

# INLAND EMPIRE

Completed Leases and Sales

October 2018

# Inland Empire

## Completed Leases, October 2018



### Carson Etiwanda Logistics Center

11001 Etiwanda Avenue  
Fontana, CA

<b>Market/Submarket:</b>	Inland Empire West
<b>Rent PSF:</b>	\$0.50
<b>Rent Type:</b>	NNN
<b>CAM:</b>	\$0.08
<b>NNN Charges:</b>	-
<b>Lease SF:</b>	404,730
<b>Office SF:</b>	-
<b>Building SF:</b>	404,730
<b>Year Built:</b>	2013
<b>Term:</b>	60
<b>Free Rent:</b>	0
<b>TIs:</b>	\$0.00
<b>DH:</b>	78
<b>GL:</b>	2
<b>Amps:</b>	800
<b>Height:</b>	32
<b>Sprinklers:</b>	Y
<b>Rail:</b>	N
<b>Yard:</b>	Y
<b>Multi-Tenant:</b>	-
<b>POL:</b>	N
<b>Rent Adjustments:</b>	3% annual increases
<b>Comment:</b>	-

### Goodman Commerce Center

5055 Goodman Way  
Eastvale, CA 91752

<b>Market/Submarket:</b>	Inland Empire West
<b>Rent PSF:</b>	\$0.53
<b>Rent Type:</b>	NNN
<b>CAM:</b>	-
<b>NNN Charges:</b>	\$0.14
<b>Lease SF:</b>	373,522
<b>Office SF:</b>	6,000
<b>Building SF:</b>	373,522
<b>Year Built:</b>	2018
<b>Term:</b>	60
<b>Free Rent:</b>	2
<b>TIs:</b>	\$2.50 PSF
<b>DH:</b>	49
<b>GL:</b>	2
<b>Amps:</b>	To Suit
<b>Height:</b>	36
<b>Sprinklers:</b>	Y
<b>Rail:</b>	N
<b>Yard:</b>	Y
<b>Multi-Tenant:</b>	-
<b>POL:</b>	N
<b>Rent Adjustments:</b>	3% annual increases
<b>Comment:</b>	-

### March Business Center

16415 Cosmos Street  
Moreno Valley, CA 92551

<b>Market/Submarket:</b>	Inland Empire East
<b>Rent PSF:</b>	\$0.42
<b>Rent Type:</b>	NNN
<b>CAM:</b>	-
<b>NNN Charges:</b>	\$0.11
<b>Lease SF:</b>	277,243
<b>Office SF:</b>	4000
<b>Building SF:</b>	277,243
<b>Year Built:</b>	2016
<b>Term:</b>	40
<b>Free Rent:</b>	3
<b>TIs:</b>	\$0.50 PSF
<b>DH:</b>	40
<b>GL:</b>	2
<b>Amps:</b>	To Suit
<b>Height:</b>	32
<b>Sprinklers:</b>	Y
<b>Rail:</b>	N
<b>Yard:</b>	Y
<b>Multi-Tenant:</b>	-
<b>POL:</b>	N
<b>Rent Adjustments:</b>	-
<b>Comment:</b>	3% annual increases

### RC Distribution Center III

8595 Milliken Ave., Suite B-102  
Rancho Cucamonga, CA

<b>Market/Submarket:</b>	Inland Empire West
<b>Rent PSF:</b>	\$0.59
<b>Rent Type:</b>	NNN
<b>CAM:</b>	-
<b>NNN Charges:</b>	\$0.13
<b>Lease SF:</b>	72,846
<b>Office SF:</b>	7,092
<b>Building SF:</b>	218,000
<b>Year Built:</b>	2000
<b>Term:</b>	63
<b>Free Rent:</b>	3
<b>TIs:</b>	-
<b>DH:</b>	9
<b>GL:</b>	1
<b>Amps:</b>	800
<b>Height:</b>	30
<b>Sprinklers:</b>	Y
<b>Rail:</b>	N
<b>Yard:</b>	Y
<b>Multi-Tenant:</b>	Y
<b>POL:</b>	Y
<b>Rent Adjustments</b>	3% annual increases
<b>Comments</b>	TI's: Paint/carpet, general refurbishment.

