



**LEASE AGREEMENT WITH
20/20 PLUMBING & HEATING, INC.,
FOR USE OF CITY-OWNED LAND LOCATED AT
5961 ACORN STREET FOR EMPLOYEE PARKING**

COMMUNITY & ECONOMIC DEVELOPMENT DEPARTMENT

CITY COUNCIL
August 19, 2025

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BACKGROUND



Lessee owns parcels located north of Jurupa Avenue adjacent to City-owned property identified as a portion of Assessor's Parcel Number 155-070-030.

Lessee will utilize leased area for employee parking.



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SUBJECT PROPERTY

- APN: 155-070-030
- Approximately 27,000 SF of leased area for employee parking



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DISCUSSION

Monthly rent shall be subject to an annual adjustment of three percent (3%) and Lessee will provide a one-time security deposit of \$3,250 as follows:

YEAR	MONTHLY	ANNUAL
1	\$3,250.00	\$39,000.00
2	\$3,347.50	\$40,170.00
3	\$3,447.93	\$41,375.16
	TOTAL	\$120,545.16



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RECOMMENDATIONS

That the City Council:

1. Approve the Lease Agreement with 20/20 Plumbing & Heating Inc., of Riverside, California for use of a portion of 5961 Acorn Street for a three-year term generating revenue in the total amount of \$120,545.16; and
2. Authorize the City Manager, or his designee, to execute the Lease Agreement with 20/20 Plumbing & Heating, Inc., including making minor and non-substantive changes, and to sign all documents necessary to complete the transaction.



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