



RIVERSIDE PUBLIC UTILITIES

Board Memorandum

BOARD OF PUBLIC UTILITIES

DATE: MARCH 9, 2026

SUBJECT: MISSION SQUARE FISCAL YEAR 2024/25 YEAR-END UPDATE

ISSUE:

Consider receiving an update on the Mission Square Fiscal Year 2024/25 year-end.

RECOMMENDATION:

That the Board of Public Utilities receive and file the Mission Square Fiscal Year 2024/25 year-end update.

BACKGROUND:

On October 13, 2015, the City acquired the Mission Square Office Building at 3750 University Avenue (Property), which was funded by Riverside Public Utilities (RPU). As such, RPU is now the Landlord of the Property. The Property consists of approximately 127,533 square feet of rentable office and retail space in a six-story building, of which 58% is for public use and 42% is for private use, plus a basement level and a 471-parking stall garage situated on approximately 2.5 acres of land. RPU funded the \$37,950,000 purchase with \$10,950,000 Electric Utility reserves and \$27,000,000 of 2010A Electric Build America Bond Proceeds. The use of bond proceeds complies with the private business tests limitations under Section 141 of the US Code related to private activity bonds.

On January 26, 2016, the City Council approved an Exclusive Authorization of Lease Agreement with Newmark of Southern California, Inc. dba Newmark Knight Frank (Newmark) to provide broker-leasing services for the Property. RPU staff has been coordinating the leasing process for the Property with the Real Property Services Division of the Community & Economic Development Department and Newmark as the broker for the Property.

DISCUSSION:

As of June 30, 2025, the Mission Square Office Building is 91.6% occupied. Lease negotiations are on-going or executed with the following tenants:

1. Suite 110 (former T-Mobile) – currently marketing
2. Suite 120 (vacant shell space) – currently marketing
3. Suite 125 (former River Ranch space) – currently marketing
4. Suite 225 (former Fehr & Peer space) – currently marketing
5. Suite 230 City of Riverside Museum Dept. – lease commenced July 1, 2024, for 3 years.

6. Suite 560 Riverside Gateway to College – lease commenced July 1, 2024, for 5 years and 3 months.

On September 26, 2017, the City Council approved a Supercharger Agreement with Tesla for 24 spaces available for charging 24/7. The electric revenue generated in Fiscal Year 2024/25 was \$691,971, a 19% increase in revenue compared to the previous fiscal year.

As of June 30, 2025, RPU recorded \$2,788,691 in revenue, \$1,833,385 in operating expenditures, \$708,585 in capital expenditures, and a cash balance of \$2,071,768. Revenues exceeded the estimated budget by approximately 5% due to increased parking revenues and an unutilized budgeted rent contingency. Expenditures were approximately 14% lower than the estimated budget due to lower costs related to Building Maintenance & Repairs.

FISCAL IMPACT:

There is no fiscal impact associated with this update.

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Attachments:

1. Fiscal Year 2024/25 Annual Report
2. Presentation