

Colima Road Development

VACANT LAND



18002 Colima Road, Rowland Heights, California

Commercial Development Opportunity Offering Memorandum | 1.16 Acres



CONFIDENTIALITY & CONDITIONS

This is a confidential Offering Memorandum intended solely for your limited use and benefit in determining whether you desire to express any further interest in the purchase of the Property.

This Brochure was prepared by Cushman & Wakefield, Inc. ("Cushman & Wakefield") and has been reviewed by representatives of Ownership. It contains selected information pertaining to the Property and does not purport to be all-inclusive or to contain all of the information that prospective purchasers may desire. It should be noted that all information provided is for general reference purposes only in that they are based on assumptions relating to the general economy, competition, and other factors beyond the control of Ownership and, therefore, are subject to material variation. Additional information and an opportunity to inspect the Property will be made available to interested and qualified prospective purchasers. Neither Ownership nor Cushman & Wakefield nor any of their respective officers, have made any representation or warranty, expressed or implied, as to the accuracy or completeness of this Brochure or any of its contents, and no legal commitments or obligations shall arise by reason of this Brochure or its contents.

It is essential that all parties to real estate transactions be aware of the health, liability and economic impact of environmental factors on real estate. Cushman & Wakefield does not conduct investigations or analyses of environmental matters and, accordingly, urges its clients to retain qualified environmental professionals to determine whether hazardous or toxic wastes or substances (such as asbestos, PCB's and other contaminants or petro chemical products stored in underground tanks) or other undesirable materials or conditions are present at the Property and, if so, whether any health danger or other liability exists. Such substances may have been used in the construction or operation of buildings or may be present as a result of previous activities at the Property.

Various laws and regulations have been enacted at the federal, state and local levels dealing with the use, storage, handling, removal, transport and disposal of toxic or hazardous wastes and substances. Depending upon past, current and proposed uses of the Property, it may be prudent to retain an environmental expert to conduct a site investigation and/or building inspection. If such substances exist or are contemplated to be used at the Property, special governmental approvals or permits may be required. In addition, the cost of removal and disposal of such materials may be substantial. Consequently, legal counsel and technical experts should be consulted where these substances are or may be present.

Ownership and Cushman & Wakefield expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers to purchase the Property and/or terminate discussions with any entity at any time with or without notice. Ownership shall have no legal commitment or obligation to any entity reviewing this Brochure or making an offer to purchase the Property unless and until a written commitment to purchase the Property has been fully executed, delivered, and approved by Ownership and any conditions to Ownership's obligations thereunder have been satisfied or waived.

By receipt of this Brochure, you agree that this Brochure and its contents are of a confidential nature, that you hold and treat it in the strictest confidence, and that you will not disclose this Brochure or any of its contents to any other entity without the prior written authorization of Ownership nor will you use this Brochure or any of its contents in any fashion or manner detrimental to the interest of Ownership or Cushman & Wakefield. The terms and conditions stated in this section will relate to all of the sections of the Brochure as if stated independently therein. Photocopying or other duplication is not authorized.

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Colima Road Development



Project Highlights

- Rare opportunity to acquire a superior location in the supply-constrained City of Rowland Heights.
- Variety of potential development strategies for the project, including office, mixed use, and more.
- Superior visibility and identity along Colima Road, within walking distance of numerous retail amenities and residential housing.
- Opportunity to develop a state-of-the-art office building with the potential for a mixed use development to be the preferred address for high profile companies.
- The site offers an idyllic Southern California environment and a tenant base from Los Angeles and Orange County.
- Outstanding area demographics within the Rowland Heights submarket.
- Unique urban redevelopment opportunity to develop a contemporary building with striking architectural designs, concrete and reflective glass facades, and VIP parking.
- Today's tenant base seeks newer buildings with an atmosphere of creative thinking and collaboration.
- Positioned near a high concentration of technology and innovation, this site offers an effective blend of premier location combined with the potential for modern space.
- New office buildings with a wealth of amenities appeal to companies with the highest standards and those motivated to pay a premium for a beautiful, collaborative workplace that invigorates its employees.

