



Lease Comps

930 S Mount Vernon Ave

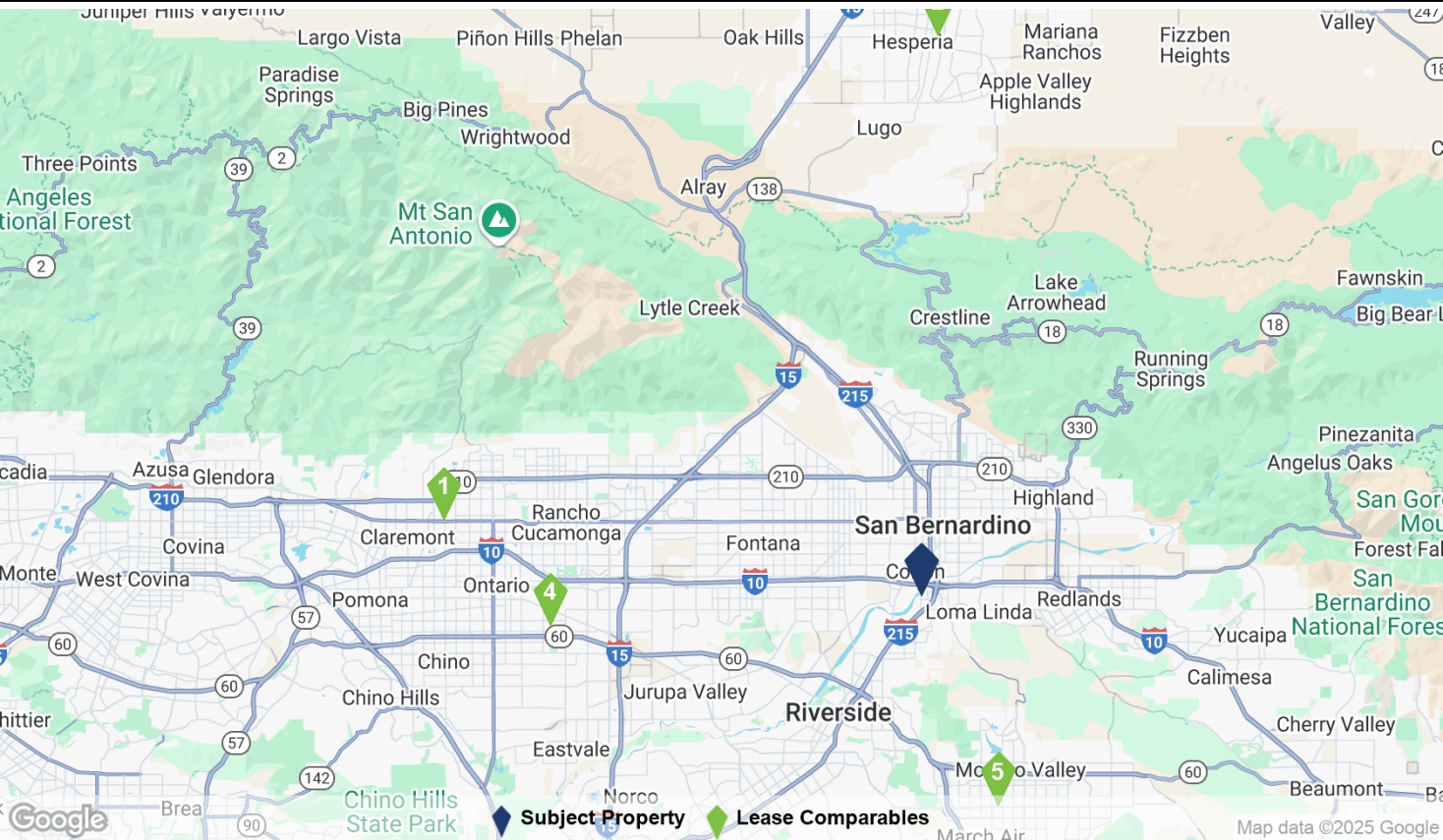
36,347 Sq ft Industrial Service

Lease Comps Summary

930 S Mount Vernon Ave

Deals	Asking Rent Per Sq ft	Achieved Rent Per Sq ft	Avg. Months On Market
13	\$15.87	\$10.90	5

LEASE COMPARABLES



SUMMARY STATISTICS

Rent	Deals	Low	Average	Median	High
Asking Rent Per Sq ft	10	\$15.00	\$15.87	\$15.90	\$18.84
Achieved Rent Per Sq ft	4	\$1.55	\$10.90	\$11.46	\$18.00
Effective Rent Per Sq ft	-	-	-	-	-
Asking Rent Discount	4	4.5%	30.7%	23.6%	91.1%
TI Allowance	-	-	-	-	-
Months Free Rent	-	-	-	-	-

