

# 4450

## WINEVILLE ROAD

JURUPA VALLEY, CA

ADESA  
Los Angeles

PRIME VALUE-ADD INVESTMENT  
OPPORTUNITY

100% LEASED WITH 2.8 YR WALT  
& 55% BELOW MARKET RENTS

HEAVILY EMBEDDED TENANT

CORE INLAND EMPIRE WEST  
LOCATION

TEASER





# THE OFFERING

## CLASS A INDUSTRIAL ASSET WITH AN OPTIMAL 2.8 YR WALT OFFERING NEAR TERM MARK-TO-MARKET POTENTIAL

JLL Industrial Capital Markets, serving as the exclusive advisor, is pleased to present the opportunity to acquire the fee simple interest in **4450 Wineville Road (the "Property")** – an institutional quality, class A industrial facility totaling 216,300 SF located in Jurupa Valley, CA – one of the most sought after pockets within the core Inland Empire West submarket. The Property is 100% NNN leased to ADESA, a wholly owned subsidiary of Carvana (NYSE: CVNA), and has been meticulously maintained by institutional ownership. The building features 30' clear height ceilings, a market differentiating 235' truck court, 32 dock high doors, two grade level doors, modern ESFR sprinklers, and ample car parking inclusive of 107 auto parking stalls and 113 parking bays.

Boasting a \$26.1B market cap in 2024 and a  $\pm 4,680\%$  gain in stock price since 2023, ADESA has a strong track record of performance at the Property since initially taking occupancy in 2010. The Property is part of a strategically located, three property campus controlled by ADESA totaling  $\pm 65$  acres which is virtually irreplaceable in today's market.

Situated at the CA-60 / I-15 interchange in Jurupa Valley, CA, as well as  $\pm 5.4$  miles from the Ontario International Airport, the Property sits at the nexus of the industrial market in the Inland Empire West, providing unparalleled access for ADESA's customer base to travel to/from Southern California. **4450 Wineville presents an ideal value-add investment opportunity with stable occupancy and a mark-to-market profile in a time frame allowing for favorable upside in market dynamics.**



## INVESTMENT SUMMARY

Address	4450 Wineville Road, Jurupa Valley, CA
Submarket	Inland Empire West
Square Feet	216,300 SF
Year Built	2000
Clear Height	30'
Truck Court Depth	235'
Occupancy	100%
WALT (as of Sept 2025)	2.8 Yrs
Tenant	ADESA / Carvana NYSE: CVNA, S&P: B
Rent	$\pm 55\%$ Below Market
Annual Escalations	$\pm 5.0\%$

# INVESTMENT HIGHLIGHTS

## SIGNIFICANT MARK-TO-MARKET OPPORTUNITY

- 100% NNN leased to ADESA, a wholly owned subsidiary of Carvana (NYSE: CVNA).
- Exceptional value creation opportunity with in-place rents  $\pm 55\%$  below market.
- The remaining 2.8-year WALT is ideal relative to the market's 2.1-year average absorption rate for 150–250K SF buildings, based on five-year historical data. This creates potentially favorable dynamics for the landlord upon the tenant's lease expiration.

## CLASS A, INSTITUTIONALLY OWNED FACILITY

- Built in 2000, this Class A warehouse boasts a 30' clear height, modern ESFR sprinklers, 32 dock high doors, two grade level doors, and 6" slab (4,000 psi, steel reinforced).
- The Property maximizes site coverage at 49% FAR while still exceeding market standards. It features an expansive 235-foot truck court, allowing ample room for trucking operations, excess trailer storage and yard space, and 107 auto parking stalls for employees.
- Multiple ingress and egress points with secure, gated entrances off of Wineville Rd as well as Nino Way.
- Institutionally owned and exceptionally maintained asset, offering a seamless transfer to new ownership.
- Significantly below replacement cost for Class A product in the Inland Empire West submarket.





# INVESTMENT HIGHLIGHTS CONT.

## LONGSTANDING MISSION CRITICAL CAMPUS

- ADESA has maintained a longstanding presence at the Property since occupying it in 2010. This bustling facility serves as a dynamic hub for vehicle storage and auctions, storing and swiftly cycling through thousands of vehicles each week.
- The Property sits central in ADESA's irreplaceable, mission critical Inland Empire campus totaling  $\pm 65$  acres that they first took possession of in 2008. The campus consists of a 25.95 acre outdoor storage facility located at 11670 Nino Way, a 29.4 acre yard which includes a 178K SF building located at 11625 Nino Way, along with the Property at 4450 Wineville Rd.
- Featuring seamless movement of product across all three sites, the campus has proven to be a high performing operation for ADESA for over 17 years.
- The Property's core Inland Empire West location and high functionality, combined with recent municipal challenges, such as AB98, create headwinds for development. Therefore, a campus of this scale in today's market is virtually irreplaceable.





