

**SUBMITTAL TO THE BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**

6666A



FROM: Economic Development Agency / Facilities Management

SUBMITTAL DATE:
February 28, 2013

SUBJECT: County of Riverside Owned Building Vacancy List Report

RECOMMENDED MOTION: That the Board of Supervisors receive and file the attached County of Riverside Owned Building Vacancy List Report regarding the vacancy of building space county-wide and downtown Riverside.

BACKGROUND:

On February 26, 2013, Supervisor Stone directed staff to create a report summarizing all vacant County owned building space county-wide and in downtown Riverside. The attached reports are updated and maintained regularly.

(Continued)

Robert Field
Assistant County Executive Officer/EDA

FINANCIAL DATA	Current F.Y. Total Cost:	\$ 0	In Current Year Budget:	Yes
	Current F.Y. Net County Cost:	\$ 0	Budget Adjustment:	No
	Annual Net County Cost:	\$ 0	For Fiscal Year:	2012/13

COMPANION ITEM ON BOARD AGENDA: No

SOURCE OF FUNDS: N/A	Positions To Be Deleted Per A-30	<input type="checkbox"/>
	Requires 4/5 Vote	<input type="checkbox"/>

C.E.O. RECOMMENDATION: APPROVE
BY:
County Executive Office Signature Jennifer L. Sargent

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Stone, seconded by Supervisor Benoit and duly carried by unanimous vote, IT WAS ORDERED that the above matter is received and filed as recommended.

Ayes: Jeffries, Tavaglione, Stone, Benoit and Ashley
Nays: None
Absent: None
Date: March 19, 2013
xc: EDA

Kecia Harper-Ihem
Clerk of the Board
By:
Deputy

Prev. Agn. Ref.: | **District:** All | **Agenda Number:** 2-8

BACKGROUND: (Continued)

County Owned Building Portfolio - Summary of Portfolio Vacancy

The Economic Development Agency provides facilities management for County Owned Buildings county-wide. It has been requested that the Agency provide a list of vacancies in the County Owned Building portfolio.

The vacancy rates are as follows:

<u>County Wide Building Square Footage</u>	<u>Vacancy</u>	<u>Vacancy Rate</u>
9,692,138	232,936 SF	2.4%
<u>Downtown Riverside Building Square Footage*</u>	<u>Vacancy**</u>	<u>Vacancy Rate</u>
2,946,958	54,598 SF	1.9%

Based on the most recent real estate brokerage studies available, the overall vacancy rate for office space in downtown Riverside is 15%.

*The downtown Riverside market is defined generally as all County owned buildings between 14th and 3rd Streets and between Market Street and Kansas Avenue.

**Note these vacancy rates exclude two buildings that are in transition and under construction: 1) the former District Attorney Building, which will serve as the new Public Defenders Office; and 2) the former First American Title Building, which will house Mental Health Administration.

County Building Square Footages includes parking structures, jail space, and warehouse space.

Attachments:

Schedule A – County of Riverside Owned Building Vacancy List County Wide

Schedule B – County of Riverside Owned Building Vacancy List Downtown Riverside

County of Riverside Owned Building Vacancy List County-Wide

February 28, 2013

Building ID	Primary Address	Built	Floor	Building Name	Department	Department Use	SQ FT
BA0181	484 Wesley Street, Banning	1959	1	SCF - Wicken House (Smith Buffer)	Vacant	Vacant - Wicken	1499
BA0183	270 Wesley Street, Banning	1885	1	SCF - Mathey House (Smith Buffer)	Vacant	Vacant - Mathey	1917
BA0185	530 Wesley Street, Banning	1949	1	SCF - McQuo House (Smith Buffer)	Vacant	Vacant - McQuown	1232
BL0305	16450 Hobson Way, Blythe	1977	1	BL ANML CTRL	Vacant	Vacant	3746
BL0316	240 N. Broadway & 220 N. Broadway, Blythe	1997	1	BL CAC B	Vacant	Vacant	1300
BL0317	260 N. Broadway, Blythe	1996	1	BL CAC C	Vacant	Vacant	268
BL0329	13341 Mesa Dr, Blythe	2010	1	Roy Wilson Community and Childcare Center	Vacant	Vacant	3302
BL0329	13341 Mesa Dr, Blythe	2010	1	Roy Wilson Community and Childcare Center	Vacant	Community Service Division (Office # 4)	114
BL0329	13341 Mesa Dr, Blythe	2010	1	Roy Wilson Community and Childcare Center	Vacant	Community Service Division (Office # 2)	157
BL0329	13341 Mesa Dr, Blythe	2010	1	Roy Wilson Community and Childcare Center	Vacant	Community Service Division (Office # 3)	121
CB3103	54011 Tamarack, Cabazon	2007	1	CB HUB JAIL	Vacant	Vacant	1482
CB3108	50130 Main Street, Cabazon	1976	1	Hadley's Warehouse	Vacant	Vacant	23600
CB3108	50130 Main Street, Cabazon	1976	1	Hadley's Warehouse	Vacant	Vacant	22500
CB3108	50130 Main Street, Cabazon	1976	1	Hadley's Warehouse	Vacant	Vacant	1250
CR0403	505 S Buena Vista Ave, Corona	1973	3	CR CAC	Vacant	Vacant	2016
CR0403	505 S Buena Vista Ave, Corona	1973	3	CR CAC	Vacant	Vacant	3225
HM0606	812 N State St, Hemet	1940	1	HM GRN HS	Vacant	Vacant - House	986
HM0611	43950 Acacia, Hemet	1999	1	HM SHRF	Vacant	Vacant	3628
HM0625	4200 Waldon Weaver Rd, North Side Hanger B, Hemet	1940	1	Hanger B	Vacant	Hemet - Ryan Hanger B	4037
IN0701	82675 Highway 111, Indio *	1968	1	IN CAC	Vacant	Vacant	1518
IN0701	82675 Highway 111, Indio *	1968	1	IN CAC	Vacant	Vacant	414
IN0705	82675 Highway 111, Indio *	1975	2	IN LAW LIB	Vacant	Vacant	7405
IN0705	82675 Highway 111, Indio *	1975	3	IN LAW LIB	Vacant	Vacant	2211
IN0705	82675 Highway 111, Indio *	1975	3	IN LAW LIB	Vacant	Vacant	330
IN0722	47671 Oasis St, Indio	1995	1	IN PROB	Vacant	Vacant	1074
IN0722	47671 Oasis St, Indio	1995	1	IN PROB	Vacant	Vacant	4904
IN0735	44199 Monroe St, Indio	1970	1	IN DPSS/JEDA	Vacant	Vacant	855