# Inland Empire

## Completed Leases, October 2018



**719 Palmyrita Avenue**  
Riverside, CA 92507

<b>Market/Submarket:</b>	Inland Empire East
<b>Rent PSF:</b>	\$0.47
<b>Rent Type:</b>	N
<b>CAM:</b>	-
<b>NNN Charges:</b>	\$0.05
<b>Lease SF:</b>	70,692
<b>Office SF:</b>	12,997
<b>Building SF:</b>	20,692
<b>Year Built:</b>	2000
<b>Term:</b>	120
<b>Free Rent:</b>	4
<b>TIs:</b>	None
<b>DH:</b>	2
<b>GL:</b>	5
<b>Amps:</b>	2000
<b>Height:</b>	24
<b>Sprinklers:</b>	Y
<b>Rail:</b>	N
<b>Yard:</b>	Y
<b>Multi-Tenant:</b>	N
<b>POL:</b>	N
<b>Rent Adjustments:</b>	3% annual increases
<b>Comments:</b>	-

**Vintage Industrial Center**  
1260 Vintage Ave.  
Ontario, CA 91761

<b>Market/Submarket:</b>	Inland Empire West
<b>Rent PSF:</b>	\$0.66
<b>Rent Type:</b>	NNN
<b>CAM:</b>	-
<b>NNN Charges:</b>	\$0.12
<b>Lease SF:</b>	47,385
<b>Office SF:</b>	4,348
<b>Building SF:</b>	140,270
<b>Year Built:</b>	1997
<b>Term:</b>	36
<b>Free Rent:</b>	0
<b>TIs:</b>	\$30,000.00
<b>DH:</b>	5
<b>GL:</b>	1
<b>Amps:</b>	400
<b>Height:</b>	30
<b>Sprinklers:</b>	Y
<b>Rail:</b>	N
<b>Yard:</b>	Y
<b>Multi-Tenant:</b>	Y
<b>POL:</b>	Y
<b>Rent Adjustments:</b>	3% annual increases
<b>Comments:</b>	-

**Safari Business Center**  
2057 S Vineyard Ave., Suite 2  
Ontario, CA 92761

<b>Market/Submarket:</b>	Inland Empire West
<b>Rent PSF:</b>	\$0.72
<b>Rent Type:</b>	G
<b>CAM:</b>	\$0.06
<b>NNN Charges:</b>	-
<b>Lease SF:</b>	38,452
<b>Office SF:</b>	2,718
<b>Building SF:</b>	60,192
<b>Year Built:</b>	1987
<b>Term:</b>	62
<b>Free Rent:</b>	2
<b>TIs:</b>	-
<b>DH:</b>	2
<b>GL:</b>	3
<b>Amps:</b>	800
<b>Height:</b>	24
<b>Sprinklers:</b>	Y
<b>Rail:</b>	N
<b>Yard:</b>	N
<b>Multi-Tenant:</b>	Y
<b>POL:</b>	Y
<b>Rent Adjustments:</b>	3% annual increases
<b>Comments:</b>	TI's: Market ready refurbishment.

**Milliken Business Center III**  
935 S Milliken Ave., Suite B  
Ontario, CA 91761

<b>Market/Submarket:</b>	Inland Empire West
<b>Rent PSF:</b>	\$0.70
<b>Rent Type:</b>	NNN
<b>CAM:</b>	-
<b>NNN Charges:</b>	\$0.14
<b>Lease SF:</b>	37,632
<b>Office SF:</b>	-
<b>Building SF:</b>	65,556
<b>Year Built:</b>	1990
<b>Term:</b>	62
<b>Free Rent:</b>	2
<b>TIs:</b>	-
<b>DH:</b>	10
<b>GL:</b>	1
<b>Amps:</b>	400
<b>Height:</b>	24
<b>Sprinklers:</b>	Y
<b>Rail:</b>	N
<b>Yard:</b>	Y
<b>Multi-Tenant:</b>	-
<b>POL:</b>	Y
<b>Rent Adjustments:</b>	3% annual increases
<b>Comments:</b>	TI's: Office demolition - \$4.00 PSF; Tenant Improvements \$2.00 PSF Early Occupancy: 2 months

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### 345 Cessna Cir., Suite B

Corona, CA

<b>Market/Submarket:</b>	Inland Empire East
<b>Rent PSF:</b>	\$0.76
<b>Rent Type:</b>	G
<b>CAM:</b>	-
<b>NNN Charges:</b>	-
<b>Lease SF:</b>	35,000
<b>Office SF:</b>	-
<b>Building SF:</b>	113,050
<b>Year Built:</b>	2003
<b>Term:</b>	36
<b>Free Rent:</b>	0
<b>TIs:</b>	-
<b>DH:</b>	4
<b>GL:</b>	3
<b>Amps:</b>	1000
<b>Height:</b>	30
<b>Sprinklers:</b>	Y
<b>Rail:</b>	N
<b>Yard:</b>	Y
<b>Multi-Tenant:</b>	Y
<b>POL:</b>	Y
<b>Rent Adjustments:</b>	3% annual increases
<b>Comments:</b>	-

