

# FOR SALE

INDUSTRIAL

8675 63<sup>rd</sup> Street  
Jurupa Valley, CA 92506



## LEASED INVESTMENT PROPERTY

Please do not enter property or disturb tenant.

- Offered at \$700,000
- 7.6% CAP Rate
- M-SC Zoning  
*Manufacturing Service Commercial*
- 1.49 Acre Lot
- 600 SF Building
- Near Van Buren Blvd & Limonite Ave
- 50,000 Vehicles ATD Count at Intersection

### CONTENTS:

- Property Details
- Investment Summary
- Financial Information
- Rent Roll
- Mapping & Traffic Count
- Demographics
- Region & City Information
- Zoning & Use Data
- *All subject to attached confidentiality agreement.*

As of March 2018

**Nathan Bragg**, Senior Vice President  
Industrial, Commercial & Investment Real Estate

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# Property Details

8675 63<sup>rd</sup> Street  
Jurupa Valley, CA 92506

<b>Structure</b>	600 SF	<b>Land Area</b>	1.47 Acres
<b>Year Built</b>	1927	<b>APN</b>	163-152-021
<b>Construction</b>	Wood Frame	<b>Parking</b>	Verify w/ City
<b>Zoning</b>	M-SC	<b>Current Use</b>	Truck Repair
<b>Year Upgraded</b>	2007	<b>Power</b>	100 AMP Main

**Do not walk on site or disturb tenant.**

Excellent opportunity to own this M-SC zoned ( Manufacturing Service Commercial) property situated on approximately 1.49 acre parcel. There is a single tenant with 5 year lease which will end in May 2020. The tenant operates a truck repair business and pays \$5,600 per month with the next rent escalation to \$5,800 on May 1, 2019. Tenant is responsible for site upkeep and all utilities.

All utilities are public and available with the exception of sewer, the site has a septic tank that was replaced in 2007, per owner. Original structure was a home but was converted to office in 2007.



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# Investment Summary

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Sales Price		\$700,000	
Estimated Effective Gross Income	\$	65,184.00	
Estimated Expenses	\$	<u>(12,039.60)</u>	
Net Operating Income	\$	53,144.40	
CAP Rate		7.6%	
Price PSF		\$10.79	Land Cost

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# Property Operating Data

March 2018

INCOME	
Rents	\$ 67,200
	\$ (2,016) 3% Est. Mkt Vacancy
<b>Effective Gross Income</b>	<b>\$ 65,184.00</b> <i>(Vacancy rate not applied)</i>
EXPENSES	
New Property Tax	\$ 7,910 1.13% of \$ 700,000
Insurance	\$ 500
Property Mgmt..	\$ 1,630 2.5% OF EGI
Maint Reserves	\$ 2,000
<b>Total Expenses</b>	<b>\$ (12,040)</b>
NET INCOME	
<b>Net Operating Income</b>	<b>\$ 53,144.40</b>

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# Rent Roll

Unit Count	Unit #	Square Feet	Unit / Tenant	Gross Scheduled Rent (includes CAM if applicable)	Lease Term Yrs	Start Date	Expiration Date	Total Rent / SF
1	Single Tenant	64,904	Alt Transportation	\$ 5,600.00	5	5/1/2015	4/30/2020	\$ 0.09
<b>Total SF</b>		64,904	<b>Monthly</b>	\$ 5,600.00			<b>Avg \$ PSF Base Rent</b>	\$ 0.09
			<b>Annual</b>	\$ 67,200.00				

Note: the stated rent above commences on May 1<sup>st</sup> 2018, standard escalation adjusted from \$5,400 per month per lease contract.

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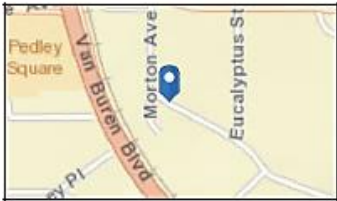
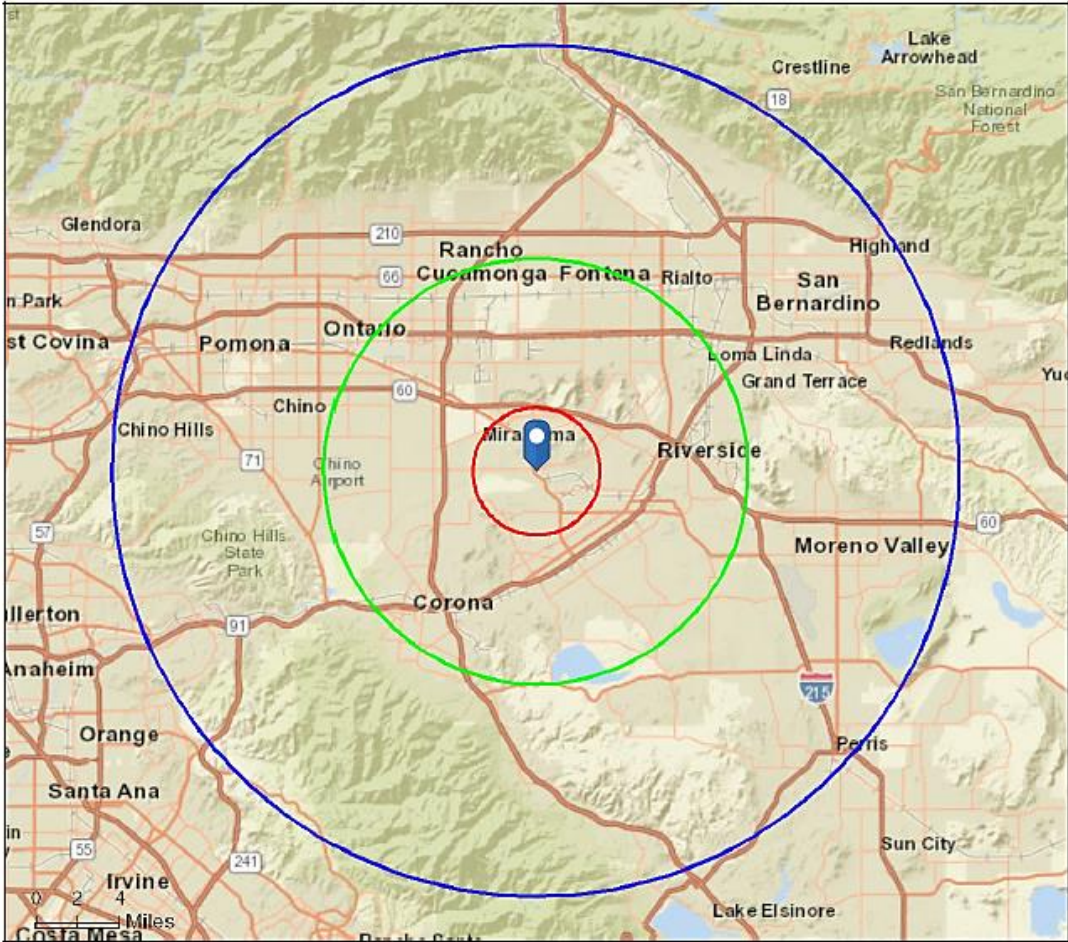
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# Site Map