Schedule A

Building ID	Primary Address	Built	Floor	Building Name	Department	Department Use	SQ FT
JV5911	5317 Mission Blvd, Jurupa Valley	2002	1	Rubidoux TLMA	Vacant	Vacant	4094
LE0501	117 S Langstaff St, Lake Elsinore	1960	1	LE CAC	Vacant	Vacant	3604
LE0501	117 S Langstaff St, Lake Elsinore	1960	1	LE CAC	Vacant	Vacant	5637
MU1326	37600 Sky Canyon Dr, Murrieta	1989	1	FRENCH VALLEY - TERMINIAL BUILDING	Vacant	Vacant (Ste G)	2025
PD2202	73520 Fred Waring Dr, Palm Desert	1988	0	PD SHRF For Maintenance Use ONLY for Generator	Vacant	Vacant	5322
PD2202	73520 Fred Waring Dr, Palm Desert	1988	1	PD SHRF For Maintenance Use ONLY for Generator	Vacant	Vacant	4978
PG1101	3255 E Tahquitz Canyon Way, Palm Springs	1960	0	PG CAC	Vacant	Vacant	9349
PG1105	19531 McLane Street, Palm Springs	2009	1	Roy's Desert Resource Center	Vacant	Vacant	6,840
RV0905	4080 Lemon Street, Riverside	1967	9	RV CAC TOWER	Vacant	Vacant	11,200
RV0925	3133 Mission Inn Avenue, Riverside	1935	1	RV FAC MGMT	Vacant	Vacant	2,187
RV0925	3133 Mission Inn Avenue, Riverside	1935	2	RV FAC MGMT	Vacant	Offices-Vacant	4940
RV0955	3610 11th Street, Riverside	1930	1	RV SIMON	Vacant	Vacant	11726
RV0955	3610 11th Street, Riverside	1930	2	RV SIMON	Vacant	Vacant	4946
RV0995	5950 Wilderness Avenue, Riverside	1966	2	RV TORO	Vacant	Vacant	4948
RV0995	5950 Wilderness Avenue, Riverside	1966	1	RV TORO	Vacant	Vacant	21433
RV1044	3403 Tenth Street, Riverside	1982	7**	Riverside Centre #A	Vacant	Vacant (Ste 746 Leased)	188
RV1044	3403 Tenth Street, Riverside	1982	6	Riverside Centre #A	Vacant	Ste 620 - Occupancy Vacated	2963
RV1044	3403 Tenth Street, Riverside	1982	6	Riverside Centre #A	Vacant	Vacant (Ste 630)	2775
RV1044	3403 Tenth Street, Riverside	1982	6	Riverside Centre #A	Vacant	Vacant (Ste 605)	2777
RV1044	3403 Tenth Street, Riverside	1982	7**	Riverside Centre #A	Vacant	Vacant/Storage (Ste 745)	882
RV1044	3403 Tenth Street, Riverside	1982	7**	Riverside Centre #A	Vacant	Vacant (Ste 705)	150
RV1044	3403 Tenth Street, Riverside	1982	7**	Riverside Centre #A	Vacant	Ste 707 Lactation Room for EDA	189
RV1044	3403 Tenth Street, Riverside	1982	7**	Riverside Centre #A	Vacant	Vacant (Ste 743)	112
RV1044	3403 Tenth Street, Riverside	1982	7**	Riverside Centre #A	Vacant	Vacant (Ste 702)	230
RV1044	3403 Tenth Street, Riverside	1982	7**	Riverside Centre #A	Vacant	Vacant (Ste 700)	8392
RV1044	3403 Tenth Street, Riverside	1982	7**	Riverside Centre #A	Vacant	Vacant (Ste 744)	168
RV1044	3403 Tenth Street, Riverside	1982	3	Riverside Centre #A	Vacant	Vacant	773
TR5308	86675 Airport Blvd, Thermal	2010	1	Thermal Aviation Facility	Vacant	Sheriff	15,017
							232,936

* To be demolished as part of the East County Detention Center project

** Note: 7th Floor of 3403 Tenth Street is demised as Executive Suites optimized for individual professional office users (e.g. attorneys, CPA's, etc.)