### Etiwanda Industrial Center

5731 Santa Ana St.  
Ontario, CA

<b>Market/Submarket:</b>	Inland Empire West
<b>Rent PSF:</b>	\$0.57
<b>Rent Type:</b>	NNN
<b>CAM:</b>	-
<b>NNN Charges:</b>	\$0.13
<b>Lease SF:</b>	32,512
<b>Office SF:</b>	1800
<b>Building SF:</b>	107,661
<b>Year Built:</b>	1988
<b>Term:</b>	62
<b>Free Rent:</b>	2
<b>TIs:</b>	See Notes
<b>DH:</b>	2
<b>GL:</b>	2
<b>Amps:</b>	400
<b>Height:</b>	22
<b>Sprinklers:</b>	Y
<b>Rail:</b>	N
<b>Yard:</b>	Y
<b>Multi-Tenant:</b>	Y
<b>POL:</b>	Y
<b>Rent Adjustments:</b>	3% annual increases
<b>Comments:</b>	TI's: 12X14 opening in the demising wall between the tenant's two units

### Wildrose Business Park

22420 Temescal Canyon Rd., Suite C  
Corona, CA 92883

<b>Market/Submarket:</b>	Inland Empire East
<b>Rent PSF:</b>	\$0.85
<b>Rent Type:</b>	G
<b>CAM:</b>	-
<b>NNN Charges:</b>	-
<b>Lease SF:</b>	28,265
<b>Office SF:</b>	2,447
<b>Building SF:</b>	28,265
<b>Year Built:</b>	2000
<b>Term:</b>	36
<b>Free Rent:</b>	36
<b>TIs:</b>	\$0.00
<b>DH:</b>	3
<b>GL:</b>	2
<b>Amps:</b>	-
<b>Height:</b>	30
<b>Sprinklers:</b>	Y
<b>Rail:</b>	N
<b>Yard:</b>	Y
<b>Multi-Tenant:</b>	-
<b>POL:</b>	Y
<b>Rent Adjustments:</b>	3% annual increases
<b>Comments:</b>	-

### Pacific Gateway Center

787 S Wanamaker Ave., Suite 1  
Ontario, CA 91761

<b>Market/Submarket:</b>	Inland Empire West
<b>Rent PSF:</b>	\$0.69
<b>Rent Type:</b>	G
<b>CAM:</b>	-
<b>NNN Charges:</b>	-
<b>Lease SF:</b>	28,162
<b>Office SF:</b>	5,500
<b>Building SF:</b>	60,197
<b>Year Built:</b>	1989
<b>Term:</b>	68
<b>Free Rent:</b>	2
<b>TIs:</b>	\$0.00
<b>DH:</b>	5
<b>GL:</b>	1
<b>Amps:</b>	4000
<b>Height:</b>	24
<b>Sprinklers:</b>	Y
<b>Rail:</b>	N
<b>Yard:</b>	Y
<b>Multi-Tenant:</b>	-
<b>POL:</b>	Y
<b>Options:</b>	-
<b>Rent Adjustments:</b>	3% annual increases
<b>Comments:</b>	Fence to separate warehouse space installed

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### 231 Pleasant Avenue

Ontario, CA 91761

<b>Market/Submarket:</b>	Inland Empire West
<b>Rent PSF:</b>	\$0.68
<b>Rent Type:</b>	G
<b>CAM:</b>	\$0.13
<b>NNN Charges:</b>	-
<b>Lease SF:</b>	26,360
<b>Office SF:</b>	To Suit
<b>Building SF:</b>	26,360
<b>Year Built:</b>	2018
<b>Term:</b>	60
<b>Free Rent:</b>	0
<b>TIs:</b>	\$0.75 PSF
<b>DH:</b>	4
<b>GL:</b>	1
<b>Amps:</b>	800
<b>Height:</b>	30
<b>Sprinklers:</b>	Y
<b>Rail:</b>	N
<b>Yard:</b>	Y
<b>Multi-Tenant:</b>	-
<b>POL:</b>	N
<b>Options:</b>	-
<b>Rent Adjustments:</b>	-
<b>Comments:</b>	-

### Fontana Gateway

13112 Santa Ana Ave., Suite A-3  
Fontana, CA 92337

<b>Market/Submarket:</b>	Inland Empire West
<b>Rent PSF:</b>	\$0.75
<b>Rent Type:</b>	G
<b>CAM:</b>	\$0.06
<b>NNN Charges:</b>	-
<b>Lease SF:</b>	19,690
<b>Office SF:</b>	1,590
<b>Building SF:</b>	75,000
<b>Year Built:</b>	2007
<b>Term:</b>	61
<b>Free Rent:</b>	1
<b>TIs:</b>	\$2.00 PSF
<b>DH:</b>	6
<b>GL:</b>	1
<b>Amps:</b>	400
<b>Height:</b>	30
<b>Sprinklers:</b>	Y
<b>Rail:</b>	N
<b>Yard:</b>	Y
<b>Multi-Tenant:</b>	-
<b>POL:</b>	Y
<b>Options:</b>	One 5-yr option at FMV
<b>Rent Adjustments:</b>	3% annual increases
<b>Comments:</b>	-