Lease Attributes	Deals	Low	Average	Median	High
Months on Market	12	1	5	3	18
Deal Size	13	1,306	9,395	2,000	50,000
Deal in Months	5	24.0	31.0	36.0	36.0
Floor Number	13	1	1	1	1

Lease Comps Summary

930 S Mount Vernon Ave

Property Name - Address	Rating	Lease				Rents	
		Sq ft Leased	Floor	Sign Date	Type	Rent	Rent Type
1 923 N Central Ave	★★★★★	1,560	1st	08/04/2025	New Lease	\$1.55	Achieved
2 9565 C Ave	★★★★★	4,750	1st	08/10/2024	New Lease	\$12.00	Achieved
3 Building 1 23855 Alessandro Blvd	★★★★★	20,788	1st	26/07/2024	New Lease	-	-
2 9565 C Ave	★★★★★	4,378	1st	16/06/2024	New Lease	\$10.92	Achieved
1 923 N Central Ave	★★★★★	1,306	1st	20/05/2024	New Lease	\$18.00	Achieved
3 Building 1 23855 Alessandro Blvd	★★★★★	28,212	1st	18/03/2024	New Lease	-	-
2 9565 C Ave	★★★★★	2,000	1st	01/11/2023	New Lease	\$15.00	Asking
2 9565 C Ave	★★★★★	2,000	1st	28/08/2023	New Lease	\$15.00	Asking
2 9565 C Ave	★★★★★	2,000	1st	15/05/2023	New Lease	\$15.00	Asking
4 2141 E Philadelphia St	★★★★★	1,716	1st	24/04/2023	New Lease	\$18.00	Asking
4 2141 E Philadelphia St	★★★★★	1,716	1st	19/12/2022	New Lease	\$16.80	Asking
4 2141 E Philadelphia St	★★★★★	1,716	1st	01/09/2022	New Lease	\$16.80	Asking
5 Building 5 14280 Rebecca St	★★★★★	50,000	1st	04/08/2022	New Lease	-	-

Lease Comps Details

930 S Mount Vernon Ave

1 923 N Central Ave

Upland, CA 91786 - Upland/Montclair Submarket



TENANT

Tenant Name: Speed Vault USA

LEASE

Sq ft Leased: 1,560 Sq ft
Sign Date: Apr 2025
Space Use: Industrial
Lease Type: Direct
Floor: 1st Floor
Suite: D

RENTS

Asking Rent: \$17.40/MG
Achieved Rent: \$1.55/MG

CONCESSIONS AND BUILDOUT

Asking Discount: 91.09%
Buildout Status: Full Build-Out
Space Condition: Average

LEASE TERM

Start Date: May 2025
Lease Expiry: May 2027
Lease Term: 2 Years

TIME ON MARKET

Date On Market: Feb 2025
Date Off Market: Apr 2025
Months on Market: 2 Months

TIME VACANT

Date Vacated: Apr 2025
Date Occupied: May 2025
Months Vacant: 1 Months

MARKET AT LEASE

Vacancy Rates	2025 Q2	YOY
Current Building	14.1%	
Submarket 1-3 Star	7.1%	
Market Overall	7.7%	

Same Store Asking Rent/Sq ft	2025 Q2	YOY
Current Building	\$21.15	
Submarket 1-3 Star	\$16.49	
Market Overall	\$12.39	

Submarket Leasing Activity	2025 Q2	YOY
12 Mo. Leased Sq ft	595,158	
Months On Market	5.1	

LEASING REP

Delmar Commercial R.E. Services
9620 Center Ave, Suite 130
Rancho Cucamonga, CA 91730-5837
Mark McErlean (909) 945-4595
Dave McErlean (909) 660-3548

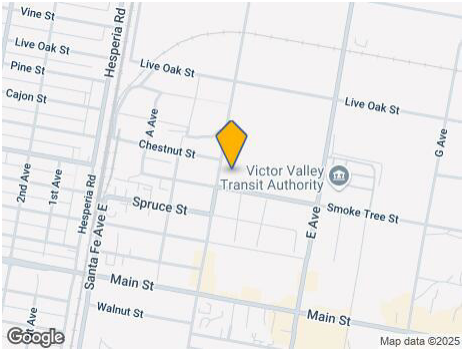
PROPERTY

Property Type:	Industrial	Rentable Area:	24,640 Sq ft
Status:	Built 1980	Floors:	1
Tenancy:	Multi	Floor Size:	24,640 Sq ft
Class:	C	Ceiling Height:	12'
Construction:	Masonry	Vacancy at Lease:	14.1%
Parking:	50 Surface Spaces ar...	Land Acres:	1.21