## Site Map

8675 63rd St, Riverside, California, 92509  
Rings: 3, 10, 20 mile radii

Nathan Bragg, Senior Vice President  
Latitude: 33.97363  
Longitude: -117.47345



March 07, 2018

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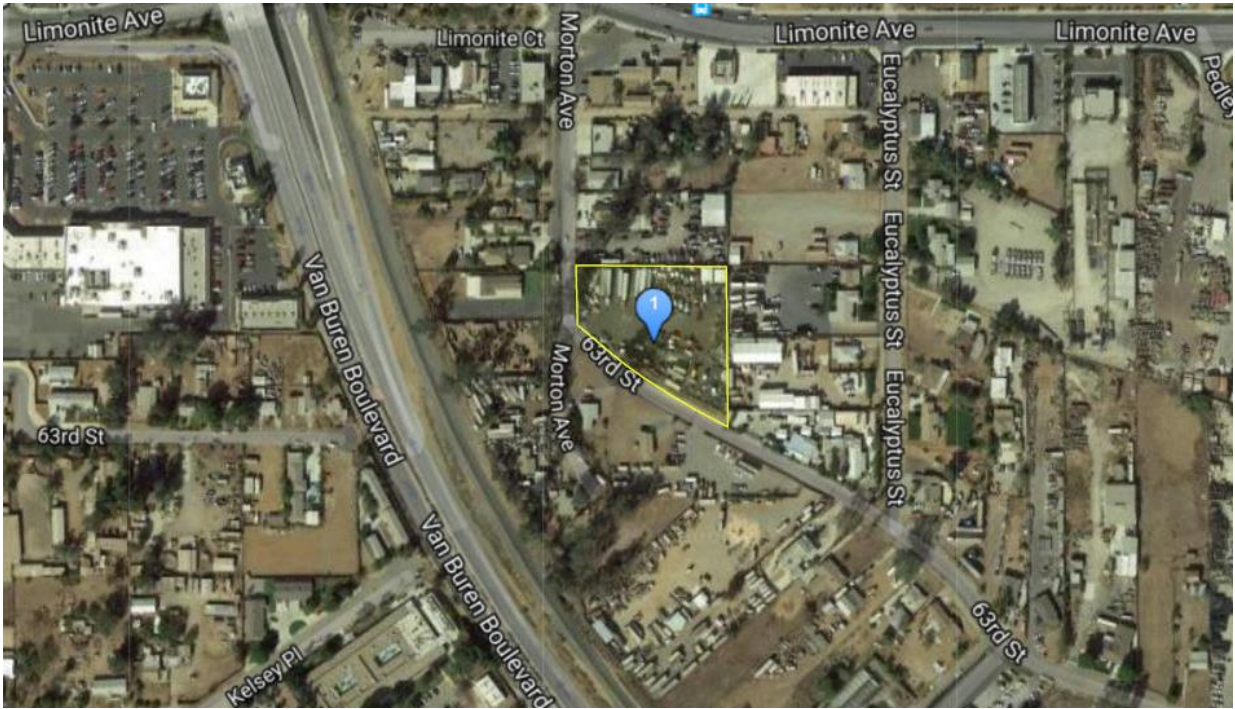
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Site



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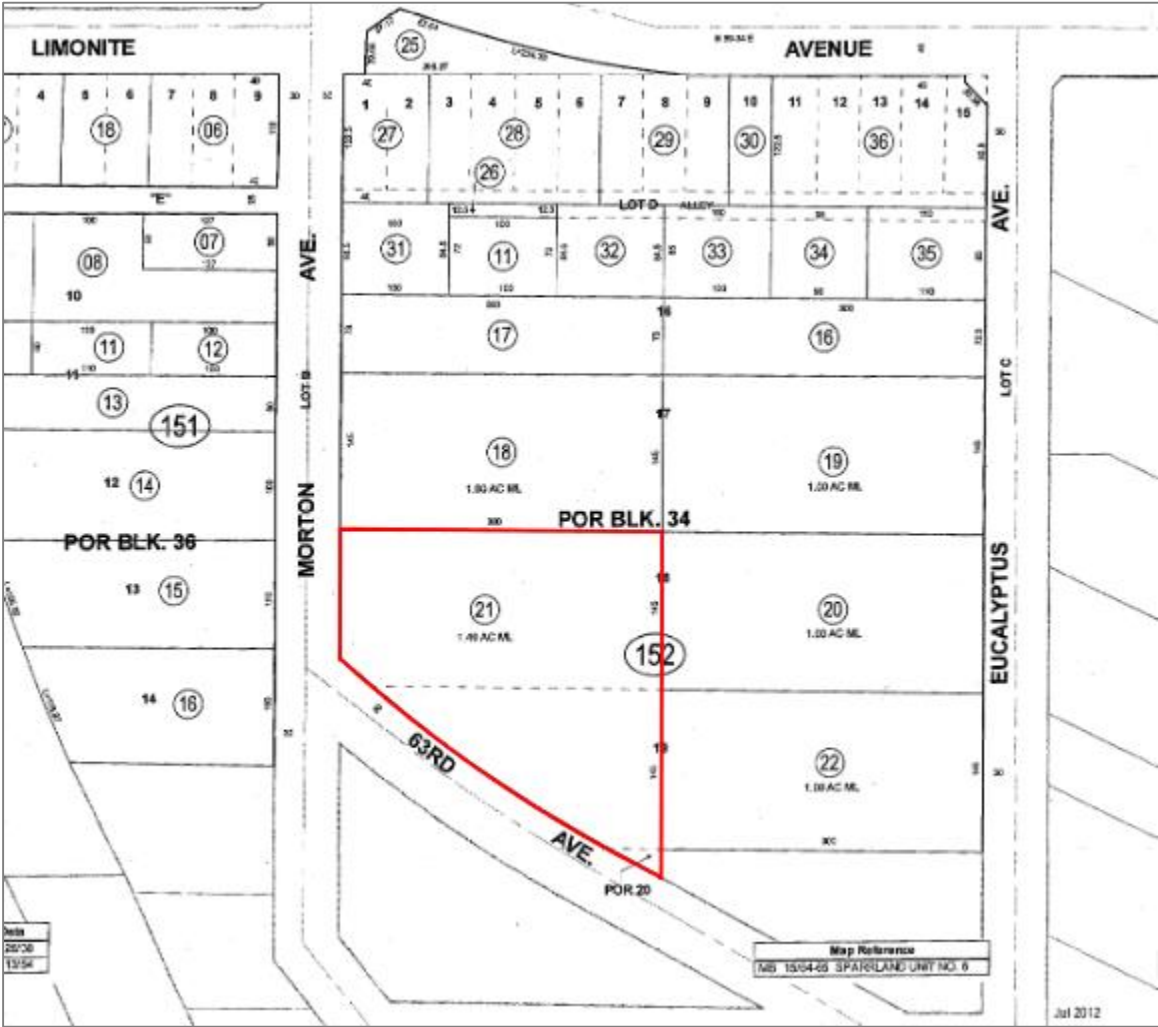


