



ARCHICENTER BUSINESS PARK

INDUSTRIAL BUSINESS PARK TOTALING 62,677 SQ. FT.

9375
Archibald
Avenue

RANCHO
CUCAMONGA,
CALIFORNIA

Voit

REAL ESTATE SERVICES



INVESTMENT HIGHLIGHTS

PROJECT DESCRIPTION

Archicenter is a 97.3% occupied multi-tenant business park consisting of 29,677 square feet of office in eleven buildings and 33,000 square feet of industrial space situated in five buildings. The office component of the project offers a creative office design with 27 units ranging from 320 - 3,920 sq. ft. The industrial portion of the project features 20 units ranging from 1,650 to 3,300 sq. ft., upgraded offices, rear loading doors, excellent vehicle circulation, and difficult to find fenced yard areas. Archicenter also offers ample on-site parking and multiple driveway entrances with convenient access from Archibald Avenue and 6th Street, which provides excellent vehicle circulation throughout the project.

EXTENSIVE CAPITAL UPGRADES

The office component of the Archicenter has recently undergone extensive capital upgrades effectively positioning the project as one of the few creative office projects in the Inland Empire. Upgrades to the office component of the project include new exterior paint, drought tolerant landscaping, window mullion and door replacement, restroom upgrades, and extensive interior office renovations. In addition, ownership has replaced a majority of the roofs and HVAC equipment throughout the project creating a turn-key asset.

MARKET FUNDAMENTALS

The Inland Empire West submarket continues to be one of the fastest growing and most dynamic industrial markets in the country with consistently high occupancy levels and outstanding rental growth which is largely due to the thriving e-commerce industry. The Inland Empire West industrial submarket, which totals 284.5 million square feet of industrial space and 40.0 million square feet of office space, is one of the strongest markets in the Southern California region. Fundamentals in the market are expected to remain strong and the market is well-positioned for continued rent growth through 2017.

PREMIER LOCATION

Archicenter is located in the West Inland Empire submarket with convenient access to a variety of food and entertainment amenities and easy access to Interstates (10) and (15), as well as the Foothill (210) and the Pomona (60) Freeways. The project also offers convenient access to the Ontario International Airport, Orange County Airport, Los Angeles International Airport and the ports of Los Angeles and Long Beach. Archicenter also benefits from visibility and signage directly on Archibald Avenue and 6th Avenue, both major thoroughfares with strong traffic counts of 30,140 cars and 6,800 cars daily, respectively.

PRICED BELOW REPLACEMENT COST

The Archicenter is offered for sale at a significant discount to replacement cost. The scarcity of available land and high cost of construction has created significant economic barriers to new business park development, making these assets virtually irreplaceable. Current market rents are considerably below levels that would justify construction of competitive product.

INVESTMENT HIGHLIGHTS

VALUE-ADD OPPORTUNITY

The Archicenter has enjoyed historically high occupancy relative to the submarket and the majority of the existing leases are at below market rents. Additionally, the office and industrial portion of the project are each situated on their own parcels, providing flexible exit strategies for the investor.

OFFERING SUMMARY

PROPERTY ADDRESS

9375 Archibald Avenue
Rancho Cucamonga, CA

PROJECT SIZE

62,677 sq. ft.

YEAR BUILT

1980

CURRENT OCCUPANCY

97.3%

NUMBER OF UNITS

Forty-Seven

UNIT SIZES

320 sq. ft. to 3,690 sq. ft.

MARKET RENTS

Industrial: \$0.76 - \$0.80 G psf Office: \$1.15 G psf

ASKING PRICE

\$7,528,000 (\$120.11 psf)

NET OPERATING INCOME

Year one: \$432,921
Year two: \$461,318
Year three: \$495,908

CAPITALIZATION RATE

Year one: 5.75% Year two: 6.13% Year three: 6.59%



PROPERTY SUMMARY

ADDRESS	9375 Archibald Ave. Rancho Cucamonga, California		
SUBMARKET	West Inland Empire		
	OFFICE	INDUSTRIAL	PORTFOLIO
BUILDINGS	Buildings 100, 200, 300	Buildings 400, 500, 600, 700, 800	Building 100 - 800
ASSESSORS PARCEL NUMBER	0210-071-63	0210-071-64	0210-071-63, 64
NUMBER OF BUILDINGS	Eleven (11)	Five (5)	Sixteen (16)
PROJECT SIZE	29,667 sq. ft.	33,000 sq. ft.	62,677 sq. ft.
LAND AREA	2.64 acres 114,998 sq. ft.	2.35 acres 102,366 sq. ft.	4.99 acres 217,364 sq. ft.
OCCUPANCY	94.3% (as of December 2016)	100% (as of December 2016)	97.3% (as of December 2016)
COVERAGE RATIO	25.8%	32.24%	28.84%
NUMBER OF TENANTS	Twenty-four (24)	Seventeen (17)	Forty-one (41)
NUMBER OF UNITS	Twenty-seven (27)	Twenty (20)	Forty-seven (47)
DIVISIBILITY	320 sq. ft.- 3,690 sq. ft.	1,650 sq. ft. - 3,300 sq. ft.	320 sq. ft. - 3,690 sq. ft.
PARKING	105 spaces (3.5:1000)	79 spaces (2.4:1000)	184 spaces (2.93:1000)