60

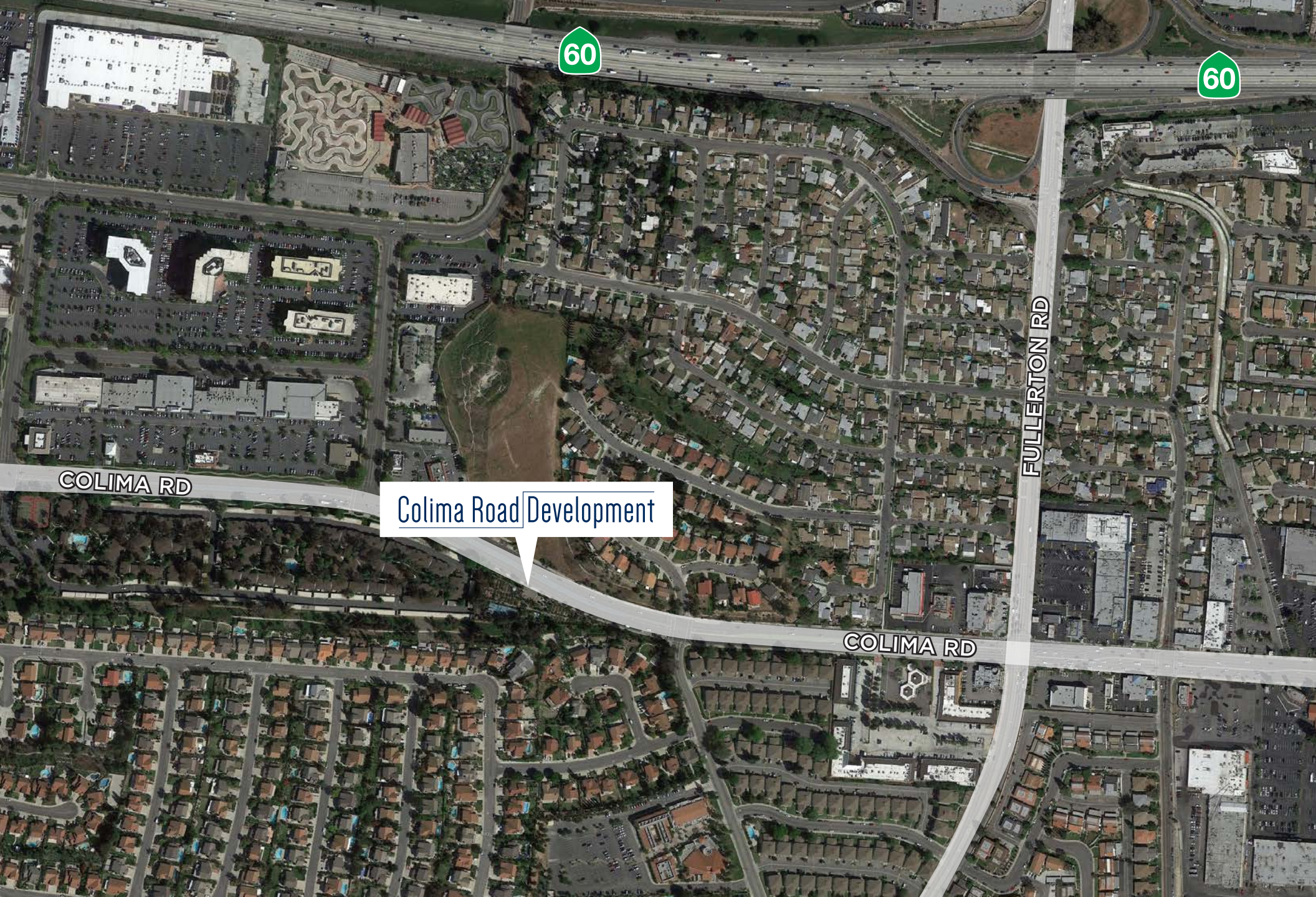
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COLIMA RD

Colima Road Development

FULLERTON RD

COLIMA RD



OFFERING OVERVIEW

The Owner and its exclusive advisor Cushman & Wakefield present a rare opportunity to acquire the real property located at 1 8002 Colima Road, Rowland Heights, California (“Property”). Totalling approximately 1.16 acres, the offering represents a unique opportunity to acquire a prime development site in the heart of Rowland Heights.

The Property is easily accessible from the (60), (605), (57), (71) and (10) freeways.

The Property’s location provides for several competitive advantages, including:

- **Rare Development Opportunity**

The site represents a unique opportunity to develop in one of the most sought-after locations in the Rowland Heights area.

- **Strategic Location**

Rare opportunity to acquire a superior location in the supply-constrained Rowland Heights.

- **Dynamic Owner/User Interest**

The Rowland Heights area has significant owner/user demand for office/commercial/mixed-use users.

- **Premier Submarket**

Outstanding area demographics.

- **Convenient Freeway Access**

The Property is immediately accessible to the (60), (605), (57), (71) and (10) freeways.