# INVESTMENT HIGHLIGHTS CONT.

## IRREPLACEABLE INLAND EMPIRE WEST LOCATION

- The Property is strategically located  $\pm 1$  mile from the I-15 on/off ramp and  $\pm 2.5$  miles from the I-15/CA-60 intersection, providing unparalleled accessibility for business operations and employee commutes. Even more, the location is situated on Cantu-Galleano Ranch Rd, a designated truck route.
- The IE West prides itself as a core location for Corporate America, evidenced by its impressive roster of high-profile neighbors and occupiers, those of which specifically surrounding the Property include FedEx, Maersk, Costco, Petco, Home Depot, and Amazon.
- Located  $\pm 5.4$  miles from Ontario International Airport, the Property offers highly convenient access to ADESA's client base traveling to attend car auctions.
- Premier access to the twin Ports of Los Angeles and Long Beach, ranked the #1 and #2 busiest container ports in the United States for more than two decades.
- Eight BNSF and Union Pacific intermodal rail yards within  $\pm 63$  miles of the Property, the closest being UP Bloomington 13.7 miles away and BSNF San Bernardino approximately 20 miles away.





# INLAND EMPIRE WEST SUBMARKET OVERVIEW

The Inland Empire West submarket is one of the most established industrial markets in the nation consisting of Chino, Eastvale, Fontana, Jurupa Valley, Mira Loma, Montclair, Ontario, Rancho Cucamonga, and Upland. Totaling ±329.3M SF of warehouse/distribution inventory, the supply chain and logistics infrastructure paired with the relative proximity to Southern California's population base of 25 million, make it an essential location for users working across the global supply chain.

In 2024, the Inland Empire West inked 42.6M SF of new leases, representing 68% of the total new leasing volume in the Inland Empire. This trend has continued into 2025, driving the submarket's occupancy to 94%, a 40 bp increase from Q4 2024. Construction starts in the submarket remain at an all-time low. There are only five buildings currently under construction in the 150-299K SF size segment in the West, 70% less than the average yearly completions from 2021-2024.

Overall, it is no surprise the Inland Empire West is experiencing an uptick in activity. The West stands as one of the nation's tightest markets due to its premier location to the Twin Ports, multiple international airports and the robust Southern California consumer base all within a few hour drive time.

