

4295 MAIN STREET
RIVERSIDE, CA 92501

LEASED INVESTMENT OPPORTUNITY

NATIONALLY CREDITED TENANT

CLICK HERE:
NSDAQ

CAP RATE **6.01%**

NNN **$280.83**

ANNUAL NNN INCOME **$65,560.20**

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

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PROPERTY HIGHLIGHTS

YEAR BUILT	1979
TOTAL RENTABLE AREA	±3,828 SF
PRICE PER SF	$280.83
LEASE TYPE	NNN
ANNUAL NNN INCOME	$65,560.20
BUILDING TYPE	COMMERCIAL/RETAIL
APN#:	215-262-010
LAND AREA	±0.17 AC
ZONING	C3
ELECTRICAL	200 AMPS, 120/208
PARKING STALLS	4: 1,000 SF
AIR CONDITIONING	YES
BONUS BASEMENT	±3,828 SF
LEASE EXPIRATION:	JANUARY 31ST, 2023

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TENANT INFORMATION

- American Reprographics Company, LLC
- Began in 1988
- Publicly traded company
- Acquired more than 150 companies
- 190 locations
- SF: 3,828
- Monthly PSF: $1.43
- Monthly Rent: $5,463.35
- Lease Expiration: January 31st, 2023
- Bonus full basement
- Corner Lot
- Rare private parking lot
  (Very few in Downtown Riverside)

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TENANT AERIAL

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