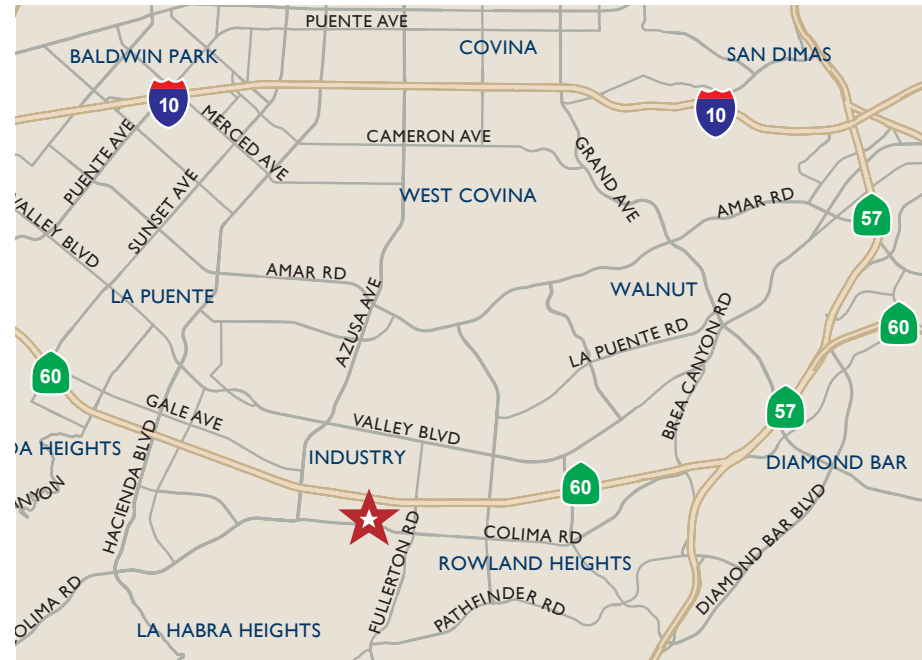
Conceptual Renderings



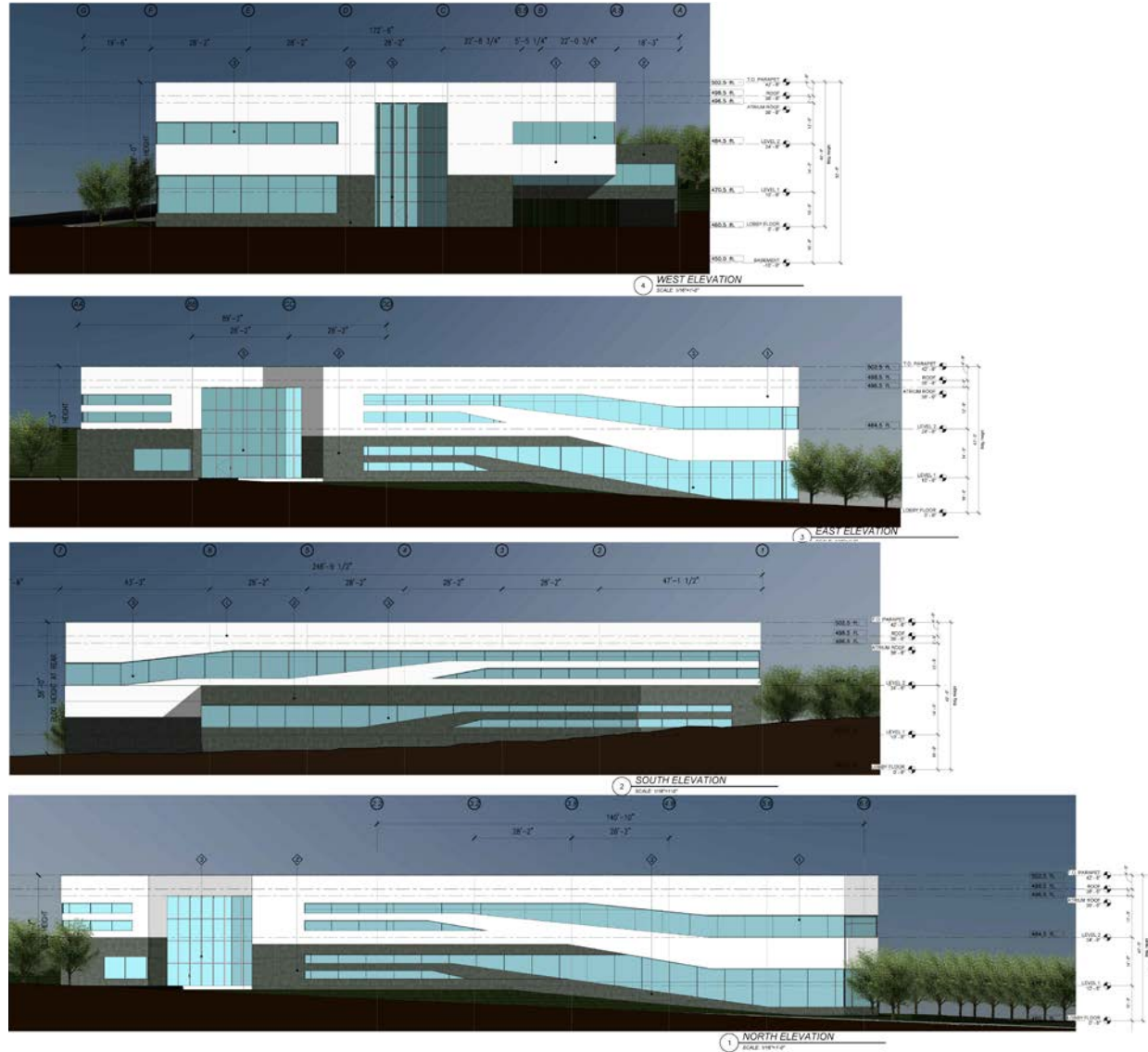
“...opportunity to develop a contemporary building with striking architectural designs, concrete and reflective glass facades.”