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# Parcel Map

Excerpt from parcel map, verify all with city, county and title company



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Photos



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Photos



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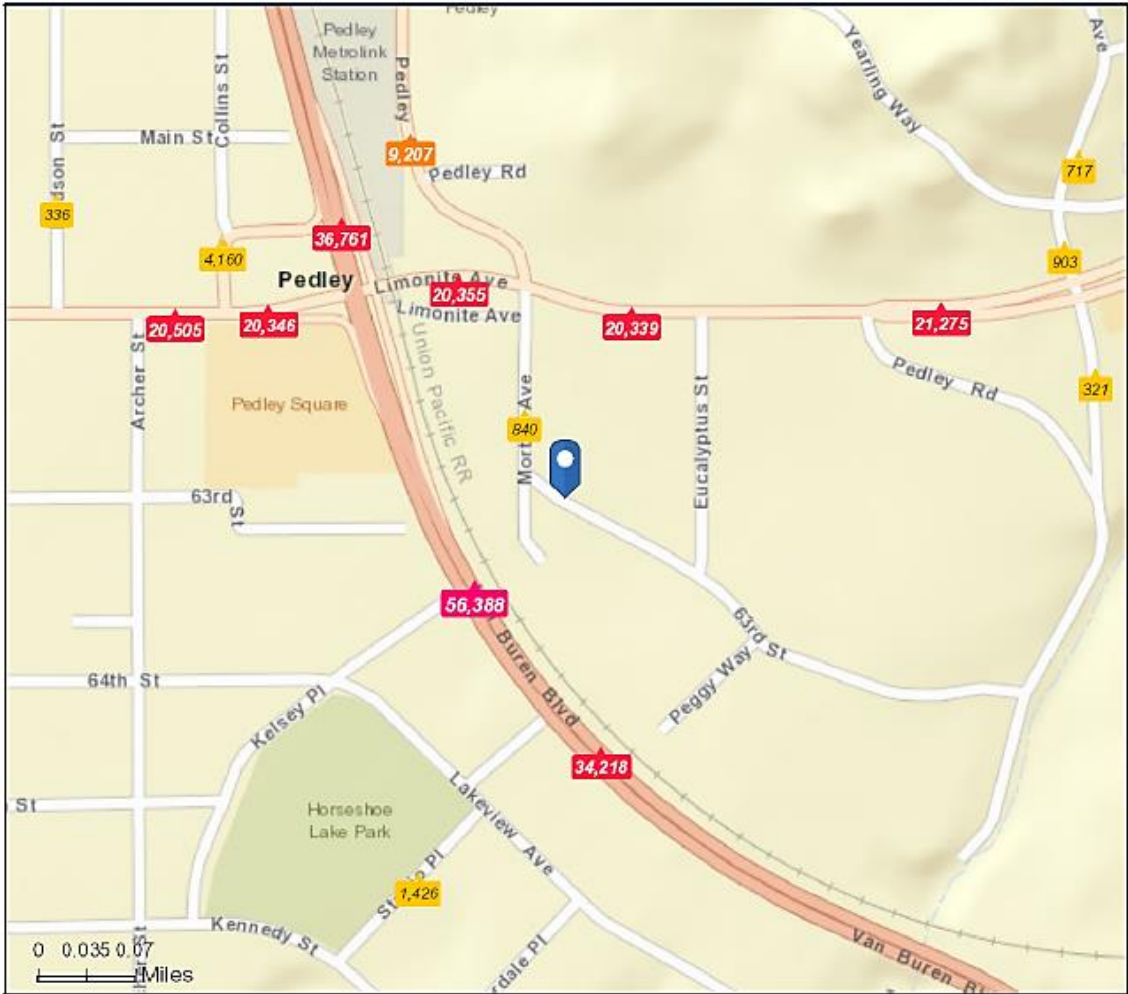
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# Traffic Information

## Traffic Count Map - Close Up

8675 63rd St, Riverside, California, 92509  
 Rings: 3, 10, 20 mile radii

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Source: ©2017 Kalibrate Technologies

- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
  - ▲ 6,001 - 15,000
  - ▲ 15,001 - 30,000
  - ▲ 30,001 - 50,000
  - ▲ 50,001 - 100,000
  - ▲ More than 100,000 per day



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## Executive Summary

8675 63rd St, Riverside, California, 92509  
Rings: 3, 10, 20 mile radii

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	3 miles	10 miles	20 miles
<b>Population</b>			
2000 Population	76,706	707,871	2,295,606
2010 Population	87,615	872,178	2,734,595
2017 Population	93,090	937,287	2,910,178
2022 Population	97,839	985,301	3,037,292
2000-2010 Annual Rate	1.34%	2.11%	1.77%
2010-2017 Annual Rate	0.84%	1.00%	0.86%
2017-2022 Annual Rate	1.00%	1.00%	0.86%
2017 Male Population	50.1%	49.9%	49.5%
2017 Female Population	49.9%	50.1%	50.5%
2017 Median Age	30.8	31.4	32.5

In the identified area, the current year population is 2,910,178. In 2010, the Census count in the area was 2,734,595. The rate of change since 2010 was 0.86% annually. The five-year projection for the population in the area is 3,037,292 representing a change of 0.86% annually from 2017 to 2022. Currently, the population is 49.5% male and 50.5% female.