### Magnolia Center

12140 Magnolia Ave., Bldg. 71  
Riverside, CA 91708

<b>Market/Submarket:</b>	Inland Empire East
<b>Rent PSF:</b>	\$0.84
<b>Rent Type:</b>	G
<b>CAM:</b>	-
<b>NNN Charges:</b>	-
<b>Lease SF:</b>	18,864
<b>Office SF:</b>	2,138
<b>Building SF:</b>	18,864
<b>Year Built:</b>	2018
<b>Term:</b>	60
<b>Free Rent:</b>	0
<b>TIs:</b>	\$0.00
<b>DH:</b>	1
<b>GL:</b>	1
<b>Amps:</b>	800
<b>Height:</b>	26
<b>Sprinklers:</b>	Y
<b>Rail:</b>	N
<b>Yard:</b>	Y
<b>Multi-Tenant:</b>	-
<b>POL:</b>	N
<b>Options:</b>	-
<b>Rent Adjustments:</b>	2.5% annual increases
<b>Comments:</b>	-

### Ontario Pacific Bus Center

3969 Guasti Rd., Suite A  
Ontario, CA 91761

<b>Market/Submarket:</b>	Inland Empire West
<b>Rent PSF:</b>	\$0.85
<b>Rent Type:</b>	G
<b>CAM:</b>	\$0.05
<b>NNN Charges:</b>	-
<b>Lease SF:</b>	16,794
<b>Office SF:</b>	880
<b>Building SF:</b>	39,219
<b>Year Built:</b>	1996
<b>Term:</b>	48
<b>Free Rent:</b>	1
<b>TIs:</b>	\$0.00
<b>DH:</b>	2
<b>GL:</b>	1
<b>Amps:</b>	-
<b>Height:</b>	22
<b>Sprinklers:</b>	Y
<b>Rail:</b>	N
<b>Yard:</b>	N
<b>Multi-Tenant:</b>	Y
<b>POL:</b>	Y
<b>Options:</b>	-
<b>Rent Adjustments:</b>	3% annual increases
<b>Comments:</b>	-

# Inland Empire

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### Safari Business Center

2020 S Lynx Pl., Suite A  
Ontario, CA 91761

<b>Market/Submarket:</b>	Inland Empire West
<b>Rent PSF:</b>	\$0.85
<b>Rent Type:</b>	G
<b>CAM:</b>	0.06
<b>NNN Charges:</b>	-
<b>Lease SF:</b>	15,889
<b>Office SF:</b>	2,385
<b>Building SF:</b>	38,526
<b>Year Built:</b>	1987
<b>Term:</b>	61
<b>Free Rent:</b>	1
<b>TIs:</b>	-
<b>DH:</b>	1
<b>GL:</b>	1
<b>Amps:</b>	400
<b>Height:</b>	24
<b>Sprinklers:</b>	Y
<b>Rail:</b>	N
<b>Yard:</b>	N
<b>Multi-Tenant:</b>	Y
<b>POL:</b>	Y
<b>Options:</b>	-
<b>Rent Adjustments:</b>	3% annual increases
<b>Comments:</b>	TI's: Market ready refurbishment.

### Majestic Airport Center

2663 Lindsay Privado Dr., Bldg. 2  
Ontario, CA 91761

<b>Market/Submarket:</b>	Inland Empire West
<b>Rent PSF:</b>	\$0.80
<b>Rent Type:</b>	G
<b>CAM:</b>	-
<b>NNN Charges:</b>	-
<b>Lease SF:</b>	15,714
<b>Office SF:</b>	1,541
<b>Building SF:</b>	15,714
<b>Year Built:</b>	1990
<b>Term:</b>	36
<b>Free Rent:</b>	0
<b>TIs:</b>	0
<b>DH:</b>	1
<b>GL:</b>	1
<b>Amps:</b>	400
<b>Height:</b>	22
<b>Sprinklers:</b>	Y
<b>Rail:</b>	N
<b>Yard:</b>	N
<b>Multi-Tenant:</b>	N
<b>POL:</b>	N
<b>Options:</b>	-
<b>Rent Adjustments:</b>	3% annual increases
<b>Comments:</b>	-