PROPERTY DESCRIPTION

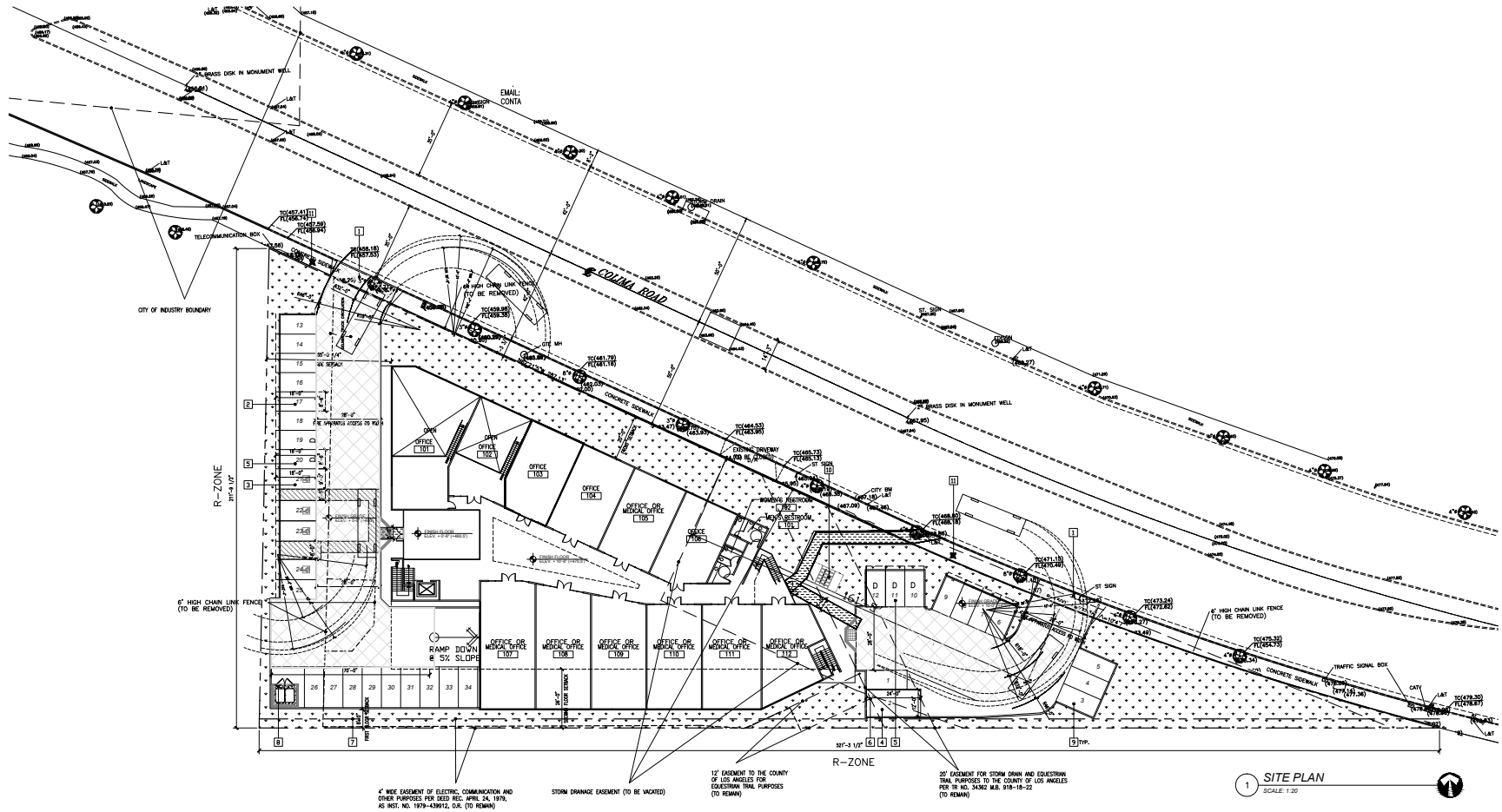
- Property Address:** 18002 Colima Road,
Rowland Heights, California
- Location:** The Property is situated between Azusa and Fullerton Roads,
just south of the (60) Freeway
- Parcel Number:** 8264-020-024, 030, and 031
- Property Size:** The Property consists of one parcel totaling approx 1.16 acres
- Zoning:** In plan check
- Improvements:** Vacant land
- Freeway Access:** Immediate access to the (60) freeway via Azusa Ave and
Fullerton Road