### Median Age

The median age in this area is 30.8, compared to U.S. median age of 38.2.

### Race and Ethnicity

2017 White Alone	51.5%	51.0%	50.8%
2017 Black Alone	3.2%	6.9%	8.4%
2017 American Indian/Alaska Native Alone	1.2%	1.0%	0.9%
2017 Asian Alone	3.0%	7.6%	9.3%
2017 Pacific Islander Alone	0.3%	0.3%	0.3%
2017 Other Race	35.9%	28.1%	25.0%
2017 Two or More Races	4.8%	5.1%	5.2%
2017 Hispanic Origin (Any Race)	70.1%	60.8%	55.9%

Persons of Hispanic origin represent 55.9% of the population in the identified area compared to 18.1% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 86.1 in the identified area, compared to 64.0 for the U.S. as a whole.

### Households

2000 Households	21,232	206,303	680,700
2010 Households	22,439	242,063	783,834
2017 Total Households	23,538	257,839	825,785
2022 Total Households	24,589	270,060	857,916
2000-2010 Annual Rate	0.55%	1.61%	1.42%
2010-2017 Annual Rate	0.66%	0.87%	0.72%
2017-2022 Annual Rate	0.88%	0.93%	0.77%
2017 Average Household Size	3.93	3.55	3.46

The household count in this area has changed from 783,834 in 2010 to 825,785 in the current year, a change of 0.72% annually. The five-year projection of households is 857,916, a change of 0.77% annually from the current year total. Average household size is currently 3.46, compared to 3.42 in the year 2010. The number of families in the current year is 649,951 in the specified area.

**Data Note:** Income is expressed in current dollars

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022. Esri converted Census 2000 data into 2010 geography.

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	3 miles	10 miles	20 miles
<b>Median Household Income</b>			
2017 Median Household Income	\$56,599	\$61,174	\$64,102
2022 Median Household Income	\$61,328	\$67,424	\$70,984
2017-2022 Annual Rate	1.62%	1.96%	2.06%
<b>Average Household Income</b>			
2017 Average Household Income	\$71,696	\$81,594	\$87,365
2022 Average Household Income	\$81,062	\$92,453	\$98,353
2017-2022 Annual Rate	2.49%	2.53%	2.40%
<b>Per Capita Income</b>			
2017 Per Capita Income	\$18,465	\$23,013	\$25,300
2022 Per Capita Income	\$20,707	\$25,869	\$28,268
2017-2022 Annual Rate	2.32%	2.37%	2.24%
<b>Households by Income</b>			

Current median household income is \$64,102 in the area, compared to \$56,124 for all U.S. households. Median household income is projected to be \$70,984 in five years, compared to \$62,316 for all U.S. households

Current average household income is \$87,365 in this area, compared to \$80,675 for all U.S. households. Average household income is projected to be \$98,353 in five years, compared to \$91,585 for all U.S. households

Current per capita income is \$25,300 in the area, compared to the U.S. per capita income of \$30,820. The per capita income is projected to be \$28,268 in five years, compared to \$34,828 for all U.S. households

<b>Housing</b>			
2000 Total Housing Units	22,028	216,048	717,545
2000 Owner Occupied Housing Units	14,528	128,665	442,633
2000 Renter Occupied Housing Units	6,704	77,638	238,067
2000 Vacant Housing Units	796	9,745	36,845
2010 Total Housing Units	23,834	257,820	834,395
2010 Owner Occupied Housing Units	14,755	148,383	498,890
2010 Renter Occupied Housing Units	7,684	93,680	284,944
2010 Vacant Housing Units	1,395	15,757	50,561
2017 Total Housing Units	24,917	273,250	875,149
2017 Owner Occupied Housing Units	14,959	153,817	512,152
2017 Renter Occupied Housing Units	8,579	104,022	313,633
2017 Vacant Housing Units	1,379	15,411	49,364
2022 Total Housing Units	26,051	286,446	910,564
2022 Owner Occupied Housing Units	15,568	160,465	529,664
2022 Renter Occupied Housing Units	9,021	109,595	328,252
2022 Vacant Housing Units	1,462	16,386	52,648

Currently, 58.5% of the 875,149 housing units in the area are owner occupied; 35.8%, renter occupied; and 5.6% are vacant. Currently, in the U.S., 55.6% of the housing units in the area are owner occupied; 33.1% are renter occupied; and 11.3% are vacant. In 2010, there were 834,395 housing units in the area - 59.8% owner occupied, 34.1% renter occupied, and 6.1% vacant. The annual rate of change in housing units since 2010 is 2.14%. Median home value in the area is \$370,063, compared to a median home value of \$207,344 for the U.S. In five years, median value is projected to change by 3.68% annually to \$443,287.

**Data Note:** Income is expressed in current dollars

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022. Esri converted Census 2000 data into 2010 geography.

