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**MCA REALTY EXPANDS INLAND EMPIRE PORTFOLIO; ACQUIRES VALUE-ADD
RETAIL CENTER AND INDUSTRIAL ASSET FOR \$26.5 MILLION**

INLAND EMPIRE, Calif., (October 03, 2018) – [MCA Realty](#), a full service real estate investment and management company based in Orange County, California, has expanded its portfolio in the Inland Empire with the acquisition of two assets, a retail property in Moreno Valley and an industrial asset in Temecula, California. MCA Realty acquired the assets for a combined total of \$26.5 million.

“Our approach with any asset that we acquire is relatively straight forward. We look for assets with opportunities to create value, and assets that are located in growth markets where we can still acquire at a discount to replacement cost,” says Tyler Mattox, Principal at MCA Realty. “Both of these acquisitions fit these criteria. The Inland Empire is poised for continued growth, based on the availability of both land and affordable housing options. In both cases, we plan to quickly enhance value through strategic leasing and thoughtful renovations.”

The two acquisitions include:

117,191 Square-Foot Value-Add Retail Acquisition in Moreno Valley



MCA Realty has acquired a portion of Stoneridge Towne Centre, a Target and Kohl's shadow anchored retail center in Moreno Valley, California. The acquisition includes four multi-tenant retail buildings and two retail boxes totaling 117,191 square-feet, as well as four developable pads encompassing 5.24 acres. The firm acquired the assets for a combined total of \$16.5 million.

The retail assets are 88-percent occupied with Best Buy and West Elm currently occupying the two box spaces on short term leases, according to Mattox.

"The in-place occupancy at the property will provide immediate cash flow while we lease the remaining vacant space, improve the common elements and grow NOI," Mattox explains. "Our ability to acquire the assets at approximately 50-percent below replacement cost will allow us to incorporate generous tenant improvement allowances, which will aid in attracting a diverse and high-quality tenant base."

Located with frontage along the 60 freeway, MCA Realty plans to reshape the existing tenant mix at the center as leases roll in order to appeal to today's shoppers.

"By targeting in-demand tenants, we plan to enhance the aesthetics and makeup of the center and increase the value of the developable pads," says Mattox. "This dynamic combined with the abundance of new housing bodes well for increased traffic at the center."

The assets are located at 27110, 27120, 27130, 27140, 27190, and 27220 Eucalyptus Avenue within Stoneridge Towne Centre in Moreno Valley, California. Phil Voorhees, Jimmy Slusher, James Tyrrell and John Read at CBRE represented both the buyer and the seller.

131,577 Square-Foot Industrial Acquisition in Temecula

MCA Realty has acquired Diaz Commerce Center, a 131,577 square-foot industrial asset in Temecula, California. MCA purchased the asset from a private seller for \$10 million.

According to Mattox, Southwest Riverside County is a dynamic and supply-constrained industrial submarket and MCA has been active in the market over the past several years.

“There is a migration underway as more and more tenants from San Diego move north in search of value alternatives,” says Mattox. “This has resulted in high industrial demand throughout Temecula and limited supply. Industrial vacancy rates throughout Southwest Riverside County are currently below 2-percent. This lack of available product, coupled with increasing demand will enhance the long-term value of this asset and place upward pressure on rental rates over time.”

Diaz Commerce Center encompasses two buildings, one of which is fully leased to two tenants, Rough Brothers, Inc., a commercial greenhouse manufacturer and Forza One Performance, LLC., an indoor volleyball training facility. The second industrial building was leased during escrow to Temecula Speed and Marine who is expanding its presence in the market.

“We were able to quickly stabilize and increase NOI for the property by leasing the vacant portion of the project during our escrow period,” explains Mattox.

Beyond this, MCA plans to modernize the property by updating the landscaping and parking.

“We have successfully purchased and developed two other assets in Temecula over the past three years and have knowledge and belief in the market,” explains Mattox. “We are forecasting similar results with this property and hope to find success throughout Temecula and the Inland Empire as a whole.”

The property is located at 27711 Diaz Road in Temecula, California. Scott Stewart at Lee & Associates represented MCA as the buyer. Mahlon Tobias at Tobias Commercial represented the seller.

About MCA Realty

[MCA Realty](#) is a full-service real estate investment and management company specializing in commercial properties throughout the Western U.S. The goal of the company is to identify real estate investment opportunities and execute value creation strategies that maximize returns to its investors.

MCA Realty's principals, Tyler Mattox, Jared Gordon, and Peter Cheng, have successfully navigated a full spectrum of market conditions, and pride themselves on building and maintaining strong relationships with industry partners. More information is available at www.mca-realty.com.

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