Conceptual Elevations



Conceptual Site Plan



4" WIDE EXPOSED OF ELECTRIC, COMMUNICATION AND OTHER PURPOSES FOR CEED REG. APRIL 24, 1979, AS INST. NO. 1979-439912, O.R. (TO REMAIN)

STORM DRAINAGE EXPOSED (TO BE WORKED)

12" EXPOSED TO THE COUNTY OF LOS ANGELES FOR EQUESTRIAN TRAIL PURPOSES (TO REMAIN)

20" CEMENT FOR STORM DRAIN AND EQUESTRIAN TRAIL PURPOSES TO THE COUNTY OF LOS ANGELES FOR IN NO. 33462 REG. 9/8-18-02 (TO REMAIN)

1 SITE PLAN
SCALE: 1/32

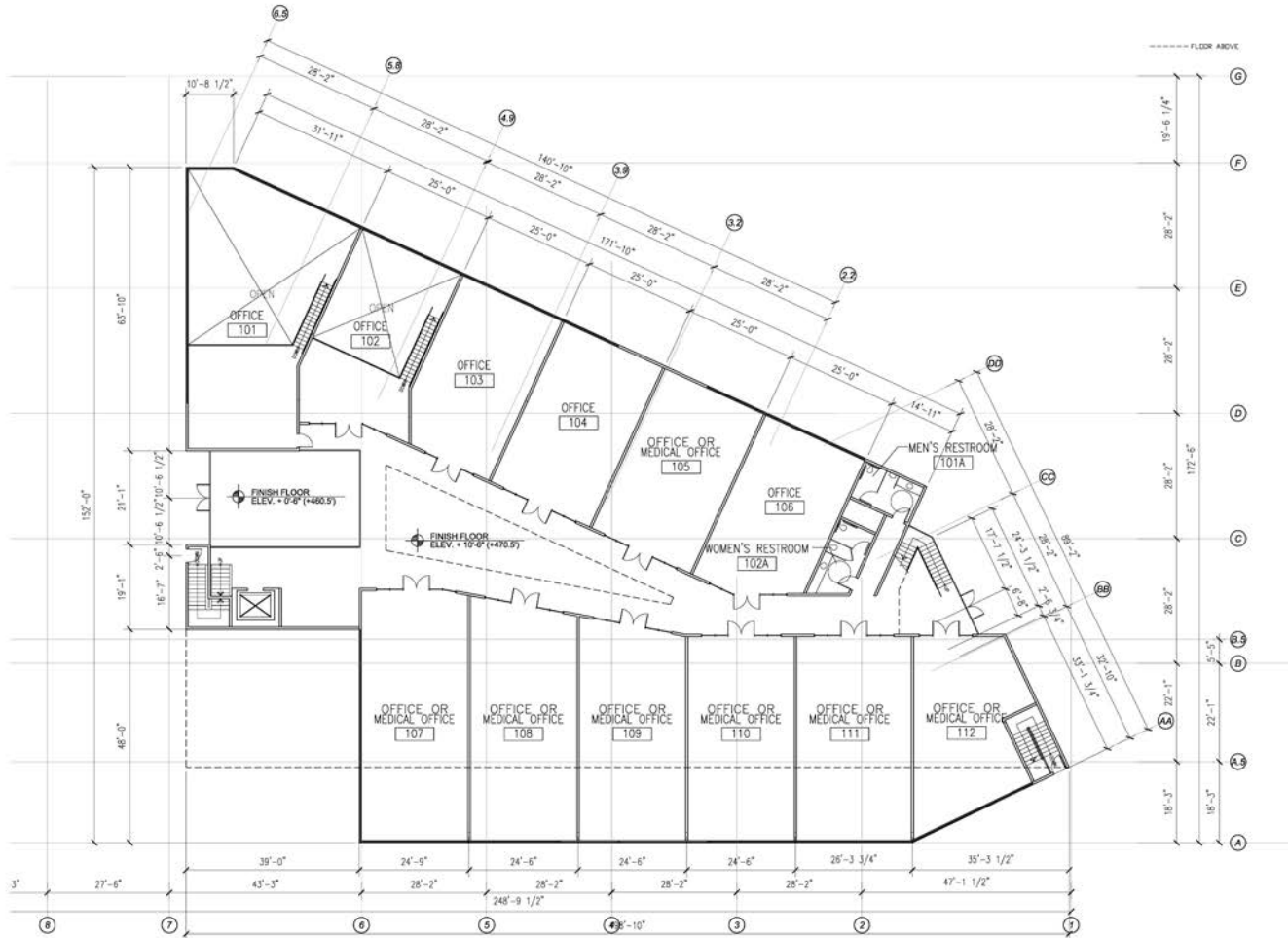


Drawing Title:
**PROPOSED
SITE PLAN,
PROJECT DATA**

GDA Project No. 1387
Date: OCT 30, 2014
Phase: PLANNING SUBMITTAL
Checked By: GDA
Drawn By: GDA
Project No.:
Revisions:

Drawing No.:
AS-101

Conceptual Floor Plans



First Floor Plan

LOS ANGELES OFFICE MARKET OVERVIEW



Southern California Market Activity and Vacancy Rates

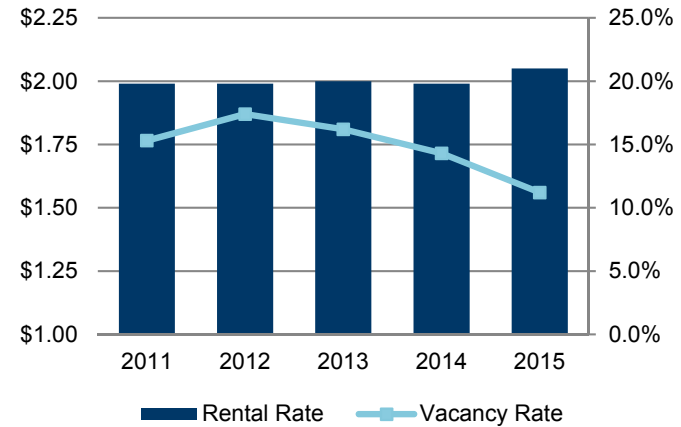
Overall vacancy rates declined to 11.2% in fourth quarter, 80 bps lower than the previous quarter and a whopping 310 bps lower than this time last year. This is the lowest overall vacancy rate in SGV since first quarter 