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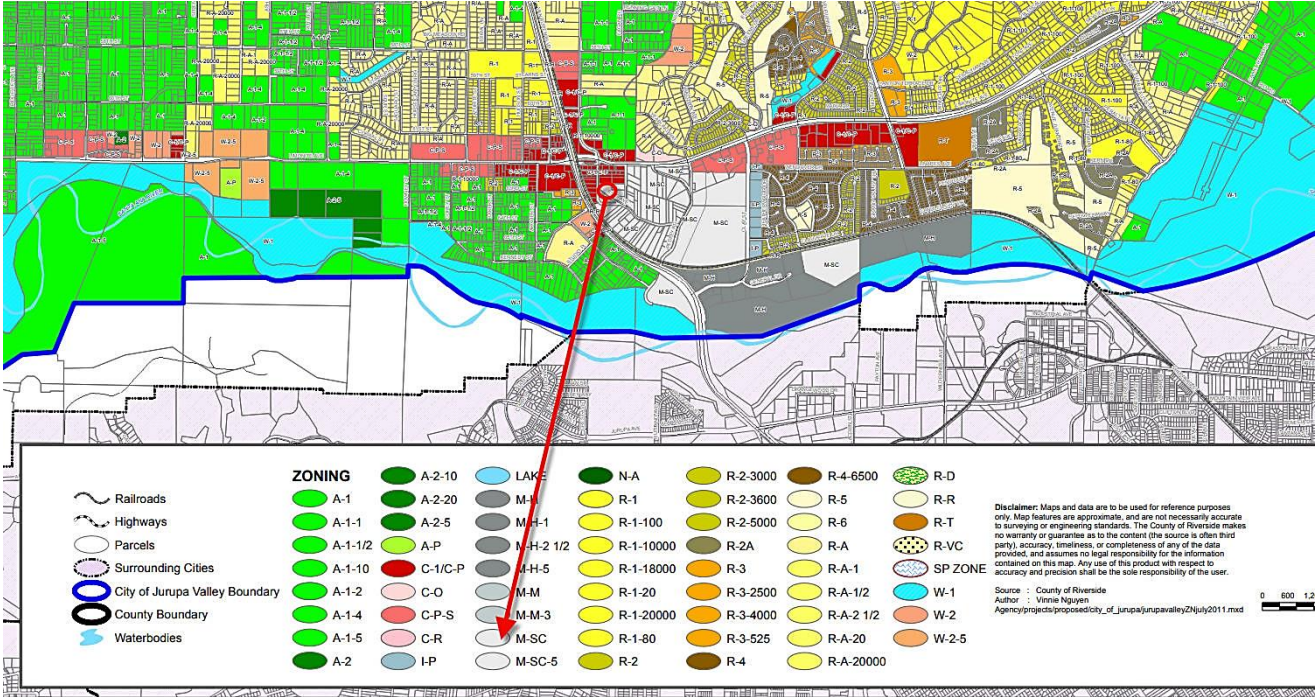


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# Zoning Data

Excerpt from Zoning Map. Verify all zoning, permitted uses and required permits with city, county or governing municipality. All information is subject to change and must be verified.



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## CHAPTER 9.148. - M-SC ZONE (MANUFACTURING-SERVICE COMMERCIAL)

### Sec. 9.148.010. - Intent.

It is the intent of the City Council in amending this chapter to:

- (1) Promote and attract industrial and manufacturing activities which will provide jobs to local residents and strengthen the city's economic base;
- (2) Provide the necessary improvements to support industrial growth;
- (3) Ensure that new industry is compatible with uses on adjacent lands; and
- (4) Protect industrial areas from encroachment by incompatible uses that may jeopardize industry.

The provisions of this chapter apply to the M-SC Zone.

### Sec. 9.148.020. - Uses permitted.

The following uses shall be permitted in the M-SC Zone:

- (1) Agricultural uses of the soils for crops, including the grazing of not more than two (2) mature farm animals per acre and their immature offspring.
- (2) The following uses are permitted provided a site development permit is approved pursuant to the provisions of Section 9.240.330.
  - (a) The following industrial and manufacturing uses:
    - (i) Food products:
      - a. Meat and poultry products, not including meat packing or slaughtering.
      - b. Dairy products, not including dairies.
      - c. Canning and preserving fruits and vegetables.
      - d. Grain and bakery products.
      - e. Sugar and confectionery products.
      - f. Nonalcoholic beverages.
      - g. Ice.
    - (ii) Textile products:
      - a. Cotton, wool, and synthetic weaving and finishing mills.
      - b. Wearing apparel and accessory products.
      - c. Knitting mills.
      - d. Floor covering mills.
      - e. Yarn and thread mills.
    - (iii) Lumber and wood products:
      - a. Saw and planing mills.
      - b. Manufacture of containers and crates.
      - c. Fabrication of wood buildings and structures.
      - d. Manufacture of furniture and fixtures including cabinets, partitions and similar items.
    - (iv) Paper products:

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- a. Paper and paperboard mills.
- b. Manufacture of containers and boxes.
- c. Paper shredding.
- d. Printing and publishing of newspapers, periodicals, books, forms, cards, and similar items.
- e. Binding of books and other publications.
- (v) Chemicals and related products:
  - a. Manufacture of organic and inorganic compounds, not including those of a hazardous nature.
  - b. Manufacture of drugs and pharmaceuticals.
  - c. Soaps, cleaners, and toiletries.
  - d. Manufacture of agricultural chemicals, not including pesticides and fertilizers.
- (vi) Leather products:
  - a. Tanning and finishing of leather.
  - b. Manufacture of handbags, luggage, footwear, and other personal leather goods.
- (vii) Stone, clay, glass, and concrete products:
  - a. Stone cutting and related activities.
  - b. Pottery and similar items.
  - c. Glass blowing, pressing and cutting.
  - d. Glassware products.
  - e. Manufacture of concrete, gypsum, plaster and mineral products.
- (viii) Metal products:
  - a. Manufacture of cans and containers.
  - b. Cutlery, tableware, hand tools, and hardware.
  - c. Plumbing and heating items.
  - d. Wrought iron fabrication.
  - e. Manufacture and assembly of fencing.
  - f. Machine, welding, and blacksmith shops.
  - g. Metal stamps and forged metal products.
  - h. Manufacture of ordnance and firearms, not including explosives.
  - i. Jewelry.
- (ix) Machinery:
  - a. Engines, turbines, and parts.
  - b. Farm, garden construction, and industrial machinery.
  - c. Office and computing machines.
  - d. Refrigeration and heating equipment.
  - e. Equipment sales, rental, and storage.
- (x) Electrical equipment:

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- a. Electrical and electronic apparatus and components.
- b. Appliances.
- c. Lighting and wiring.
- d. Radio, television, and communications equipment.
- e. Musical and recording equipment.
- (xi) Transportation and related industries:
  - a. Motorcycles, bicycles, and parts manufacture.
- (xii) Engineering and scientific instruments:
  - a. Measuring devices, watches, clocks, and related items.
  - b. Optical goods, medical instruments, supplies, and equipment and photography equipment.
- (xiii) Industrial uses:
  - a. Cotton ginning.
  - b. Public utility substations and storage yards.
  - c. Heliports.
  - d. Communications and microwave installations.
  - e. Mini warehouses.
- (b) The following service and commercial uses:
  - (i) Banks and financial institutions.
  - (ii) Blueprint and duplicating services.
  - (iii) Gasoline and diesel service stations, not including the concurrent sale of beer and wine for off-premises consumption.
  - (iv) Laboratories, film, medical, research, or testing centers.
  - (v) Office equipment sales and service.
  - (vi) Offices, professional sales and service, including business, law, medical, dental, chiropractic, architectural, and engineering.
  - (vii) Parking lots and parking structures.
  - (viii) Restaurants and other eating establishments.
  - (ix) Vehicle and motorcycle repair shops.
  - (x) Barber and beauty shops.
  - (xi) Body and fender shops, and spray painting.
  - (xii) Building materials sales yard.
  - (xiii) Day care centers.
  - (xiv) Health and exercise centers.
  - (xv) Hardware and home improvement center.
  - (xvi) Mobilehomes, provided they are kept mobile and licensed pursuant to state law, when used for: construction offices and caretaker's quarters on construction sites for the duration of a valid building permit; agricultural worker employment offices for a maximum of ninety (90) days in any calendar year; caretaker's quarters and office, in

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# Permitted Use Data

Excerpt from permitted use regulations from city or county. Verify all zoning, permitted uses and required permits with governing municipality's planning department. All information is subject to change and must be verified.

lieu of any other one (1) family dwelling located on the same parcel as a permitted industrial use.

- (xvii) One (1) family dwellings on the same parcel as the industrial or commercial use provided such dwellings are occupied exclusively by the proprietor or caretaker of the use and their immediate family.
- (xviii) Nurseries and garden supply stores.
- (xix) Car and truck washes.
- (xx) Signs, on-site advertising.
- (xxi) Feed and grain sales.
- (xxii) Fortune telling, spiritualism, or similar activity.
- (xxiii) Churches, temples, or other structures used primarily for religious worship.

(3) The following uses are permitted provided a conditional use permit has been granted pursuant to Section 9.240.280:

- (a) Meat packing plants, not including slaughtering or rendering of animals.
- (b) Cemeteries, crematories, and mausoleums.
- (c) Brewery, distillery, or winery.
- (d) Acid and abrasives manufacturing.
- (e) Fertilizer production, organic or inorganic.
- (f) Paints and varnishes manufacturing and incidental storage.
- (g) Airports.
- (h) Poultry and egg processing.
- (i) Drive-in theaters.
- (j) Lumber yards.
- (k) Fabrication of manufactured housing and mobilehomes.
- (l) Fabrication of metal buildings.
- (m) Vehicles, aircraft, boats and parts manufacture.
- (n) Railroad equipment.
- (o) Travel trailers and recreational vehicles manufacture.
- (p) Vehicle storage and impoundment.
- (q) Trailer and boat storage.
- (r) Railroad yards and stations.
- (s) Building movers storage yard.
- (t) Mini storage facilities for the general public.
- (u) Warehousing and distribution.
- (v) Cold storage plant.
- (w) Contractor storage yards.
- (x) Truck and trailer sales and rental.
- (y) Mobilehome sales lots.

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- (z) Recycling collection facilities.
  - (aa) Paper storage and recycling, not within a building.
  - (bb) Concrete batch plants and asphalt plants.
  - (cc) Recycling processing facilities.
  - (dd) Recycling of wood, metal and construction wastes.
  - (ee) Disposal service operations, not including transfer stations.
  - (ff) Draying, freighting and trucking operations.
  - (gg) Natural gas storage, above-ground.
  - (hh) Petroleum and bulk fuel storage, above-ground, pursuant to Chapter 5.65.
  - (ii) Any mining operation that is subject to the California Surface Mining and Reclamation Act of 1975 (Pub. Resources Code Section 2710 *et seq.* ) provided a valid surface mining permit has been granted pursuant to Chapter 5.65.
- (4) A conditional use permit required for the uses listed in subsection (3)(j)—(ii) of this section shall not be granted unless the applicant demonstrates that the proposed use meets the general welfare standard articulated in Section 9.240.280(4) and meets all of the following additional findings:
- (a) The proposed use will not adversely affect any residential neighborhood or property in regards to aesthetics, solar access, privacy, noise, fumes, odors or lights.
  - (b) The proposed use will not impact traffic on local or collector streets.
  - (c) The proposed use is adequately buffered from sensitive uses in the vicinity that may include, but not be limited to, churches, child care facilities, schools, parks and recreation facilities.
  - (d) The proposed use does not pose a hazard or potential to subject other properties in the vicinity to potential blight or crime.
- (5) Development agreement. Notwithstanding any other provision, the requirement of a conditional use permit in subsection (3)(j)—(ii) of this section shall not apply to any property for which a development agreement has been adopted by the City Council.
- (6) Prospective application. No conditional use permit shall be required for those uses which are being exercised and legally permitted on the effective date of Ordinance No. 2012-10, including properties which have received discretionary or ministerial approvals issued by the County of Riverside or City of Jurupa Valley which are still in effect, as of the effective date of Ordinance No. 2012-10.
- (7) Kennels and catteries are permitted provided they are approved pursuant to the provisions of Section 9.240.460.
- (8) Sex-oriented businesses, subject to the provisions of Chapter 5.60. The uses listed in subsections (1), (2) and (3) of this section do not include sex-oriented businesses.
- (9) Any use that is not specifically listed in subsections (2) and (3) of this section may be considered a permitted or conditionally permitted use provided that the Planning Director finds that the proposed use is substantially the same in character and intensity as those listed in the designated subsections. Such a use is subject to the permit process which governs the category in which it falls.
- (10) Warehousing and shipping uses are prohibited as primary uses where they conflict with the Mira Loma Warehouse policy identified as Planning Department Policy Directive 12-01.

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(Ord. No. 2012-02, § 1, 6-7-2012; Ord. No. 2012-10, § 1(B), 11-1-2012; Ord. No. 2017-09, § 7B., 9-21-2017)

## Sec. 9.148.030. - Planned industrial developments.

Planned industrial developments are permitted provided a land division has been approved pursuant to Title 7.