Lease Comps Details

930 S Mount Vernon Ave

2 9565 C Ave
Hesperia, CA 92345 - Mojave River Valley Submarket



TENANT

Tenant Name:	Raul Medina & William Cramer
Industry:	Service type

LEASE

Sq ft Leased:	4,750 Sq ft
Sign Date:	Oct 2024
Space Use:	Industrial
Lease Type:	Direct
Floor:	1st Floor
Suite:	M

RENTS

Asking Rent:	\$15.00/IG
Achieved Rent:	\$12.00/IG

CONCESSIONS AND BUILDOUT

Asking Discount:	20.00%
Buildout Status:	Partial Build-Out
Space Condition:	Excellent

LEASE TERM

Start Date:	Nov 2024
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TIME ON MARKET

Date On Market:	Apr 2023
Date Off Market:	Oct 2024
Months on Market:	18 Months

TIME VACANT

Date Vacated:	Apr 2023
Date Occupied:	Nov 2024
Months Vacant:	18 Months

MARKET AT LEASE

Vacancy Rates	2024 Q4	YOY
Current Building	0.0%	
Submarket 1-3 Star	4.0%	
Market Overall	7.3%	

Same Store Asking Rent/Sq ft	2024 Q4	YOY
Current Building	\$15.23	
Submarket 1-3 Star	\$13.88	
Market Overall	\$12.45	

Submarket Leasing Activity	2024 Q4	YOY
12 Mo. Leased Sq ft	1,795,521	
Months On Market	5.7	

LEASING REP

Coldwell Banker Commercial Real Estate...
12138 Industrial Blvd, Suite 100
Victorville, CA 92395-4757
Bob Basen (760) 684-8071
Jerrad Schendel (760) 684-8000 X122

PROPERTY

Property Type:	Industrial	Rentable Area:	33,960 Sq ft
Status:	Built 1985	Floors:	1
Tenancy:	Multi	Floor Size:	33,960 Sq ft
Class:	B	Ceiling Height:	16'
Construction:	Reinforced Concrete	Vacancy at Lease:	0.0%
Parking:	55 Surface Spaces ar...	Land Acres:	2.39

LEASE NOTES

Raul Medina & William Cramer leased 4,750 SF.

Lease Comps Details

930 S Mount Vernon Ave

3 23855 Alessandro Blvd - Building 1
Moreno Valley, CA 92553 - Moreno Valley/Perris Submarket

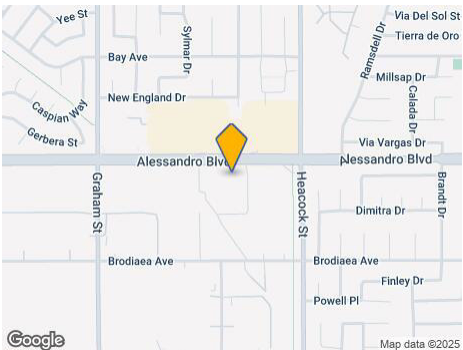


LEASE	
Sq ft Leased:	20,788 Sq ft
Sign Date:	Jul 2024
Space Use:	Industrial
Lease Type:	Direct
Floor:	1st Floor
Suite:	101

LEASE TERM	
Start Date:	Aug 2024

TIME ON MARKET	
Date On Market:	Sep 2023
Date Off Market:	Jul 2024
Months on Market:	11 Months

TIME VACANT	
Date Occupied:	Aug 2024



LEASING REP
Newmark
3281 E Guasti Rd, Suite 370
Ontario, CA 91761-7622
Dean Washle (909) 974-4027

MARKET AT LEASE

Vacancy Rates	2024 Q3	YOY
Current Building	0.0%	0.0%
Submarket 2-4 Star	10.5%	
Market Overall	7.7%	

Same Store Asking Rent/Sq ft	2024 Q3	YOY
Current Building	\$14.56	
Submarket 2-4 Star	\$11.37	
Market Overall	\$12.75	

Submarket Leasing Activity	2024 Q3	YOY
12 Mo. Leased Sq ft	5,653,609	
Months On Market	5.3	

PROPERTY	
Property Type:	Industrial
Status:	Built 2023
Tenancy:	Multi
Class:	B
Parking:	51 Surface Spaces ar...
Rentable Area:	49,000 Sq ft
Floors:	1
Floor Size:	49,000 Sq ft
Ceiling Height:	30'
Vacancy at Lease:	0.0%
Land Acres:	2.26

Lease Comps Details

930 S Mount Vernon Ave

2 9565 C Ave
Hesperia, CA 92345 - Mojave River Valley Submarket



LEASE	
Sq ft Leased:	4,378 Sq ft
Sign Date:	Jun 2024
Space Use:	Industrial
Lease Type:	Direct
Floor:	1st Floor
Suite:	O