2008. With vacant space dwindling, direct asking rates ascended to \$2.07 psf/mo for all product types and \$2.41 psf/mo for class A product. With few options in the market, leasing activity decreased to 623,023 sf, 30.1% lower than the 897,818 sf leased in 2014. Government and Education tenants continue to take large blocks of space in SGV with Mt. Sierra College signing the largest new lease of 2015, taking 27,000 sf in Monrovia. With few move-outs, 437,743 sf absorbed in 2015, much higher than the 103,620 sf leased in 2014. A robust job market and no speculative construction in SGV will keep vacancy rates low for the foreseeable future, driving up asking rents and increasing the likelihood of speculative development breaking ground in the coming year.

Southern California Market Activity and Vacancy Rates (Cont.)

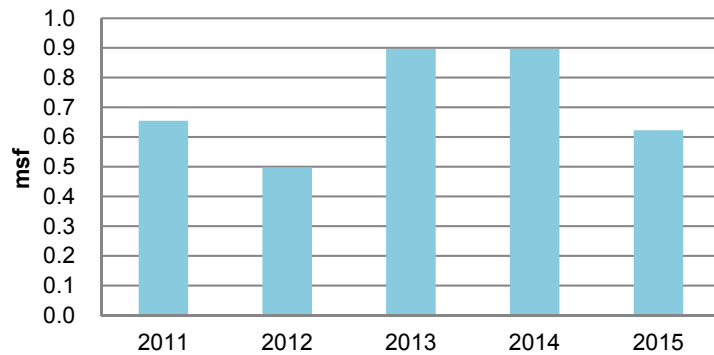
SGV 2015 Significant Lease Transactions

Address	Tenant	Leased SF
125 W. Huntington Dr, Arcadia	WorleyParsons (renewal)	63,074
800 Royal Oaks Dr, Monrovia	Mt. Sierra College	27,000
111 West Lemon Avenue, Monrovia	Xencor (renewal)	24,573

