



MISSION GROVE
— BUSINESS PARK —

The image is an aerial photograph of a business park. In the center, large, white, serif letters spell out "MISSION GROVE" above a horizontal line and "BUSINESS PARK" below it. The park consists of several buildings with white facades and red-tiled roofs. A prominent building in the foreground has a sign that reads "Tajland". There are several parking lots with cars and a few palm trees scattered throughout the complex. The surrounding area includes more buildings and greenery.

Property is professionally owned and
managed by

the **Muller**
company

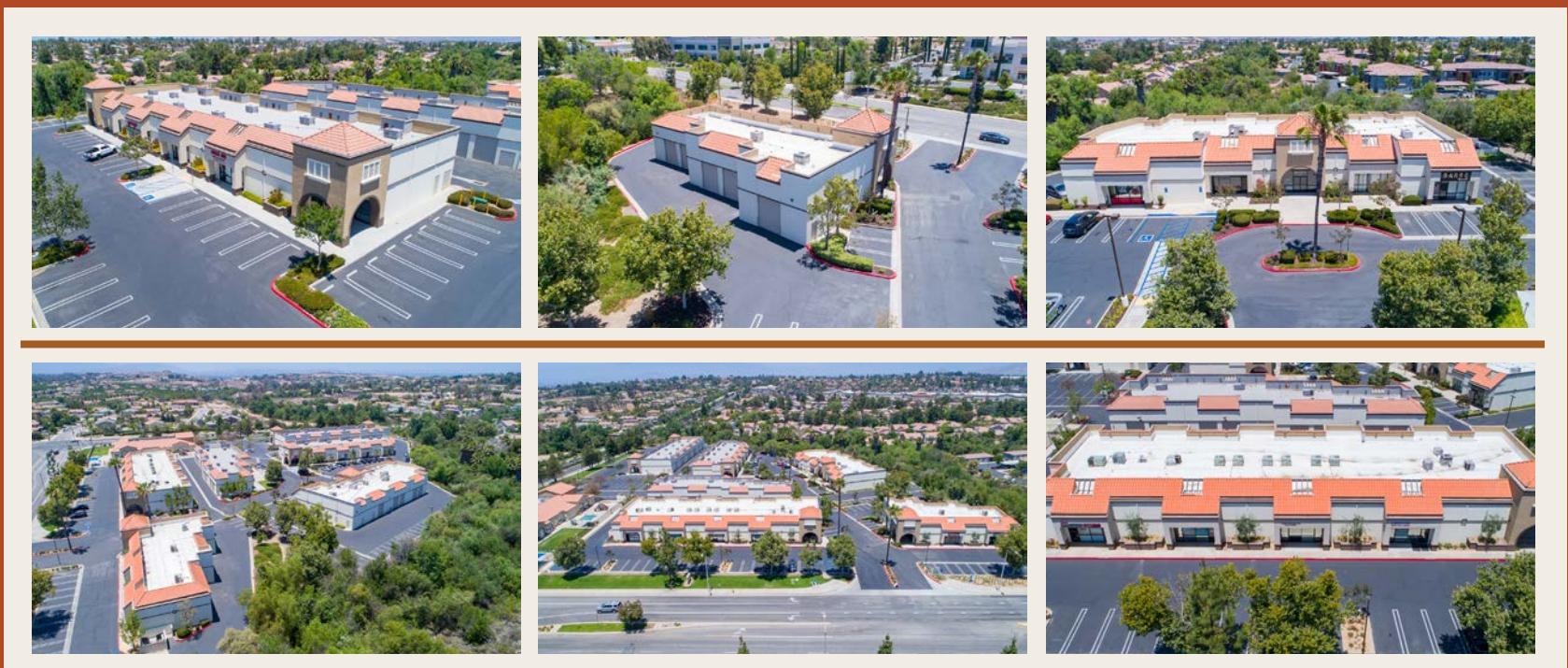
MISSION GROVE

BUSINESS PARK



The Mission Grove Business Park consists of seven, one-story office/flex buildings totaling 70,964 rentable square feet and 20 units ranging from 1,500 to 9,900 square feet. Completed in 1988 and comprised of four buildings, totals 36,969 rentable square feet. The buildings feature concrete tilt-up construction with a tile roof, HVAC full fire protection, and ample parking.

Offering investors an excellent location, the Mission Grove Business Park is approximately two miles from the I-215 freeway, via the Alessandro Boulevard on/off ramp, within close proximity of the Pomona SR-60 freeway. Located in the heart of Mission Grove, several minutes from the Sycamore Canyon Wilderness Park, the site is close to numerous restaurants, lodging, and business support services.

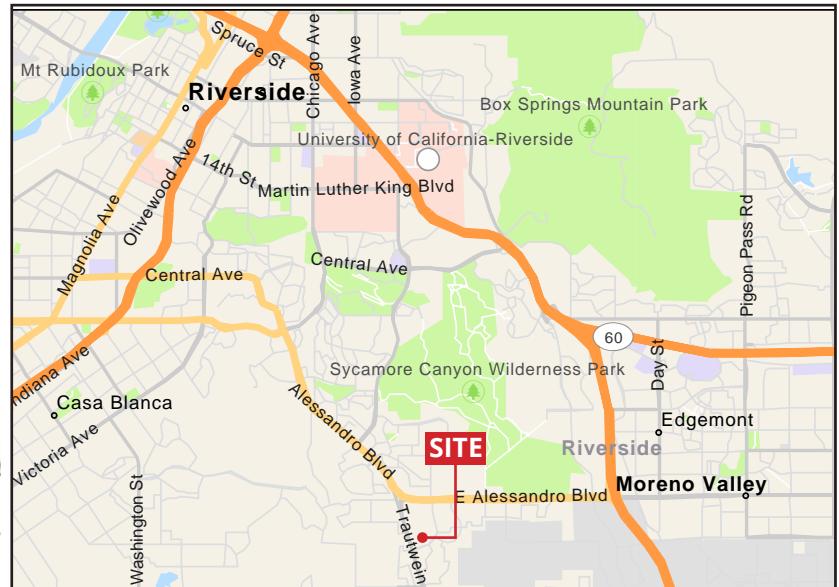


ANDREW PEAKE, Vice President, 951.276.3644, apeake@leeriverside.com, DRE #01398894
RICH ERICKSON, Senior Vice President, 951.276.3637, rich.erickson@leeriverside.com, DRE #01219183

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— BUSINESS PARK —

OFFICE/INDUSTRIAL SPACE FOR LEASE



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