PROPERTY DETAILS

CONSTRUCTION TYPE	Office: Wood/Frame Siding. Industrial: Concrete Block.
HEATING VENTILATION AND AIR CONDITIONING EQUIPMENT	Roof-mounted packaged units
ROOF	Built up Composition; Mineral Surface Cap Sheet
INTERIOR WALLS	Light Textured Drywall with Paint Finish
EXTERIOR DOORS AND WINDOWS	Aluminum frame mullions with single-glazed glass windows and doors
PLUMBING	Copper water supply piping and cast iron or ABS waste and vent piping
YEAR BUILT	1980
ZONING	General Industrial (GI)

PROPERTY SUMMARY

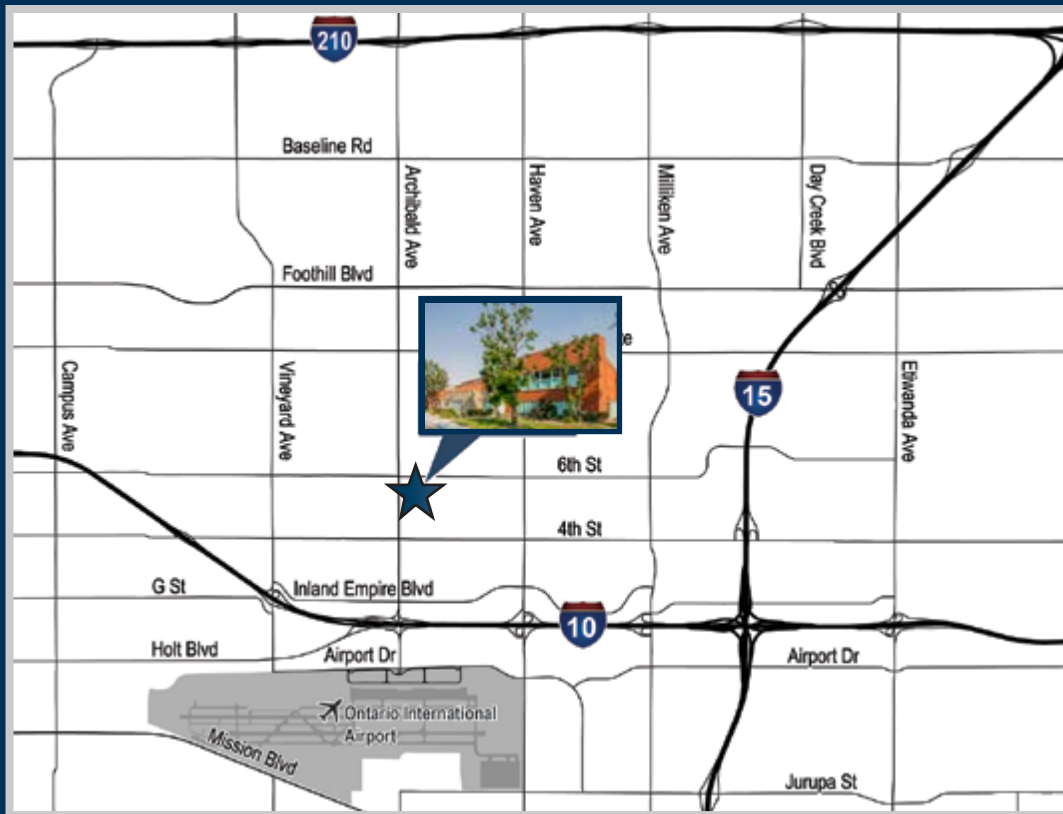


Building Address	Size (Sq. Ft.)	(Sq. Ft.)
Building 100		
Suite 101	3,960	
Suite 102	420	
Suite 103	420	
Suite 104	420	
Suite 105	401	
Suite 107	1,730	
Suite 108	2,504	
Suite 111	980	
Suite 112	600	
Total Sq. Ft. Building 100	11,435	
Building 200		
Suite 200	1,438	
Suite 201	1,676	
Suite 202	320	
Suite 203	550	
Suite 205	920	
Suite 206	720	
Suite 208	320	
Suite 209/210	1,341	
Total Building Sq. Ft. Building 200	7,285	
Building 300		
Suite 301	1,899	
Suite 302	1,950	
Suite 311	842	
Suite 312	842	
Suite 314	1,598	
Suite 606/313	1,901	
Suite 307/308	1,925	
Total Building Sq. Ft. Building 300	10,957	
Office Total Building Area	29,667	

Building Address	Size (Sq. Ft.)	(Sq. Ft.)
Building 400		
Suite 401	1,650	
Suite 402	1,650	
Suite 403	1,650	
Suite 404	1,650	
Total Sq. Ft. Building 400	6,600	
Building 500		
Suite 501	1,650	
Suite 502	1,650	
Suite 503/504	3,300	
Total Building Sq. Ft. Building 500	6,600	
Building 600		
Suite 601/602	3,300	
Suite 603	1,650	
Suite 603	1,650	
Total Building Sq. Ft. Building 600	6,600	
Building 700		
Suite 701/702	3,300	
Suite 703	1,650	
Suite 704	1,650	
Total Building Sq. Ft. Building 700	6,600	
Building 800		
Suite 801	1,650	
Suite 802	1,650	
Suite 803	1,650	
Suite 804	1,650	
Total Building Sq. Ft. Building 800	6,600	
Industrial Total Building Area	33,000	
Total Project	62,667	

ARCHICENTER

BUSINESS PARK



EXCLUSIVELY OFFERED BY:

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