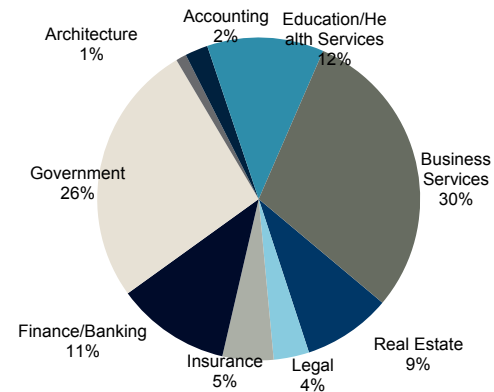
SGV Vacancy Rates vs. Rental Rates



SGV Historical Leasing Activity



SGV Tenant Analysis



San Gabriel Valley Submarket Activity and Vacancy Rates - C&W Market Research

Market	Inventory	# of Buildings	Overall Vacancies	Overall Vacancy Rate	YTD Overall Net Absorption	YTD Leasing Activity	Class A Direct Asking Rental Rate	Overall Asking Rental Rate All Classes
210 Corridor	2,724,082	35	253,845	9.3%	37,133	78,901	\$2.29	\$1.92
El Monte/S El Monte	1,037,061	17	56,052	5.4%	13,988	39,820	N/A	\$1.74
Alhambra/Monterey Park	2,627,889	24	260,084	9.9%	160,740	208,752	\$2.13	\$2.06
City of Industry/Diamond Bar	2,962,595	47	257,750	8.7%	122,144	163,042	\$2.56	\$2.31
Covina/West Covina	1,320,665	21	183,987	13.9%	43,688	78,534	\$2.41	\$2.06
Pomona/San Dimas	1,914,442	28	397,137	20.7%	60,070	53,974	\$2.48	\$1.97
San Gabriel Valley	12,586,734	172	1,408,855	11.2%	437,743	623,023	\$2.41	\$2.05

New office buildings with a wealth of amenities appeal to companies with the highest standards and those motivated to pay a premium for a beautiful, collaborative workplace that invigorates its employees.



SAN GABRIEL VALLEY LOCATION OVERVIEW

Highlights of the San Gabriel Valley

- Central location
- Business friendly cities
- Superior transportation and bus infrastructure
- Rail transit service, with expansions proposed
- Quick access to Ontario International Airport, LAX and Burbank Airport
- A large and unique higher education base
- Diverse, skilled workforce
- Growing base of high-tech firms
- Large manufacturing base
- Substantial growth in international trade

The San Gabriel Valley is an area of approximately 400 square miles that serves as the eastern gateway to Los Angeles and Southern California. The 31 cities and 5 unincorporated communities that comprise the San Gabriel Valley benefit from numerous competitive advantages such as the diversity of the local market, high quality educational facilities, strategic location and superior access to transportation.

Prominent corporations headquartered in the San Gabriel Valley include Edison International, East-West Bank, Cathay Bank, Jet Propulsion Laboratory, Trader Joe's and Avery Dennison. The San Gabriel Valley is also host to a large concentration of firms related to the financial services, engineering and architecture, and technology sectors. Furthermore, the region is characterized by a diverse demographic whose international trade activities are apparent by the large percentage of firms conducting business abroad, especially in the Pacific Rim.

Encompassing over 2 million residents, the San Gabriel Valley experienced positive job growth in 2012. The employment forecast for the San Gabriel Valley is for continued job growth with the largest gains in health services, wholesale trade and leisure and hospitality.

Bounded by the San Gabriel Mountains to the north, the cities of Pasadena, Monterey Park and South Pasadena to the west, the crest of the foothills that run parallel to Highway 60 to the south, and the Los Angeles / San Bernardino county line to the east, the San Gabriel Valley offers a high-quality of life to its residents and businesses.

“The Property offers an idyllic Southern California environment and a tenant base from Los Angeles and Orange County.”



Excellent Transportation Network

Convenient accessibility is one of the key benefits enjoyed by companies and residents located in the San Gabriel Valley as it is positioned at the center of an expansive freeway, commuter rail, subway and bus network.

FREEWAYS: The seven freeways serving the San Gabriel Valley, which provide excellent access to the whole of Southern California, to the ports of Long Beach and Los Angeles, and to major destinations in the U.S. Southwest include, the Foothill Freeway (I-210), Pasadena Freeway (I-110), San Bernardino Freeway (I-10), San Gabriel River Freeway (I-605), Pomona Freeway (Highway 60), Orange Freeway (Highway 57), and the Long Beach Freeway (I-710).

RAIL: The San Gabriel Valley is one of the few areas in Los Angeles County that is well served by commuter rail/mass transit. The Metrolink provides commuter rail service on two routes running through the Valley from Downtown Los Angeles to San Bernardino and to Riverside.