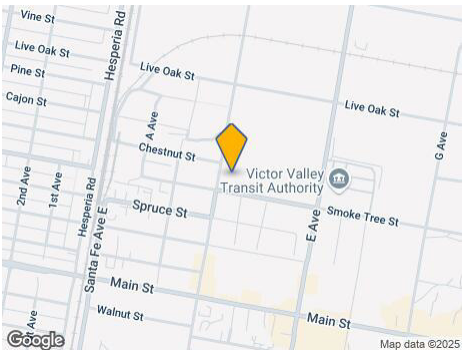
RENTS	
Asking Rent:	\$15.00/MG
Achieved Rent:	\$10.92/MG

CONCESSIONS AND BUILDOUT	
Asking Discount:	27.20%
Space Condition:	Excellent

LEASE TERM	
Start Date:	Jul 2024

TIME ON MARKET	
Date On Market:	Sep 2023
Date Off Market:	Jun 2024
Months on Market:	9 Months

TIME VACANT	
Date Vacated:	Jan 2024
Date Occupied:	Jul 2024
Months Vacant:	6 Months



LEASING REP
Coldwell Banker Commercial Real Estate...
12138 Industrial Blvd, Suite 100
Victorville, CA 92395-4757
Bob Basen (760) 684-8071
Jerrad Schendel (760) 684-8000 X122

MARKET AT LEASE

Vacancy Rates	2024 Q2	YOY
Current Building	26.9%	
Submarket 1-3 Star	3.4%	
Market Overall	6.9%	

Same Store Asking Rent/Sq ft	2024 Q2	YOY
Current Building	\$15.23	
Submarket 1-3 Star	\$14.05	
Market Overall	\$12.91	

Submarket Leasing Activity	2024 Q2	YOY
12 Mo. Leased Sq ft	1,571,310	
Months On Market	7.0	

PROPERTY	
Property Type:	Industrial
Status:	Built 1985
Tenancy:	Multi
Class:	B
Construction:	Reinforced Concrete
Parking:	55 Surface Spaces ar...
Rentable Area:	33,960 Sq ft
Floors:	1
Floor Size:	33,960 Sq ft
Ceiling Height:	16'
Vacancy at Lease:	26.9%
Land Acres:	2.39

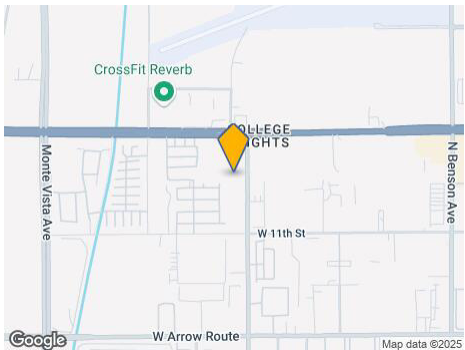
Lease Comps Details

930 S Mount Vernon Ave

1

923 N Central Ave

Upland, CA 91786 - Upland/Montclair Submarket



TENANT

Tenant Name: **Sweet and Salty Co**
Industry: **Retailer**

LEASE

Sq ft Leased: **1,306 Sq ft**
Sign Date: **May 2024**
Space Use: **Industrial**
Lease Type: **Direct**
Floor: **1st Floor**
Suite: **A**

LEASE TERM

Start Date: **Jun 2024**

TIME ON MARKET

Date On Market: **Apr 2024**
Date Off Market: **May 2024**
Months on Market: **1 Months**

RENTS

Asking Rent: **\$18.84/FS**
Achieved Rent: **\$18.00/FS**

CONCESSIONS AND BUILDOUT

Asking Discount: **4.46%**
Buildout: **Standard Retail**
Buildout Status: **Full Build-Out**
Space Condition: **Excellent**

TIME VACANT

Date Vacated: **May 2024**
Date Occupied: **Jun 2024**
Months Vacant: **1 Months**

MARKET AT LEASE

Vacancy Rates	2024 Q2	YOY
Current Building	9.9%	
Submarket 1-3 Star	4.7%	
Market Overall	6.9%	

Same Store Asking Rent/Sq ft	2024 Q2	YOY
Current Building	\$20.93	
Submarket 1-3 Star	\$16.75	
Market Overall	\$12.91	

Submarket Leasing Activity	2024 Q2	YOY
12 Mo. Leased Sq ft	477,214	
Months On Market	3.4	

LEASING REP

Delmar Commercial R.E. Services
9620 Center Ave, Suite 130
Rancho Cucamonga, CA 91730-5837
Mark McErlean (909) 945-4595
Dave McErlean (909) 660-3548

PROPERTY

Property Type: **Industrial**
Status: **Built 1980**
Tenancy: **Multi**
Class: **C**
Construction: **Masonry**
Parking: **50 Surface Spaces ar...**

Rentable Area: **24,640 Sq ft**
Floors: **1**
Floor Size: **24,640 Sq ft**
Ceiling Height: **12'**
Vacancy at Lease: **9.9%**
Land Acres: **1.21**

