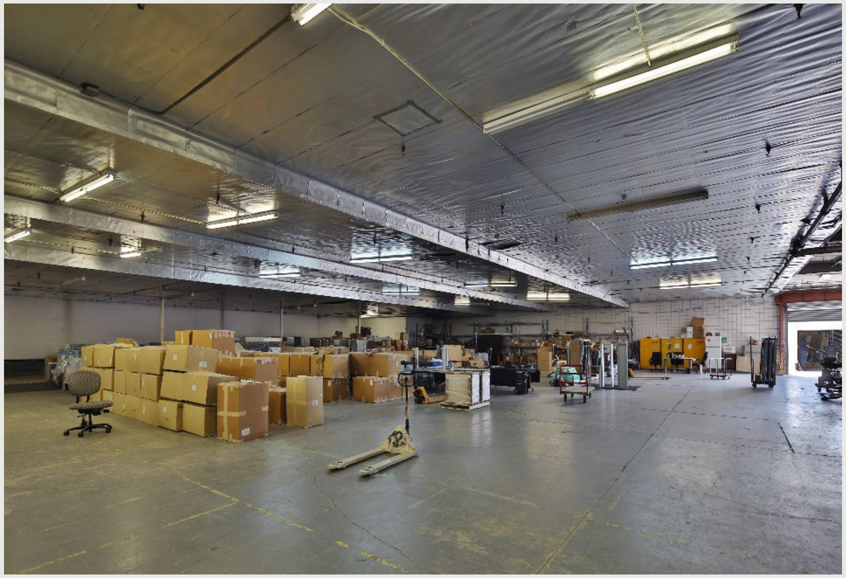

Fontana
Rialto
Colton
Ontario
Eastvale
Riverside
Norco
UPDATED: 4/19/2023
Highways and Freeways
Streets
City Boundaries
Airport Influence
Zoning
A-1
A-1-1
A-1-1/2
A-1-10
A-1-2
A-1-4
A-1-5
A-2
A-2-10
A-2-20
A-2-5
AIR
A-P
BP
C-1/C-P
CN
C-O
C-P-S
C-R
C-T
I-P
M-H
M-H-1
M-H-2 1/2
M-H-5
M-M
M-M-3
M-SC
M-SC-5
N-A
PUD-01
PUD-02
PUD-03
R-1
R-1-100
R-1-10000
R-1-18000
R-1-20
R-1-20000
R-1-80
R-2
R-2-3000
R-2-3600
R-2-5000
R-2A
R-3
R-3-2500
R-3-3000
R-3-525
R-4
R-4-6500
R-5
R-6
R-A
R-A-1
R-A-1/2
R-A-2 1/2
R-A-20
R-A-20000
R-D
R-R
R-R-5
R-T
R-VC
SP ZONE
W-1
W-2
W-2-5
0
0.5
1
Miles
City of Jurupa Valley - Zoning Map