The Metro's "Gold Line" light rail runs up Arroyo Seco out of Downtown Los Angeles to Pasadena, then east along the median of the 210 Freeway to Arcadia. There are plans to extend this line further east; a right of way is already in place. The proposed 24 mile Foothill Extension, scheduled for completion in 2014, will extend the Gold Line from Pasadena, through the foothill cities of Los Angeles County to a terminal in Montclair and in San Bernardino County.

BUS: The San Gabriel Valley has two area-wide bus systems, Metro and Foothill Transit, which serve the Valley and connect its communities with important destinations such as Downtown Los Angeles. In October of 2012, Metro completed the reconstruction and expansion of the El Monte Bus Transit Station. Representing \$60 million of public investments and known as the "largest bus facility west of Chicago", the El Monte Station offers convenient access to the region's public bus and rail transits. Foothill Transit is a joint powers authority of the 21 member cities in the San Gabriel and Pomona Valleys and is the largest municipal bus service in the Los Angeles region behind the Metro.

AIRPORTS: Just to the east of the Los Angeles County line is Ontario International Airport (ONT), offering both domestic and international service. It also serves as a hub for UPS, both to Asia and for "heavy" freight service. About 9 miles to the west of Pasadena is the Bob Hope Airport (BUR), which offers airline service to a variety of destinations. Jet Blue and Southwest are major carriers at the facility. There are also two general aviation airports in the Valley: Brackett Field (POC) in the City of La Verne and El Monte Airport (EMT) in El Monte.

Los Angeles International Airport and (LAX) and Long Beach International Airport (LGB) also service the area with domestic and international service. They are both approximately 20 miles from the San Gabriel Valley.





Educated Workforce

With over 30 colleges, universities, and graduate schools, the San Gabriel Valley has an exceptionally well educated workforce. Several San Gabriel Valley educational institutions, such as California Institute of Technology (Caltech), Pomona College and Harvey Mudd College, are among the select few that have ranked in the top 10 schools of their respective categories.

The presence of major learning institutions in the Valley, including University of La Verne, has fostered a number of business start-ups including research and development activities to support medical device and bio-med firms. Start-ups, particularly from Caltech and Cal Poly Pomona, have made important contributions to the green economy in areas of technology that include electric batteries, electric car charging stations, solar panels and nano-technology. With nearby businesses broadly spanning from auto design to bio-med to engineering and hospitality, this wide array of higher educational institutions plays an important role in attracting the region's next generation of highly trained workers and entrepreneurs.

International Trade

Southern California is the focal point of the nation's international trade activity with the Los Angeles Customs District (LACD) maintaining its number one position in the U.S., citing a two-way trade value of \$387 billion. Most of the activity is due to the nation's two busiest ports in nearby Los Angeles and Long Beach, which together handle a total of 14 million containers annually. The San Gabriel Valley is comprised of a dynamic transportation infrastructure which expedites the flow of containerized cargo moving between the ports to warehouses and distribution centers located along the path of the I-60, I-10 and I-605 freeways, and the Alameda Corridor, which connects the ports to the local intermodal railyards. Two main lines of the Union Pacific Railroad transit the Valley and are critical freight routes between the ports, Downtown Los Angeles and the railyards in San Bernardino County. The San Gabriel Valley functions as a gateway to the ports and the broader Southern California region, bolstering the international trade and logistics industries in the market.

Pacific Rim

The San Gabriel Valley has very strong cultural and business ties to the Asia-Pacific region. The region's large Asian population provides a significant economic advantage to the area. As China continues to play a leading role on the global economic stage, two-way trade between the Los Angeles Customs District and China will continue to expand, and more Chinese firms will consider the San Gabriel Valley as a location for U.S. investment. Chinese investment into Los Angeles County is expected to increase in the coming years and the San Gabriel Valley will be a focal point of capital exchange. The overall economic impact of international trade to the San Gabriel Valley is substantial and as two-way trade flows grow, so will business and economic activity. The linkages between trade and foreign direct investment will present real additional economic benefits for years to come for the San Gabriel Valley due to its demographic advantages.

SUBMISSION GUIDELINES

18002 Colima Road is being offered for sale on a strict "As Is Where Is" basis. A title report, service contracts, and other relevant due diligence information are available for review.

Offer Due Date:

Prospective buyers are kindly requested to submit offers to Cushman & Wakefield of California, Inc. at the earliest convenience but no later than **April 29, 2016** at 5PM.

Offer should be sent to:

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Today's tenant base seeks newer buildings with an atmosphere of creative thinking and collaboration.