County of Riverside Owned Building Vacancy List Downtown Riverside

February 28, 2013

Building ID	Primary Address	Unit	Floor	Building Name	Department	Department Use	SQ FT
RV0905	4080 Lemon Street	1967	9	RV CAC TOWER	Vacant	Vacant	11,200
RV0925	3133 Mission Inn Avenue	1935	1	RV FAC MGMT	Vacant	Vacant	2,187
RV0925	3133 Mission Inn Avenue	1935	2	RV FAC MGMT	Vacant	Offices-Vacant	4940
RV0955	3610 11th Street	1930	1	RV SIMON	Vacant	Vacant	11726
RV0955	3610 11th Street	1930	2	RV SIMON	Vacant	Vacant	4946
RV1044	3403 Tenth Street	1982	7*	Riverside Centre #A	Vacant	Vacant (Ste 746 Leased)	188
RV1044	3403 Tenth Street	1982	6	Riverside Centre #A	Vacant	Ste 620 - Occupancy Vacated	2963
RV1044	3403 Tenth Street	1982	6	Riverside Centre #A	Vacant	Vacant (Ste 630)	2775
RV1044	3403 Tenth Street	1982	6	Riverside Centre #A	Vacant	Vacant (Ste 605)	2777
RV1044	3403 Tenth Street	1982	7*	Riverside Centre #A	Vacant	Vacant/Storage (Ste 745)	882
RV1044	3403 Tenth Street	1982	7*	Riverside Centre #A	Vacant	Vacant (Ste 705)	150
RV1044	3403 Tenth Street	1982	7*	Riverside Centre #A	Vacant	Ste 707 Lactation Room for EDA	189
RV1044	3403 Tenth Street	1982	7*	Riverside Centre #A	Vacant	Vacant (Ste 743)	112
RV1044	3403 Tenth Street	1982	7*	Riverside Centre #A	Vacant	Vacant (Ste 702)	230
RV1044	3403 Tenth Street	1982	7*	Riverside Centre #A	Vacant	Vacant (Ste 700)	8392
RV1044	3403 Tenth Street	1982	7*	Riverside Centre #A	Vacant	Vacant (Ste 744)	168
RV1044	3403 Tenth Street	1982	3	Riverside Centre #A	Vacant	Vacant	773
							54,598

* Note: 7th Floor of 3403 Tenth Street is demised as Executive Suites optimized for individual professional office users (e.g. attorneys, CPA's, etc.)

Harper-Ihem, Kecia

From: Harper-Ihem, Kecia
Sent: Wednesday, March 06, 2013 2:14 PM
To: Field, Robert; Brandl, Lisa
Cc: Grant, Diana; Sargent, Jennifer
Subject: FW: Re: Agenda item listing available county bldg. space

Importance: High

Hi All,

Per Supervisor Stone, I am continuing the item above to March 19, 2013. Please note that because the Board gave direction to have the item come back on March 12, 2013, it is on the agenda as item 2-10 with a notation to continue to March 19, 2013. I have the Form 11, but it will not go up on the web. Should you revise it, please let me know as soon as possible.

10 **2-10 ECONOMIC DEVELOPMENT AGENCY/FACILITIES MANAGEMENT: Receive and File the County of Riverside Owned Building Vacancy List Report. (Request that Item be Continued to 03/19/2013)**

Thank you,
Kecia



Kecia Harper-Ihem
Clerk of the Board
4080 Lemon Street, 1st Floor
Riverside County, CA 92501
ph. 951.955.1061 fax 951.955.1071
kharpier-ihem@rcbos.org

Perseverance builds character and your character leads you to your destiny.

The County Administrative Center is closed every Friday. Business hours for the Clerk of the Board Office are Monday through Thursday, 7:30 a.m. to 5:30 p.m.

This email message, including any attachments, is intended for the sole viewing and use of the individual or entity to which it is addressed, and may contain confidential and privileged information, which is prohibited from disclosure. Any unauthorized review, use, disclosure, distribution, or the taking of any action in reliance on the information contained in this email, including attachments, is prohibited. If you are not the intended recipient, you are hereby notified that any dissemination or copy of this message, or any attachments, is prohibited. If you have received a copy of this email in error, please notify the sender by reply email immediately, and remove all copies of the original message, including attachments, from your computer.

From: Hellweg, Opal
Sent: Wednesday, March 06, 2013 7:43 AM
To: Harper-Ihem, Kecia
Cc: Lauritzen, Verne
Subject: Re: Agenda item listing available county bldg space

Good Morning Kecia,
Would you please continue the agenda item Supervisor Stone requested last week identifying available county building space?

Thanks,

Opal Hellweg
Legislative Assistant to
Supervisor Jeff Stone, County of Riverside
opal@rcbos.org

37600 Sky Canyon Dr. #505
Murrieta, CA 92563
Ph. 951-698-7326, Fax 951-677-0669
Toll Free No. (866) 383-2203
www.supieffstone.org

Act Justly, Love Tenderly, Walk Humbly
Micah 6:8