### Ontario Autopark

4960 Vanderbilt St.  
Ontario, CA 91761

<b>Market/Submarket:</b>	Inland Empire West
<b>Rent PSF:</b>	\$0.90
<b>Rent Type:</b>	G
<b>CAM:</b>	-
<b>NNN Charges:</b>	-
<b>Lease SF:</b>	14,883
<b>Office SF:</b>	1,020
<b>Building SF:</b>	14,883
<b>Year Built:</b>	1992
<b>Term:</b>	120
<b>Free Rent:</b>	2
<b>TIs:</b>	None
<b>DH:</b>	0
<b>GL:</b>	3
<b>Amps:</b>	400
<b>Height:</b>	16
<b>Sprinklers:</b>	Y
<b>Rail:</b>	N
<b>Yard:</b>	Y
<b>Multi-Tenant:</b>	-
<b>POL:</b>	N
<b>Options:</b>	None
<b>Rent Adjustments:</b>	2% annual increases
<b>Comments:</b>	-

### Rancho Cucamonga Bus Park

8460 Red Oak St.  
Rancho Cucamonga, CA 91731

<b>Market/Submarket:</b>	Inland Empire West
<b>Rent PSF:</b>	\$0.80
<b>Rent Type:</b>	G
<b>CAM:</b>	-
<b>NNN Charges:</b>	-
<b>Lease SF:</b>	12,000
<b>Office SF:</b>	2,100
<b>Building SF:</b>	12,000
<b>Year Built:</b>	1984
<b>Term:</b>	24
<b>Free Rent:</b>	0
<b>TIs:</b>	\$0.00
<b>DH:</b>	0
<b>GL:</b>	2
<b>Amps:</b>	800
<b>Height:</b>	18
<b>Sprinklers:</b>	Y
<b>Rail:</b>	N
<b>Yard:</b>	Y
<b>Multi-Tenant:</b>	-
<b>POL:</b>	N
<b>Options:</b>	-
<b>Rent Adjustments:</b>	3% increase year 2
<b>Comments:</b>	-

# Inland Empire

## Completed Leases, October 2018



**1620 Fremont Ct.**  
Ontario, CA

<b>Market/Submarket:</b>	Inland Empire West
<b>Rent PSF:</b>	\$0.85
<b>Rent Type:</b>	G
<b>CAM:</b>	\$0.06
<b>NNN Charges:</b>	-
<b>Lease SF:</b>	15,889
<b>Office SF:</b>	2,385
<b>Building SF:</b>	38,526
<b>Year Built:</b>	1987
<b>Term:</b>	61
<b>Free Rent:</b>	1
<b>TIs:</b>	-
<b>DH:</b>	1
<b>GL:</b>	1
<b>Amps:</b>	400
<b>Height:</b>	24
<b>Sprinklers:</b>	Y
<b>Rail:</b>	N
<b>Yard:</b>	N
<b>Multi-Tenant:</b>	Y
<b>POL:</b>	Y
<b>Options:</b>	-
<b>Rent Adjustments:</b>	3% annual increases
<b>Comments:</b>	TI's: Market ready refurbishment.



**6692 Doolittle Ave.**  
Riverside, CA

<b>Market/Submarket:</b>	Inland Empire East
<b>Rent PSF:</b>	\$0.71
<b>Rent Type:</b>	G
<b>CAM:</b>	-
<b>NNN Charges:</b>	-
<b>Lease SF:</b>	10,437
<b>Office SF:</b>	1,200
<b>Building SF:</b>	10,437
<b>Year Built:</b>	2005
<b>Term:</b>	36
<b>Free Rent:</b>	0
<b>TIs:</b>	\$0.00
<b>DH:</b>	0
<b>GL:</b>	2
<b>Amps:</b>	1200
<b>Height:</b>	20
<b>Sprinklers:</b>	Y
<b>Rail:</b>	N
<b>Yard:</b>	Y
<b>Multi-Tenant:</b>	-
<b>POL:</b>	N
<b>Options:</b>	-
<b>Rent Adjustments:</b>	3% annual increases
<b>Comments:</b>	1 Month Early Occupancy, No CAM



**Mission Business Center**  
12285 Colony Ave.  
Chino, CA 91710

<b>Market/Submarket:</b>	Inland Empire West
<b>Rent PSF:</b>	\$0.90
<b>Rent Type:</b>	G
<b>CAM:</b>	-
<b>NNN Charges:</b>	-
<b>Lease SF:</b>	10,094
<b>Office SF:</b>	1,600
<b>Building SF:</b>	10,094
<b>Year Built:</b>	1990
<b>Term:</b>	24
<b>Free Rent:</b>	-
<b>TIs:</b>	-
<b>DH:</b>	0
<b>GL:</b>	1
<b>Amps:</b>	400
<b>Height:</b>	16
<b>Sprinklers:</b>	Y
<b>Rail:</b>	N
<b>Yard:</b>	N
<b>Multi-Tenant:</b>	-
<b>POL:</b>	N
<b>Options:</b>	-
<b>Rent Adjustments:</b>	3% annual increases
<b>Comments:</b>	2 weeks early occupancy