## Sec. 9.148.040. - Development standards.

The following development standards shall apply in the M-SC Zone.

- (1) **Lot size.** The minimum lot size shall be ten thousand (10,000) square feet with a minimum average width of seventy-five (75) feet, except that a lot size not less than seven thousand (7,000) square feet and an average width of not less than sixty-five (65) feet may be permitted when sewers are available and will be utilized for the development.
- (2) **Setbacks.**
  - (a) Where the front, side, or rear yard adjoins a lot zoned R-R, R-1, R-A, R-2, R-3, R-4, R-6, R-T, R-T-R, or W-2-M, the minimum setback shall be twenty-five (25) feet from the property line.
  - (b) Where the front, side, or rear yard adjoins a lot with zoning classification other than those specified in subsection (1) of this section, there is no minimum setback.
  - (c) Where the front, side, or rear yard adjoins a street, the minimum setback shall be twenty-five (25) feet from the property line.
  - (d) Within the exception of those portions of the setback area for which landscaping is required by subsection (5) of this section, the setback area may only be used for driveways, automobile parking, or landscaping. A setback area which adjoins a street separating it from a lot with a zoning classification other than those zones specified in subsection (1) of this section, may also be used for loading docks.
- (3) **Height requirements.** The height of structures, including buildings, shall be as follows:
  - (a) Structures shall not exceed forty (40) feet at the yard setback line.
  - (b) Buildings shall not exceed fifty (50) feet unless a height up to seventy-five (75) feet is approved pursuant to Section 9.240.370.
  - (c) Structures other than buildings shall not exceed fifty (50) feet unless a height up to one hundred and five (105) feet is approved pursuant to Section 9.240.370.
  - (d) Broadcasting antennas shall not exceed fifty (50) feet unless a greater height is approved pursuant to Section 9.240.370.
- (4) **Masonry wall.** Prior to occupancy of any industrial use permitted in this chapter, a six (6) foot high solid masonry wall or combination landscaped earthen berm and masonry wall shall be constructed on each property line that adjoins any parcel specifically zoned for residential use, unless otherwise approved by the Hearing Officer or body.
- (5) **Landscaping.**
  - (a) A minimum of ten (10) percent of the site proposed for development shall be landscaped and irrigated.
  - (b) A minimum ten (10) foot strip adjacent to street right-of-way lines shall be appropriately landscaped and maintained, except for designated pedestrian and vehicular access ways. Said landscaped strip shall not include landscaping located within the street right-of-way.

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- (c) A minimum twenty (20) foot strip adjacent to lots zoned R-R, R-1, R-A, R-2, R-3, R-4, R-6, R-T, R-T-R, or W-2-M, or separated by a street from a lot with said zoning, shall be landscaped and maintained, unless a tree screen or other buffer treatment is approved by the Hearing Officer or body. However, in no case shall said landscaping be less than ten (10) feet wide excluding curbing.
- (6) *Parking areas.* Parking areas shall be provided as required by Section 9.240.120.
- (7) *Trash collection areas.* Trash collection areas shall be screened by landscaping or architectural features in such a manner as not to be visible from a public street or from any adjacent residential area.
- (8) *Outside storage and service areas.* Outside storage and service areas shall be screened by structures or landscaping.
- (9) *Utilities.* Utilities shall be installed underground except electrical lines rated at thirty-three (33) kV or greater.
- (10) *Mechanical equipment.* Mechanical equipment used in the manufacturing process shall be required to be enclosed in a building, and roof-mounted accessory equipment may be required to be screened from view.
- (11) *Lighting.* All lighting fixtures, including spot lights, electrical reflectors and other means of illumination for signs, structures, landscaping, parking, loading, unloading and similar areas, shall be focused, directed, and arranged to prevent glare or direct illumination on streets or adjoining property.

**Sec. 9.148.050. - Exceptions to development standards.**

The development standards contained herein, except lot size, setbacks and height, may be waived or modified as part of the site development permit or conditional use permit process if it is determined that the standard is inappropriate for the proposed use, and that the waiver or modification of the standard will not be contrary to the public health and safety.

(Ord. No. 2012-02, § 1, 6-7-2012)

**Sec. 9.148.060. - Manufacturing site development permit.**

Applications for a site development permit shall be made pursuant to the provisions of Section 9.240.330 and in addition to the requirements of that section, the application shall contain:

- (1) A description of the proposed operation in sufficient detail to fully describe the nature and extent of the proposed use.
- (2) Plans or reports showing proposed method for treatment and disposal of sewage and industrial waste.

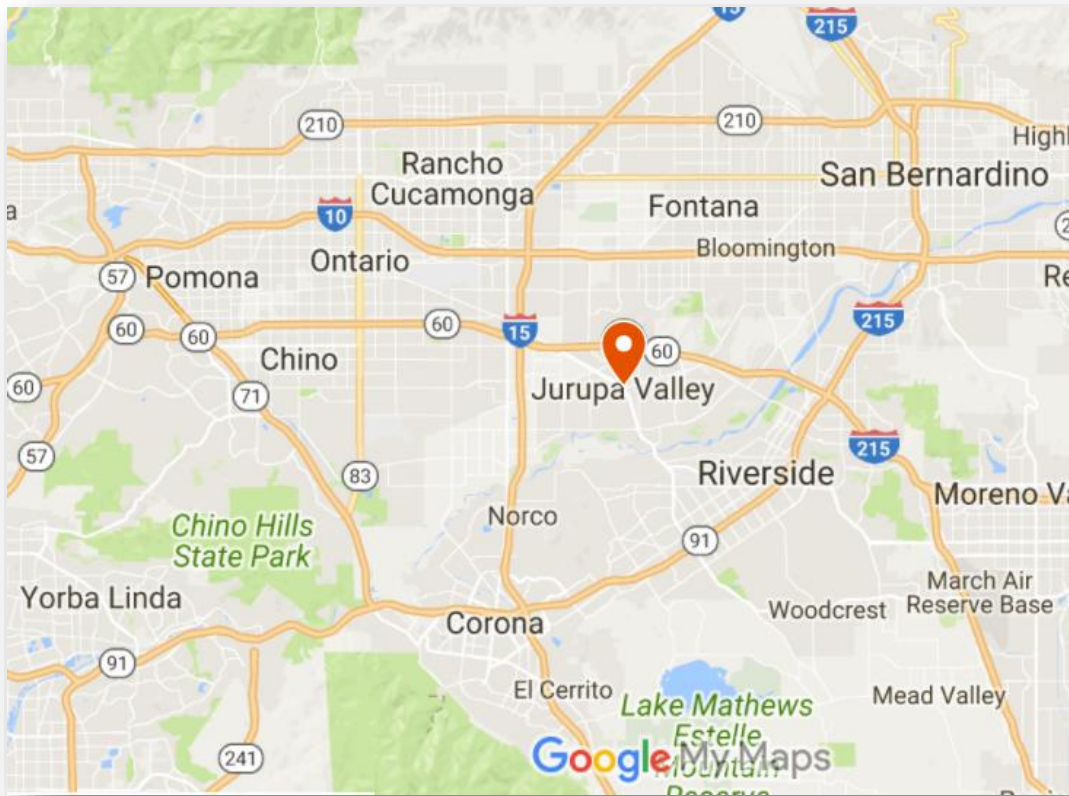
(Ord. No. 2012-02, § 1, 6-7-2012)