## INLAND EMPIRE WEST SUBMARKET

**±329.3M S.F.**

WHSE/DISTRIBUTION INVENTORY

**6.0%**

VACANCY  
RATE

**10.5%**

AVAILABILITY  
RATE

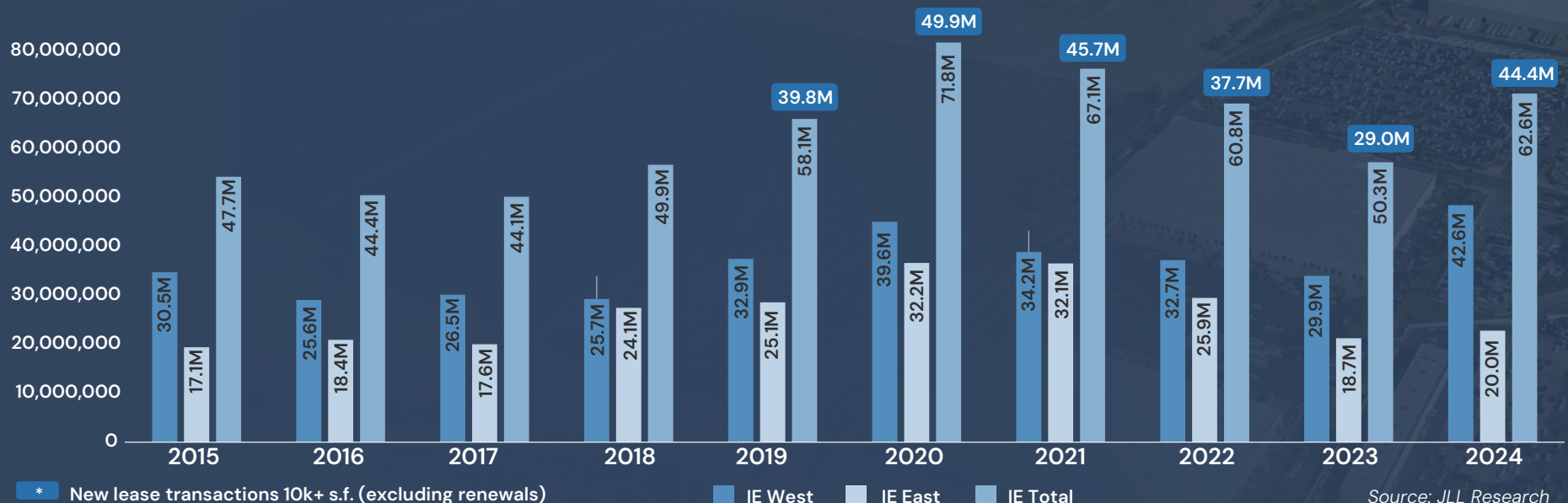
**\$1.30**

AVERAGE TOTAL  
ASKING RENT  
(PSF/MO NNN)