3 23855 Alessandro Blvd - Building 1
Moreno Valley, CA 92553 - Moreno Valley/Perris Submarket

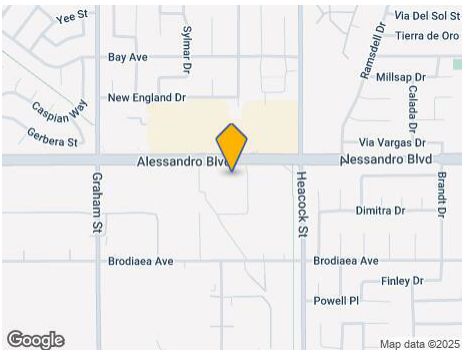


LEASE	
Sq ft Leased:	28,212 Sq ft
Sign Date:	Mar 2024
Space Use:	Industrial
Lease Type:	Direct
Floor:	1st Floor
Suite:	105

LEASE TERM	
Start Date:	Apr 2024

TIME ON MARKET	
Date On Market:	Sep 2023
Date Off Market:	Mar 2024
Months on Market:	7 Months

TIME VACANT	
Date Occupied:	Apr 2024



LEASING REP
Newmark
3281 E Guasti Rd, Suite 370
Ontario, CA 91761-7622
Dean Washle (909) 974-4027

MARKET AT LEASE

Vacancy Rates	2024 Q1	YOY
Current Building	0.0%	
Submarket 2-4 Star	7.2%	
Market Overall	6.7%	

Same Store Asking Rent/Sq ft	2024 Q1	YOY
Current Building	\$14.43	
Submarket 2-4 Star	\$11.77	
Market Overall	\$13.13	

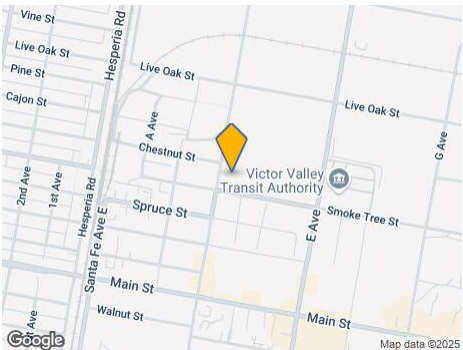
Submarket Leasing Activity	2024 Q1	YOY
12 Mo. Leased Sq ft	6,540,555	
Months On Market	4.6	

PROPERTY	
Property Type:	Industrial
Status:	Built 2023
Tenancy:	Multi
Class:	B
Parking:	51 Surface Spaces ar...
Rentable Area:	49,000 Sq ft
Floors:	1
Floor Size:	49,000 Sq ft
Ceiling Height:	30'
Vacancy at Lease:	0.0%
Land Acres:	2.26

Lease Comps Details

930 S Mount Vernon Ave

2 9565 C Ave
Hesperia, CA 92345 - Mojave River Valley Submarket



LEASE	
Sq ft Leased:	2,000 Sq ft
Sign Date:	Nov 2023
Space Use:	Industrial
Lease Type:	Direct
Floor:	1st Floor
Suite:	J

RENTS	
Asking Rent:	\$15.00/IG

CONCESSIONS AND BUILDOUT	
Buildout Status:	Partial Build-Out
Space Condition:	Excellent

LEASE TERM	
Start Date:	Dec 2023
Lease Expiry:	Dec 2026
Lease Term:	3 Years

TIME ON MARKET	
Date On Market:	Apr 2023
Date Off Market:	Nov 2023
Months on Market:	7 Months

TIME VACANT	
Date Vacated:	Apr 2023
Date Occupied:	Dec 2023
Months Vacant:	7 Months

MARKET AT LEASE

Vacancy Rates	2023 Q4	YOY
Current Building	14.0%	
Submarket 1-3 Star	4.3%	
Market Overall	5.4%	

Same Store Asking Rent/Sq ft	2023 Q4	YOY
Current Building	\$15.07	
Submarket 1-3 Star	\$14.02	
Market Overall	\$12.94	

Submarket Leasing Activity	2023 Q4	YOY
12 Mo. Leased Sq ft	2,332,826	
Months On Market	6.7	

LEASING REP
Coldwell Banker Commercial Real Estate...
12138 Industrial Blvd, Suite 100
Victorville, CA 92395-4757
Bob Basen (760) 684-8071
Jerrad Schendel (760) 684-8000 X122

PROPERTY	
Property Type:	Industrial
Status:	Built 1985
Tenancy:	Multi
Class:	B
Construction:	Reinforced Concrete
Parking:	55 Surface Spaces ar...