**Chino Gateway Center**  
14202 Central Ave., Suite 540  
Chino, CA

<b>Market/Submarket:</b>	Inland Empire West
<b>Rent PSF:</b>	\$1.00
<b>Rent Type:</b>	G
<b>CAM:</b>	-
<b>NNN Charges:</b>	-
<b>Lease SF:</b>	9,900
<b>Office SF:</b>	1,000
<b>Building SF:</b>	92,590
<b>Year Built:</b>	1989
<b>Term:</b>	47
<b>Free Rent:</b>	-
<b>TIs:</b>	As-Is
<b>DH:</b>	1
<b>GL:</b>	1
<b>Amps:</b>	200
<b>Height:</b>	22
<b>Sprinklers:</b>	Y
<b>Rail:</b>	N
<b>Yard:</b>	N
<b>Multi-Tenant:</b>	-
<b>POL:</b>	Y
<b>Options:</b>	-
<b>Rent Adjustments:</b>	3% annual increases
<b>Comments:</b>	-

# Inland Empire

## Completed Leases, October 2018



**705 E. Harrison St., Suite 100**  
Corona, CA 92879

<b>Market/Submarket:</b>	Inland Empire East
<b>Rent PSF:</b>	\$0.85
<b>Rent Type:</b>	G
<b>CAM:</b>	-
<b>NNN Charges:</b>	-
<b>Lease SF:</b>	9,547
<b>Office SF:</b>	3,835
<b>Building SF:</b>	28,050
<b>Year Built:</b>	1990
<b>Term:</b>	36
<b>Free Rent:</b>	0
<b>TIs:</b>	\$0.00
<b>DH:</b>	0
<b>GL:</b>	1
<b>Amps:</b>	400
<b>Height:</b>	23
<b>Sprinklers:</b>	Y
<b>Rail:</b>	N
<b>Yard:</b>	N
<b>Multi-Tenant:</b>	-
<b>POL:</b>	Y
<b>Options:</b>	-
<b>Rent Adjustments:</b>	3% annual increases
<b>Comments:</b>	-



**Riverview Business Center**  
1833 Riverview Dr., Suite A  
San Bernardino, CA 92408

<b>Market/Submarket:</b>	Inland Empire West
<b>Rent PSF:</b>	\$0.69
<b>Rent Type:</b>	G
<b>CAM:</b>	\$0.05
<b>NNN Charges:</b>	-
<b>Lease SF:</b>	8,800
<b>Office SF:</b>	800
<b>Building SF:</b>	4,4000
<b>Year Built:</b>	1981
<b>Term:</b>	36
<b>Free Rent:</b>	0
<b>TIs:</b>	\$0.00
<b>DH:</b>	0
<b>GL:</b>	1
<b>Amps:</b>	200
<b>Height:</b>	18
<b>Sprinklers:</b>	Y
<b>Rail:</b>	N
<b>Yard:</b>	N
<b>Multi-Tenant:</b>	Y
<b>POL:</b>	Y
<b>Options:</b>	-
<b>Rent Adjustments:</b>	3% annual increases
<b>Comments:</b>	-



**Ontario Business Center**  
820 Rockefeller Ave., Suite D  
Ontario, CA 91761

<b>Market/Submarket:</b>	Inland Empire West
<b>Rent PSF:</b>	\$0.89
<b>Rent Type:</b>	MG
<b>CAM:</b>	\$0.05
<b>NNN Charges:</b>	-
<b>Lease SF:</b>	7,000
<b>Office SF:</b>	1,000
<b>Building SF:</b>	63,157
<b>Year Built:</b>	1989
<b>Term:</b>	62
<b>Free Rent:</b>	2
<b>TIs:</b>	as-is
<b>DH:</b>	1
<b>GL:</b>	1
<b>Amps:</b>	225
<b>Height:</b>	24
<b>Sprinklers:</b>	Y
<b>Rail:</b>	N
<b>Yard:</b>	N
<b>Multi-Tenant:</b>	Y
<b>POL:</b>	Y
<b>Options:</b>	-
<b>Rent Adjustments:</b>	3% annual increases
<b>Comments:</b>	-



**10661 Fulton Ct.**  
Rancho Cucamonga, CA 91730

<b>Market/Submarket:</b>	Inland Empire West
<b>Rent PSF:</b>	\$0.87
<b>Rent Type:</b>	G
<b>CAM:</b>	-
<b>NNN Charges:</b>	-
<b>Lease SF:</b>	6,562
<b>Office SF:</b>	1,104
<b>Building SF:</b>	6,562
<b>Year Built:</b>	1989
<b>Term:</b>	36
<b>Free Rent:</b>	0
<b>TIs:</b>	\$0.00
<b>DH:</b>	0
<b>GL:</b>	2
<b>Amps:</b>	400
<b>Height:</b>	14
<b>Sprinklers:</b>	Y
<b>Rail:</b>	N
<b>Yard:</b>	Y
<b>Multi-Tenant:</b>	-
<b>POL:</b>	N
<b>Options:</b>	-
<b>Rent Adjustments:</b>	3% annual increases
<b>Comments:</b>	-