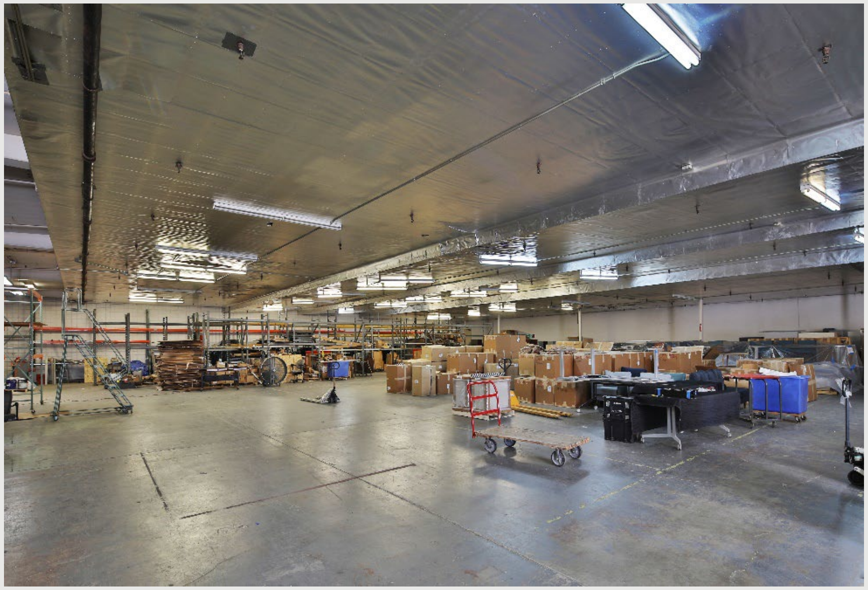



TOTALPLAN










5645 MISSION BOULEVARD
JURUPA VALLEY, CA 92509
AMENITIES MAP
SHOPPING & RETAIL
THE SHOPS AT JURUPA VALLEY
PARKS & RECREATION
RANCHO JURUPA PARK
• Fishing Lakes
• Picnic Areas
• Campgrounds
• Splash Pad
• Playgrounds
• Disc Golf
JURUPA AREA RECREATION & PARK DISTRICT (30+ PARKS)
RESTAURANTS & DINING
& MORE ALONG MISSION BLVD
ATTRACTIONS
JURUPA MOUNTAINS DISCOVERY CENTER
• Museum
• Botanical Gardens
• Dinosaur Exhibits
• Hiking Trails
FLABOB AIRPORT
• Historic Aviation
• Community Events
• Flabob Café
RANCHO JURUPA PARK
JARPD PARKS THROUGHOUT JURUPA VALLEY
5645 MISSION BLVD
JURUPA MOUNTAINS DISCOVERY CENTER
FLABOB AIRPORT
MISSION BLVD
SCHOOLS
Jurupa Valley High School
Mission Middle School
Pacific Avenue Academy
& Several Elementary Schools
COMMUNITY SERVICES
EDDIE DEE SMITH SENIOR CENTER
• Senior Programs
• Classes
• Community Meals
• Food Distribution
FITNESS
COMMERCIAL SERVICES
• Gas Stations
• Banks & ATMs
• Grocery Stores
• Medical & Dental Offices
• Auto Services
• Professional Offices
• And More
TRANSPORTATION ACCESS
MISSION BOULEVARD
Major Commercial Corridor
INTERSTATE 15
North-South Access
STATE ROUTE 60
East-West Access
Convenient Access to Riverside, Ontario, Eastvale & the Greater Inland Empire
NOT TO SCALE

INLAND EMPIRE OVERVIEW

The Inland Empire (IE), encompassing Riverside and San Bernardino counties, has transformed from an agricultural hub into one of Southern California's fastest-growing markets. Today, it combines suburban and rural communities with strong tourism, industrial, and commercial sectors, supported by a $200B economy.

Population growth has surged—nearly four times faster than the regional average since 1990—driven by affordability and migration from coastal counties. The IE offers businesses a cost-effective alternative to Los Angeles and Orange County, with abundant real estate, modern infrastructure, and a skilled workforce from nearby universities.

As the region continues to expand, demand for housing, jobs, and commercial space is accelerating. With low living costs, steady job growth, and ongoing investment, the Inland Empire is well-positioned to meet future business needs and remain Southern California's premier growth market.

MAJOR TRANSPORTATION INFRASTRUCTURES

Freeways & Highways

INTERSTATE 10 · INTERSTATE 15 · INTERSTATE CALIFORNIA 215 · CALIFORNIA 60 · CALIFORNIA 91 · CALIFORNIA 210

Public Transit & Commuter Rail

OmniTrans · METROLINK

Airports

ONTARIO INTERNATIONAL AIRPORT

SURROUNDING UNIVERSITIES

UC Riverside · Loma Linda University · CBU California Baptist University · Redlands · Claremont McKenna College

TOP EMPLOYERS

County of Riverside · amazon · Loma Linda University Health · San Bernardino County · ONT Ontario International Airport · Dignity Health · The Great Seal of the State of California · Walmart · RUSD · Moreno Valley

Population	Number Of Employers	Average Property Value	Median Age	UNEMPLOYMENT RATE / AUGUST 2025
4,720,603	140,901	$614,605	36.7 YEARS	6%

Average Household Income	College-Educated Population	Labor Force	Annual Household Spending Budget
$117,499	1,781,917	2,241,733	$70,000

JURUPA VALLEY - SUMMARY

Jurupa Valley is a rapidly growing city in western Riverside County strategically positioned between Riverside, Ontario, Eastvale, and Norco. Incorporated in 2011, the city has emerged as one of Southern California's most desirable locations for residential growth, industrial development, logistics operations, and neighborhood-serving retail.

LOCATION ADVANTAGES

Regional Connectivity

- Interstate 15 (I-15)
- State Route 60 (SR-60)
- State Route 91 (SR-91)
- Mission Boulevard Corridor
- Access to Ontario International Airport
- Proximity to Riverside and Inland Empire employment centers

Jurupa Valley's central location provides efficient access to Los Angeles, Orange County, San Bernardino County, and major Southern California distribution networks.