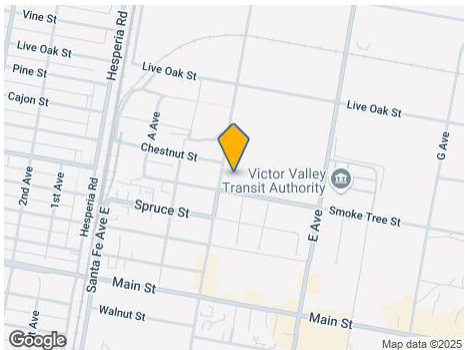
Rentable Area:	33,960 Sq ft
Floors:	1
Floor Size:	33,960 Sq ft
Ceiling Height:	16'
Vacancy at Lease:	14.0%
Land Acres:	2.39

Lease Comps Details

930 S Mount Vernon Ave

2 9565 C Ave

Hesperia, CA 92345 - Mojave River Valley Submarket



LEASE	
Sq ft Leased:	2,000 Sq ft
Sign Date:	Aug 2023
Space Use:	Industrial
Lease Type:	Direct
Floor:	1st Floor
Suite:	F

RENTS	
Asking Rent:	\$15.00/IG

CONCESSIONS AND BUILDOUT	
Buildout Status:	Partial Build-Out
Space Condition:	Excellent

LEASE TERM	
Start Date:	Sep 2023

TIME ON MARKET	
Date On Market:	Apr 2023
Date Off Market:	Aug 2023
Months on Market:	5 Months

TIME VACANT	
Date Vacated:	Apr 2023
Date Occupied:	Sep 2023
Months Vacant:	5 Months

LEASING REP
Coldwell Banker Commercial Real Estate...
12138 Industrial Blvd, Suite 100
Victorville, CA 92395-4757
Bob Basen (760) 684-8071
Jerrad Schendel (760) 684-8000 X122

MARKET AT LEASE

Vacancy Rates	2023 Q3	YOY
Current Building	19.9%	
Submarket 1-3 Star	4.9%	
Market Overall	4.8%	

Same Store Asking Rent/Sq ft	2023 Q3	YOY
Current Building	\$14.95	
Submarket 1-3 Star	\$14.12	
Market Overall	\$13.41	

Submarket Leasing Activity	2023 Q3	YOY
12 Mo. Leased Sq ft	2,287,408	
Months On Market	5.6	

PROPERTY	
Property Type:	Industrial
Status:	Built 1985
Tenancy:	Multi
Class:	B
Construction:	Reinforced Concrete
Parking:	55 Surface Spaces ar...
Rentable Area:	33,960 Sq ft
Floors:	1
Floor Size:	33,960 Sq ft
Ceiling Height:	16'
Vacancy at Lease:	19.9%
Land Acres:	2.39

Lease Comps Details

930 S Mount Vernon Ave

2 9565 C Ave

Hesperia, CA 92345 - Mojave River Valley Submarket



LEASE

Sq ft Leased:	2,000 Sq ft
Sign Date:	May 2023
Space Use:	Industrial
Lease Type:	Direct
Floor:	1st Floor
Suite:	I

RENTS

Asking Rent:	\$15.00/IG
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CONCESSIONS AND BUILDOUT

Buildout Status:	Partial Build-Out
Space Condition:	Excellent

LEASE TERM

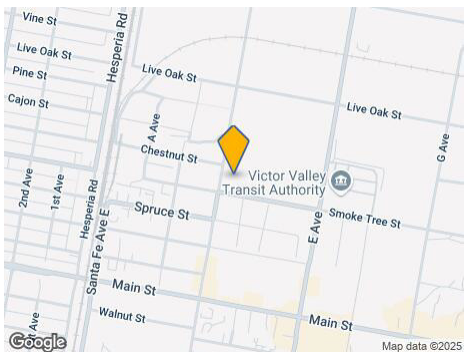
Start Date:	Jul 2023
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TIME ON MARKET

Date On Market:	Apr 2023
Date Off Market:	Jul 2023
Months on Market:	2 Months

TIME VACANT

Date Vacated:	Apr 2023
Date Occupied:	Jul 2023
Months Vacant:	2 Months



LEASING REP

Coldwell Banker Commercial Real Estate...

12138 Industrial Blvd, Suite 100
Victorville, CA 92395-4757
Bob Basen (760) 684-8071
Jerrad Schendel (760) 684-8000 X122

MARKET AT LEASE

Vacancy Rates	2023 Q2	YOY
Current Building	31.7%	
Submarket 1-3 Star	6.1%	
Market Overall	3.8%	

Same Store Asking Rent/Sq ft	2023 Q2	YOY
Current Building	\$14.79	
Submarket 1-3 Star	\$14.10	
Market Overall	\$13.69	

Submarket Leasing Activity	2023 Q2	YOY
12 Mo. Leased Sq ft	2,290,207	
Months On Market	3.7	

PROPERTY

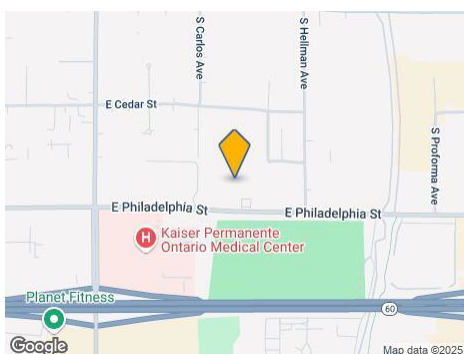
Property Type:	Industrial
Status:	Built 1985
Tenancy:	Multi
Class:	B
Construction:	Reinforced Concrete
Parking:	55 Surface Spaces ar...