# Inland Empire

## Completed Leases, October 2018



### Trademark Business Center

10291 Trademark St., Suite A  
Rancho Cucamonga, CA 91730

<b>Market/Submarket:</b>	Inland Empire West
<b>Rent PSF:</b>	\$1.02
<b>Rent Type:</b>	G
<b>CAM:</b>	-
<b>NNN Charges:</b>	-
<b>Lease SF:</b>	5,648
<b>Office SF:</b>	2,000
<b>Building SF:</b>	17,820
<b>Year Built:</b>	1989
<b>Term:</b>	36
<b>Free Rent:</b>	0
<b>TIs:</b>	As-Is
<b>DH:</b>	0
<b>GL:</b>	2
<b>Amps:</b>	400
<b>Height:</b>	16
<b>Sprinklers:</b>	Y
<b>Rail:</b>	N
<b>Yard:</b>	N
<b>Multi-Tenant:</b>	Y
<b>POL:</b>	Y
<b>Options:</b>	-
<b>Rent Adjustments:</b>	3% annual increases
<b>Comments:</b>	-

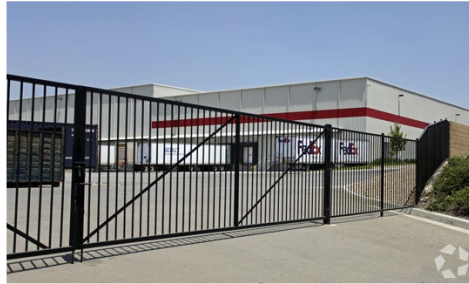
### Safari Business Center

2042 Francis St., Suite 7  
Ontario, CA

<b>Market/Submarket:</b>	Inland Empire West
<b>Rent PSF:</b>	\$0.85
<b>Rent Type:</b>	G
<b>CAM:</b>	0.06
<b>NNN Charges:</b>	-
<b>Lease SF:</b>	5,119
<b>Office SF:</b>	705
<b>Building SF:</b>	50,932
<b>Year Built:</b>	1995
<b>Term:</b>	49
<b>Free Rent:</b>	1
<b>TIs:</b>	-
<b>DH:</b>	0
<b>GL:</b>	1
<b>Amps:</b>	200
<b>Height:</b>	24
<b>Sprinklers:</b>	Y
<b>Rail:</b>	N
<b>Yard:</b>	N
<b>Multi-Tenant:</b>	Y
<b>POL:</b>	Y
<b>Options:</b>	-
<b>Rent Adjustments:</b>	3% annual increases
<b>Comments:</b>	-

# Inland Empire

## Completed Sales, October 2018



**Interchange Business Center**  
1651 Interchange Dr. (3 Properties)  
San Bernardino, CA 92407

<b>County:</b>	San Bernardino
<b>Sale Date:</b>	10/10/2018
<b>Sale Price:</b>	\$73,000,000
<b>Building Class:</b>	A
<b>Building SF:</b>	667,024
<b>Land Area (Acres):</b>	34.61

**Staples Distribution Center**  
450 S Cactus Ave.  
Rialto, CA 92376

<b>County:</b>	San Bernardino
<b>Sale Date:</b>	10/4/2018
<b>Sale Price:</b>	\$66,360,500
<b>Building Class:</b>	B
<b>Building SF:</b>	500,000
<b>Land Area (Acres):</b>	46.82

**520 E Orange Show Rd.**  
San Bernardino, CA 92408

<b>County:</b>	San Bernardino
<b>Sale Date:</b>	10/23/2018
<b>Sale Price:</b>	\$31,580,000
<b>Building Class:</b>	A
<b>Building SF:</b>	318,989
<b>Land Area (Acres):</b>	14.19

**14674 Yorba Ct (17 Properties)**  
Chino, CA 91710

<b>County:</b>	San Bernardino
<b>Sale Date:</b>	10/10/2018
<b>Sale Price:</b>	\$13,500,000
<b>Building Class:</b>	-
<b>Building SF:</b>	-
<b>Land Area (Acres):</b>	18.7

# Inland Empire

## Completed Sales, October 2018



**9509 Feron Blvd.**  
Rancho Cucamonga, CA 91730

<b>County:</b>	San Bernardino
<b>Sale Date:</b>	10/26/2018
<b>Sale Price:</b>	\$12,557,500
<b>Building Class:</b>	B
<b>Building SF:</b>	87,171
<b>Land Area (Acres):</b>	4.4