# City Information



**City of Jurupa Valley**  
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Jurupa Valley, CA 92509  
Phone: (951) 332-6464

**City Website Link:**  
<http://www.jurupavalley.org/>



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Buyer / Buyer's Agent

## CONFIDENTIALITY & NON-DISCLOSURE AGREEMENT

In connection with our request for information regarding the property listed for sale or lease herein (the "Property") for possible purchase or lease you (RE/MAX Time) have agreed to furnish to us (Buyer or Buyers Agent or Affiliate) certain materials and information concerning the Property. In contemplation of the receipt of such materials and information, the requesting recipient hereby affirms that [he/she] is duly authorized, to represent a potential buyer, and affirms the agreement and to abide by the terms of this Confidentiality & Non-Disclosure Agreement ("Agreement") and buyers we represent shall abide by said agreement as well. As used herein, "Owner's Related Parties" shall mean any and all persons and/or entities affiliated or associated with Owner.

As used herein, we acknowledge that the term "Confidential Information" shall mean (i) all information and documents in any way relating to the Property, the operation thereof or the sale thereof, furnished to, or otherwise made available for review by us, our agents, representatives, lenders, financial partners, attorneys, affiliates and employees ("Representatives"); and (ii) all analyses, compilations, data, studies, reports or other information or documents prepared or obtained by us or our Representatives containing or based in whole or in part, on the information or documents described in the preceding clause (i), or otherwise reflecting our review or investigation of the Property. Such information which is generally available to the public shall not be considered confidential. **We agree to not notify, enter the property, discuss or disturb any of the tenants and/or customers of the property regarding the sale of this property until a mutually agreed upon contract is executed by all parties**

We hereby agree that all Confidential Information shall be kept strictly confidential and shall not, without the Owner's prior written consent, be disclosed by us, except to our Representatives, or by our Representatives, directly or indirectly, for any purpose other than evaluating the possible purchase of the Property. Moreover, we agree that the Confidential Information will be transmitted only to our Representatives who need to know the Confidential Information for the purpose of evaluating the Property and that such Representative shall be informed of and bound by the terms of this Agreement. Concurrently with our delivery to our Representatives of Confidential Information, we agree to notify the owner, if so requested, as to such Representatives' identity (on a company-by-company basis) and they will be required to sign the appropriate confidentiality agreement.

Our agreement to keep all Confidential Information in this strictest of confidence includes, but is not limited to: (a) an obligation by us and our Representatives not to directly or indirectly, reveal, publish, disclose or transfer any such Confidential Information or information regarding the potential sale of the Property, (b) our agreement not to use any such Confidential Information in a way that is detrimental to Owner, and (c) an obligation not to confirm or deny any reports or comments conveyed to us by others with respect to the Property or the businesses currently conducted at the Property. Notwithstanding the foregoing, we shall have the right to disclose portions of the Confidential Information to the extent required to comply with any laws or court order or proceedings, provided, however, that we notify you and Owner in advance of such required disclosure. Upon your or Owner's request, we agree on behalf of ourselves and our Representatives to destroy or return the Confidential Information to you, without retaining any copies, computer files, notes, or extracts thereof.

PAGE 1 OF 2

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Confidentiality agreement continued ...

The Confidential Information to be provided to us has been prepared solely for informational purposes. It is designed to assist a potential investor in determining whether it wishes to proceed with an in-depth investigation of the Property. The Confidential Information may include a financial analysis, and no obligation shall arise by virtue of our receiving the analysis, including any obligation to inform us of any changes to the information contained therein. By acceptance of the information herein we acknowledge and agree that: (a) no representations or warranties are being made as to the completeness or accuracy of any Confidential Information, and we release and hold harmless the Owner, Owner's Related Parties and RE/MAX Time Realty, jointly and severally, without limitation, from and against any and all liability with respect thereto, and any and all actions, suits, claims, demands, losses, costs, and expenses (including attorneys' fees and disbursements) arising out of or in any way related to the use or further distribution of the Confidential Information supplied in accordance with the terms of this Agreement; and (b) any and all representations and warranties shall be made solely in a fully executed and delivered purchase agreement signed by all parties thereto and shall be subject to the provisions thereof.

The recipient acknowledges and agrees that Owner shall in no way be deemed to have agreed to sell the Property or any interest therein or to have made any other agreement or promise except as may be set forth in such fully executed and delivered purchase agreement, if any, providing therefore on terms acceptable to it. Consequently, the undersigned understands any other opportunities it may forego and any expenses it may incur on account of the Property will be foregone and incurred at its own risk.

Our willingness to receive and review the property information and accept this agreement does not constitute, nor shall it be deemed to constitute, any obligation on the part of either the owner or RE/MAX Time Realty or potential buyers to enter into negotiations with respect to the sale of Property. No parties are granted any right or authority to assume or to create any obligation or responsibility, express or implied, on behalf of or in the name of the other party. In fulfilling its obligations, pursuant to the Agreement, each party shall act and conduct itself independently of the other. This Agreement shall be governed and construed in accordance with the laws of the State of California.

**END PAGE 2 OF 2**

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# FOR SALE

LEASED INDUSTRIAL

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