ECONOMIC DRIVERS

Key Industries

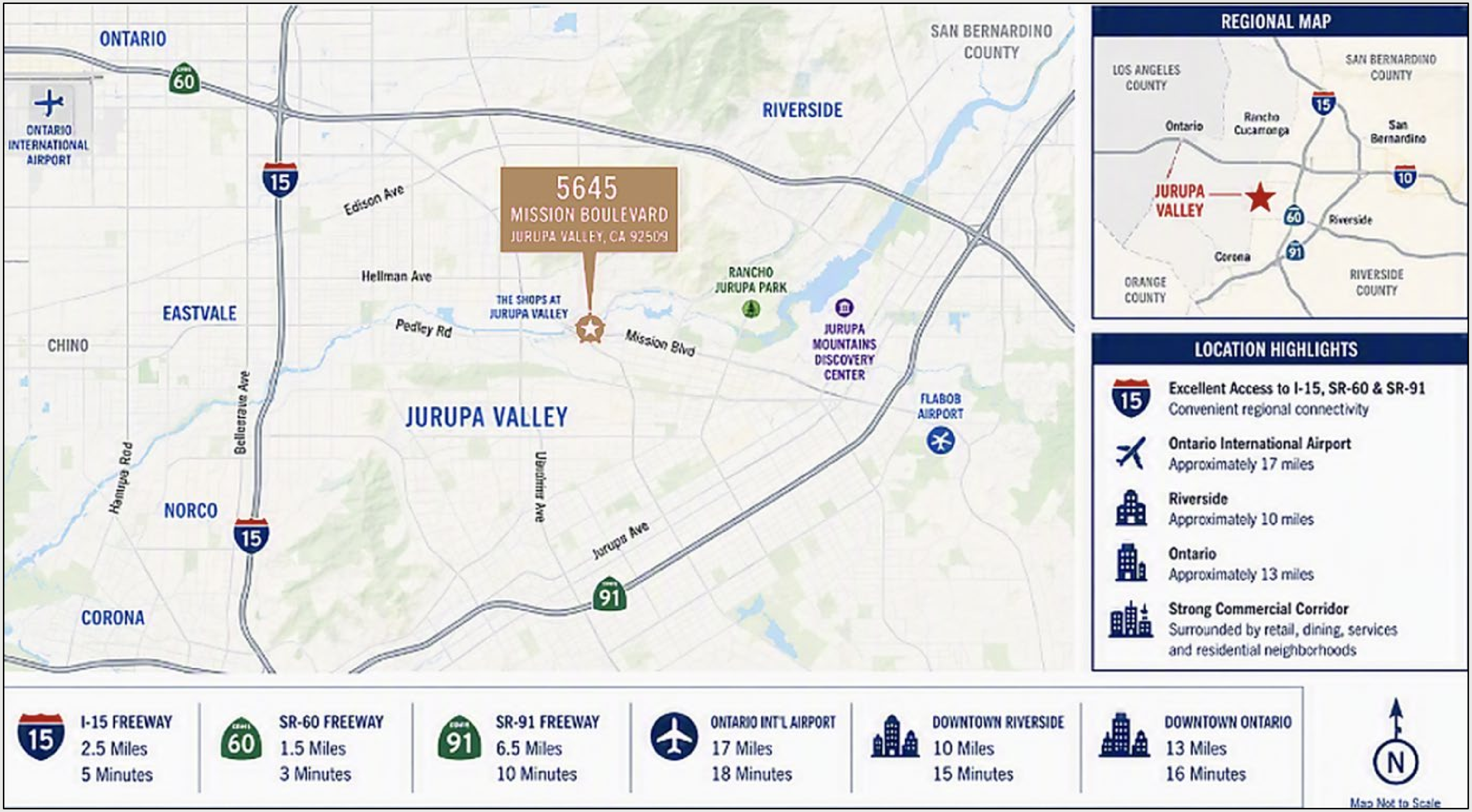
- Logistics & Distribution
- Warehousing
- Manufacturing
- Transportation Services
- Retail Trade
- Construction

The city's proximity to major freeways, rail corridors, and regional transportation infrastructure has supported substantial economic and employment growth throughout the Inland Empire.

MARKET SUMMARY

Jurupa Valley continues to experience sustained residential, commercial, and industrial growth driven by its strategic Inland Empire location, strong transportation access, expanding retail base, and attractive quality of life. The community offers an ideal environment for investment, business growth, and long-term economic development

LOCATION MAP



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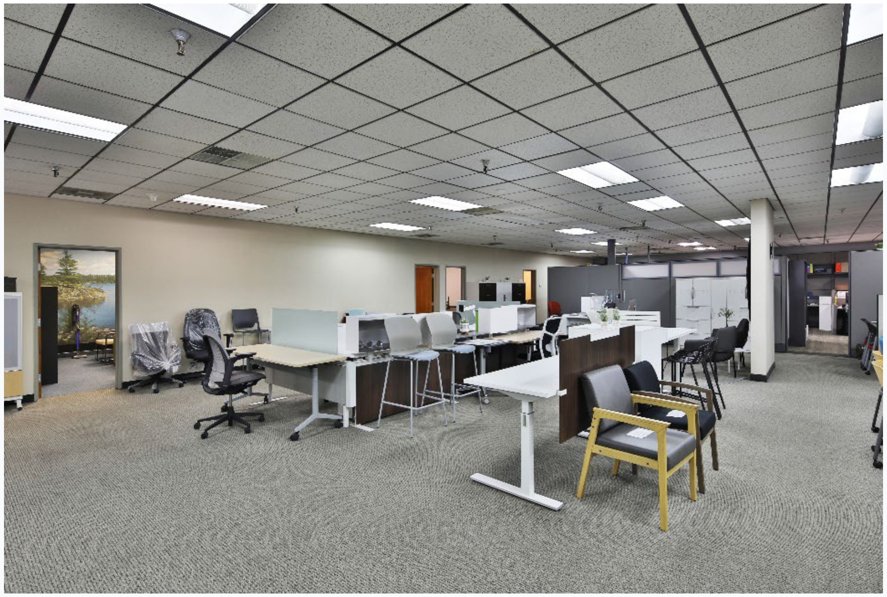
Mission Boulevard



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