Rentable Area:	33,960 Sq ft
Floors:	1
Floor Size:	33,960 Sq ft
Ceiling Height:	16'
Vacancy at Lease:	31.7%
Land Acres:	2.39

Lease Comps Details

930 S Mount Vernon Ave

4 2141 E Philadelphia St
Ontario, CA 91761 - Airport Area Submarket



LEASE

Sq ft Leased: **1,716 Sq ft**
Sign Date: **Apr 2023**
Space Use: **Industrial**
Lease Type: **Direct**
Floor: **1st Floor**
Suite: **2141-Q**

RENTS

Asking Rent: **\$18.00/IG**

LEASE TERM

Start Date: **May 2023**
Lease Expiry: **May 2026**
Lease Term: **3 Years**

TIME ON MARKET

Date On Market: **Feb 2023**
Date Off Market: **Apr 2023**
Months on Market: **3 Months**

TIME VACANT

Date Vacated: **Mar 2023**
Date Occupied: **May 2023**
Months Vacant: **2 Months**

LEASING REP

Frome Investments

151 Kalmus Dr, Suite F-2
Costa Mesa, CA 92626-5981
Ted Canedy (714) 641-1130

PROPERTY

Property Type: **Industrial**
Status: **Built 1988**
Tenancy: **Multi**
Class: **C**
Construction: **Reinforced Concrete**
Parking: **100 Surface Spaces...**

Rentable Area: **38,492 Sq ft**
Floors: **1**
Floor Size: **38,492 Sq ft**
Vacancy at Lease: **0.0%**
Land Acres: **2.40**

MARKET AT LEASE

Vacancy Rates	2023 Q2	YOY
Current Building	0.0%	0.0%
Submarket 2-4 Star	3.8%	
Market Overall	3.8%	

Same Store Asking Rent/Sq ft	2023 Q2	YOY
Current Building	\$16.26	
Submarket 2-4 Star	\$14.35	
Market Overall	\$13.69	

Submarket Leasing Activity	2023 Q2	YOY
12 Mo. Leased Sq ft	-	-
Months On Market	3.8	

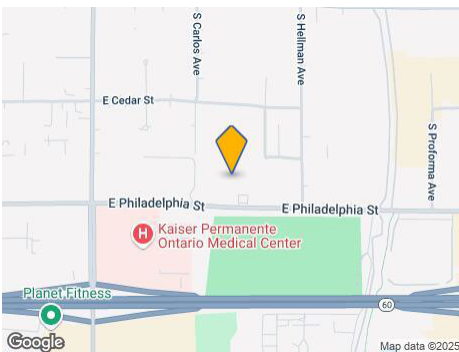
Lease Comps Details

930 S Mount Vernon Ave



2141 E Philadelphia St

Ontario, CA 91761 - Airport Area Submarket



LEASE

Sq ft Leased:	1,716 Sq ft
Sign Date:	Dec 2022
Space Use:	Industrial
Lease Type:	Direct
Floor:	1st Floor
Suite:	2141-D

RENTS

Asking Rent:	\$16.80/IG
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LEASE TERM

Start Date:	Dec 2022
Lease Expiry:	Dec 2024
Lease Term:	2 Years

TIME ON MARKET

Date On Market:	Oct 2022
Date Off Market:	Dec 2022
Months on Market:	2 Months

TIME VACANT

Date Vacated:	Nov 2022
Date Occupied:	Dec 2022
Months Vacant:	1 Months

LEASING REP

Frome Investments

151 Kalmus Dr, Suite F-2
Costa Mesa, CA 92626-5981
Ted Canedy (714) 641-1130

PROPERTY

Property Type:	Industrial
Status:	Built 1988
Tenancy:	Multi
Class:	C
Construction:	Reinforced Concrete
Parking:	100 Surface Spaces...