**±1.79M SF**

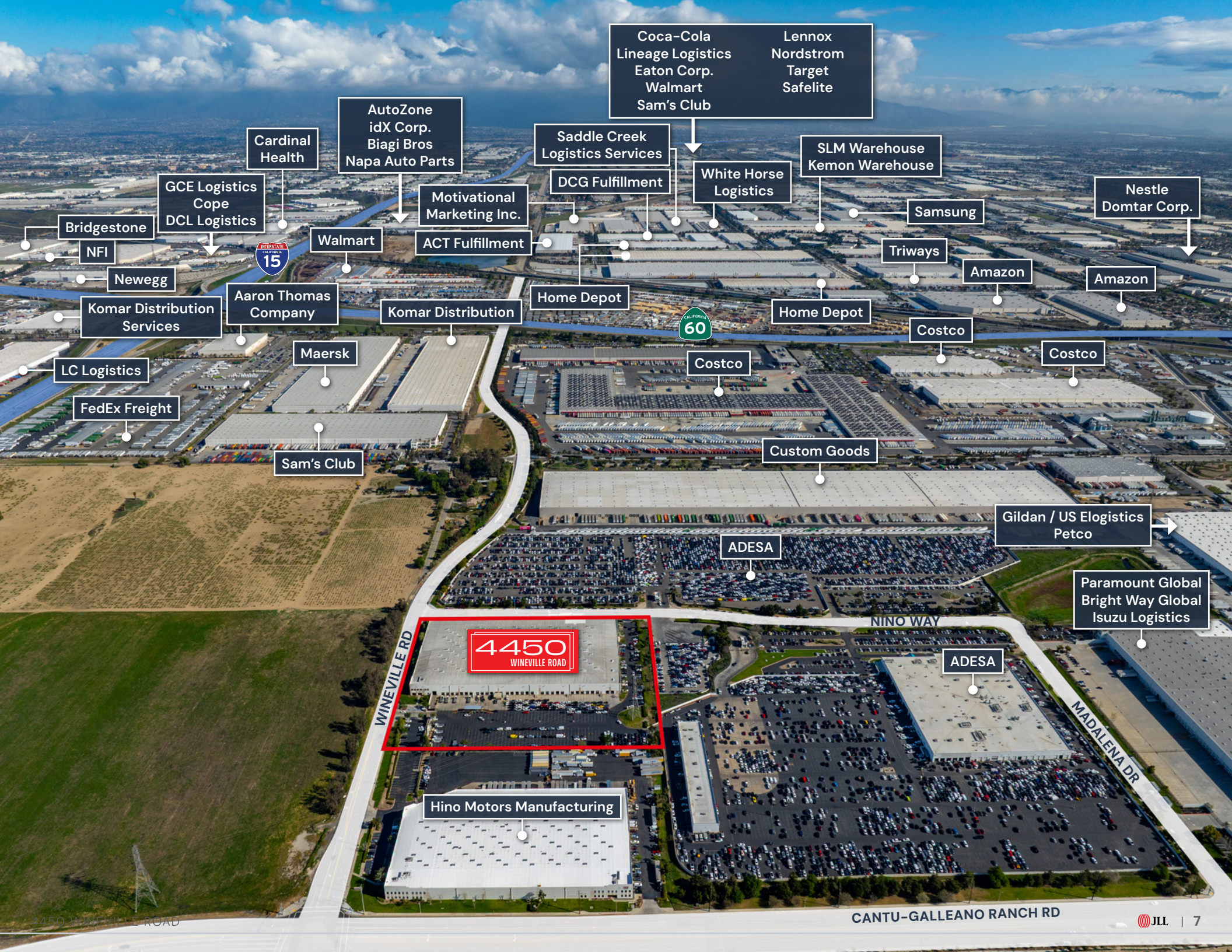
QUARTERLY NET  
ABSORPTION

Source: JLL Research, Q1 2025



Source: JLL Research





Coca-Cola  
Lineage Logistics  
Eaton Corp.  
Walmart  
Sam's Club

Lennox  
Nordstrom  
Target  
Safelite

AutoZone  
idX Corp.  
Biagi Bros  
Napa Auto Parts

Saddle Creek  
Logistics Services

SLM Warehouse  
Kemon Warehouse

Cardinal  
Health

GCE Logistics  
Cope  
DCL Logistics

DCG Fulfillment

White Horse  
Logistics

Samsung

Nestle  
Domtar Corp.

Bridgestone

NFI

Newegg

Komar Distribution  
Services

Aaron Thomas  
Company

Motivational  
Marketing Inc.

ACT Fulfillment

Walmart

Komar Distribution

Home Depot

Home Depot

Triways

Amazon

Amazon

LC Logistics

Maersk

FedEx Freight

Sam's Club

60

Costco

Costco

Costco

Custom Goods

Gildan / US Elogistics  
Petco

Paramount Global  
Bright Way Global  
Isuzu Logistics

ADESA

ADESA

WINEVILLE RD

NINO WAY

MADALENA DR

4450  
WINEVILLE ROAD

Hino Motors Manufacturing

CANTU-GALLEANO RANCH RD

4450 WINEVILLE ROAD



## DEAL CONTACTS

### Evan Moran

Senior Director  
+1 310 595 3809  
evan.moran@jll.com  
CA DRE license #01892333

### Patrick Nally

Senior Managing Director  
+1 310 234 2103  
patrick.nally@jll.com  
CA DRE license #02241351

### Makenna Peter

Director  
+1 949 296 3623  
makenna.peter@jll.com  
CA DRE license #02131317

### Ryan Spradling

Senior Director  
+1 858 410 1249  
ryan.spradling@jll.com  
CA DRE license #01389321

### Chad Solomon

Senior Director  
+1 310 407 2155  
chad.solomon@jll.com  
CA DRE license #02053571



## MARKET EXPERTS

### Mike McCrary

Executive Managing Director  
+1 909 467 6885  
mike.mccrary@jll.com  
CA DRE license #01856260

### Hunter McDonald

Managing Director  
+1 818 427 1386  
hunter.mcdonald@jll.com  
CA DRE license #01879029

### Dya Navarrete

Senior Associate  
+1 909 467 6875  
dya.navarrete@jll.com  
CA DRE license #02078833

## FINANCING

### Brian Halpern

Managing Director  
+1 310 595 3626  
brian.halpern@jll.com  
CA DRE license #01120437

### Jason Rosin

Vice President  
+1 310 595 3804  
jason.rosin@jll.com  
CA DRE license #01339305

## DUE DILIGENCE & ANALYTICS

### Shae Vomund

Associate  
+1 310 407 2106  
shae.vomund@jll.com  
CA DRE license #02203949

### Liz Scott

Associate  
+1 858 410 1199  
liz.scott@jll.com  
CA DRE license #02209914

4450  
WINEVILLE ROAD

REAL ESTATE CAPITAL MARKETS SOLUTIONS DELIVERED NATIONWIDE - FROM STRATEGY TO EXECUTION.



## WEST REGION INDUSTRIAL CAPITAL MARKETS GROUP

### Southern California

Patrick Nally  
Evan Moran  
Ryan Spradling  
Chad Solomon  
Makenna Peter

### Northern California

Erik Hanson  
Melinda Marino

### PNW

Buzz Ellis  
Rachel Jones

### Denver

Peter Merrion  
Robert Key

### Phoenix

Ben Geelan  
Greer Oliver

### Debt

Brian Halpern  
Peter Thompson  
Taylor Gimian  
Jason Carlos