**Rochester Park**  
8630 Rochester Ave.  
Rancho Cucamonga, CA 91730

<b>County:</b>	San Bernardino
<b>Sale Date:</b>	10/1/2018
<b>Sale Price:</b>	\$7,705,227
<b>Building Class:</b>	A
<b>Building SF:</b>	45,848
<b>Land Area (Acres):</b>	2.02

**Rivergate Industrial Park**  
12165-12171 Madera Way  
Riverside, CA 92503

<b>County:</b>	Riverside
<b>Sale Date:</b>	10/15/2018
<b>Sale Price:</b>	\$2,900,000
<b>Building Class:</b>	B
<b>Building SF:</b>	23,212
<b>Land Area (Acres):</b>	1.23

**Rustin Business Park**  
1850 Rustin Ave.  
Riverside, CA 92507

<b>County:</b>	Riverside
<b>Sale Date:</b>	10/16/2018
<b>Sale Price:</b>	\$2,100,000
<b>Building Class:</b>	B
<b>Building SF:</b>	12,720
<b>Land Area (Acres):</b>	0.73

# Inland Empire

## Completed Sales, October 2018



**4711 Schaefer Ave.**  
Chino, CA 91710

<b>County:</b>	San Bernardino
<b>Sale Date:</b>	10/4/2018
<b>Sale Price:</b>	\$1,950,000
<b>Building Class:</b>	C
<b>Building SF:</b>	9,585
<b>Land Area (Acres):</b>	0.55



**14721 Hilton Dr.**  
Fontana, CA 92336

<b>County:</b>	San Bernardino
<b>Sale Date:</b>	10/5/2018
<b>Sale Price:</b>	\$1,475,000
<b>Building Class:</b>	C
<b>Building SF:</b>	9,832
<b>Land Area (Acres):</b>	0.6



**5390 W Mission Blvd.**  
Ontario, CA 91762

<b>County:</b>	San Bernardino
<b>Sale Date:</b>	10/2/2018
<b>Sale Price:</b>	\$1,425,000
<b>Building Class:</b>	C
<b>Building SF:</b>	13,215
<b>Land Area (Acres):</b>	0.44



**42345 Avenida Alvarado**  
Temecula, CA 92590

<b>County:</b>	Riverside
<b>Sale Date:</b>	10/10/2018
<b>Sale Price:</b>	\$1,225,000
<b>Building Class:</b>	C
<b>Building SF:</b>	11,480
<b>Land Area (Acres):</b>	0.7

# Inland Empire

## Completed Sales, October 2018



### **Empire Business Center**

7510 Jurupa Ave., Unit 101  
Riverside, CA 92504

<b>County:</b>	Riverside
<b>Sale Date:</b>	10/12/2018
<b>Sale Price:</b>	\$1,180,000
<b>Building Class:</b>	B
<b>Building SF:</b>	14,868
<b>Land Area (Acres):</b>	4.14

### **Elm Street Park**

41795 Elm St., Unit 10  
Murrieta, CA 92562

<b>County:</b>	Riverside
<b>Sale Date:</b>	10/1/2018
<b>Sale Price:</b>	\$970,000
<b>Building Class:</b>	B
<b>Building SF:</b>	24,796
<b>Land Area (Acres):</b>	1.46

## Downtown Los Angeles

601 S. Figueroa St., Suite 3825  
Los Angeles, CA 90017

## San Fernando Valley - HQ

16001 Ventura Blvd., Suite 200  
Encino, CA 91436

## Inland Empire

800 N. Haven Dr., Suite 400  
Ontario, CA 91764

## Orange County

1920 Main St., Suite 100  
Irvine, CA 92614

## Palm Desert

75-410 Gerald Ford Dr., Suite 200  
Palm Desert, CA 92211

## Pasadena

225 S. Lake Ave., Suite 1170  
Pasadena, CA 91101

## San Gabriel Valley East

21660 E. Copley Dr., Suite 320  
Diamond Bar, CA 91765

## LA North

27451 Tourney Road, Suite 200  
Valencia, CA 91355

## Simi Valley

2655 First Street, Suite 250  
Simi Valley, CA 93065

## South Bay

970 W. 190th St. Dr., Suite 100  
Torrance, CA 90502

## Temecula Valley

27720 Jefferson Ave., Suite 330  
Temecula, CA 92590

## Ventura County

300 Esplanade Dr., Suite 1660  
Oxnard, CA 93036

## Victorville

13911 Park Avenue, Suite 206  
Victorville, CA 92392

## West Los Angeles

11835 W. Olympic Blvd., Suite 700E  
Los Angeles, CA 90064

## Westlake Village

2555 Townsgate Road, Suite 320  
Westlake Village, CA 91361

## NAI Capital Property Management

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Irvine, CA 92614



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