Rentable Area:	38,492 Sq ft
Floors:	1
Floor Size:	38,492 Sq ft
Vacancy at Lease:	4.5%
Land Acres:	2.40

MARKET AT LEASE

Vacancy Rates	2022 Q4	YOY
Current Building	4.5%	
Submarket 2-4 Star	2.0%	
Market Overall	2.0%	

Same Store Asking Rent/Sq ft	2022 Q4	YOY
Current Building	\$15.62	
Submarket 2-4 Star	\$12.93	
Market Overall	\$12.29	

Submarket Leasing Activity	2022 Q4	YOY
12 Mo. Leased Sq ft	15,185,602	
Months On Market	2.9	

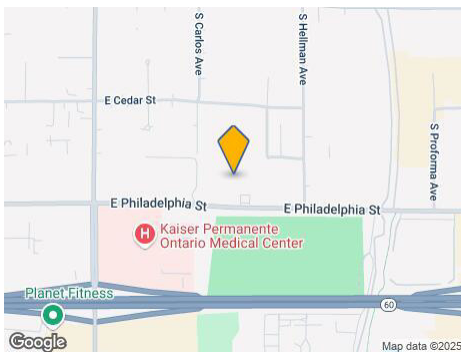
Lease Comps Details

930 S Mount Vernon Ave



2141 E Philadelphia St

Ontario, CA 91761 - Airport Area Submarket



LEASE

Sq ft Leased:	1,716 Sq ft
Sign Date:	Sep 2022
Space Use:	Industrial
Lease Type:	Direct
Floor:	1st Floor
Suite:	2141-O

RENTS

Asking Rent:	\$16.80/IG
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LEASE TERM

Start Date:	Sep 2022
Lease Expiry:	Aug 2025
Lease Term:	3 Years

TIME ON MARKET

Date On Market:	Aug 2022
Date Off Market:	Sep 2022
Months on Market:	1 Months

TIME VACANT

Date Vacated:	Sep 2022
Date Occupied:	Sep 2022
Months Vacant:	0 Days

LEASING REP

Frome Investments

151 Kalmus Dr, Suite F-2
Costa Mesa, CA 92626-5981
Ted Canedy (714) 641-1130

PROPERTY

Property Type:	Industrial
Status:	Built 1988
Tenancy:	Multi
Class:	C
Construction:	Reinforced Concrete
Parking:	100 Surface Spaces...

Rentable Area:	38,492 Sq ft
Floors:	1
Floor Size:	38,492 Sq ft
Vacancy at Lease:	0.0%
Land Acres:	2.40

MARKET AT LEASE

Vacancy Rates	2022 Q3	YOY
Current Building	0.0%	0.0%
Submarket 2-4 Star	1.3%	
Market Overall	1.5%	

Same Store Asking Rent/Sq ft	2022 Q3	YOY
Current Building	\$15.28	
Submarket 2-4 Star	\$12.44	
Market Overall	\$11.83	

Submarket Leasing Activity	2022 Q3	YOY
12 Mo. Leased Sq ft	12,577,372	
Months On Market	2.1	

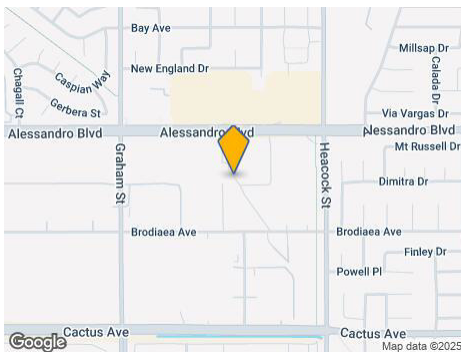
Lease Comps Details

930 S Mount Vernon Ave

5 14280 Rebecca St - Building 5



Moreno Valley, CA 92553 - Moreno Valley/Perris Submarket



TENANT

Tenant Name:	Crown
Industry:	Wholesaler
NAICS:	Industrial Machinery and Equipment Merchant Wholesalers - 423830

LEASE

Sq ft Leased:	50,000 Sq ft
Sign Date:	Aug 2022
Space Use:	Industrial
Lease Type:	Direct
Floor:	1st Floor

LEASE TERM

Start Date:	Jan 2023
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TIME VACANT

Date Occupied:	Jan 2023
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PROPERTY

Property Type:	Industrial	Rentable Area:	50,000 Sq ft
Status:	Built 2023	Floors:	1
Tenancy:	Multi	Floor Size:	50,000 Sq ft
Class:	B	Ceiling Height:	30'
Construction:	Reinforced Concrete	Land Acres:	1.49
Parking:	39 Surface Spaces ar...		

MARKET AT LEASE

Vacancy Rates	2022 Q3	YOY
Current Building	-	-
Submarket 2-4 Star	2.6%	
Market Overall	1.5%	

Same Store Asking Rent/Sq ft	2022 Q3	YOY
Current Building	\$13.07	-
Submarket 2-4 Star	\$10.55	
Market Overall	\$11.83	

Submarket Leasing Activity	2022 Q3	YOY
12 Mo. Leased Sq ft	9,411,463	
Months On Market	4.5	