

BIG LOTS! & O'REILLY SHADOW-ANCHORED SHOPS

INVESTMENT & OWNER/USER OPPORTUNITY

12526 CENTRAL AVENUE, CHINO, CA 91710



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EXECUTIVE SUMMARY

Southern California Owner/User + Investment Opportunity



Rare Owner/User Opportunity in the Heart of Chino, CA - Chino Has Experienced Strong Growth in Recent Years with a Surge of Newly Constructed Distribution Centers & Other Industrial Properties



Located at the Signalized Corner of Central Avenue and Walnut Avenue - Traffic Counts Exceed 62,800 Cars Per Day



Low Effective Rent - Own a Prime Retail Property in the Heart of Chino for Just \$0.40/SF NNN

Prime Corner Location

- ▶ **Located in a Shopping Center Anchored by Big Lots! (NAP), O'Reilly Auto Parts (NAP), and Shell (NAP)**
- ▶ **Excellent Visibility on Central Avenue | Less Than 1/4 Mile From the Central Avenue Entrance to the CA-60 Freeway (±233,000 Cars Per Day)**
- ▶ **Commercial Zoning | High Quality Construction with Highly Visible Floor-to-Ceiling Windows - Available ±6,860 Square Foot Space has Excellent Potential for a Showroom or Other Retail Business**

Excellent Surrounding Area | Strong Real Estate Fundamentals

- ▶ **Located Just 7 Miles Via CA-60 Freeway to Ontario International Airport (ONT) | Less Than 10 Miles from Interstate 15, Which Provides Access to San Diego and the High Desert**
- ▶ **Distribution Centers in the Area Include Amazon, Costco, FedEx, and Wal-Mart** - The City's Close Proximity to Major Freeways and its Central Location to San Diego, Orange, and Riverside Counties Make Chino an Ideal Location for Future Development & Expansion
- ▶ **The Subject Property is Located Directly in the Path of Traffic To and From the CA-60 Freeway | Multiple Points of Ingress and Egress on Both Central Avenue and Walnut Avenue**
- ▶ **Located on a Main Retail Corridor | Close Proximity to Chino Valley Medical Center and Chino High School**
- ▶ **Other Nearby Retail Tenants Include Walgreens, Bank of the West, USPS, Superior Grocers, Wells Fargo, McDonald's, Jack in the Box, and Many More**
- ▶ **Dense, Infill Area - Population Counts Exceed 422,081 Within Five Miles | Strong Household Income of \$89,433 Within Five Miles**



MARKET OVERVIEW

Aerial Photo



CA-60 Freeway
±233,000 Cars Per Day



Walnut Avenue
±11,300 Cars Per Day



EJ Marshall
Elementary

**SUBJECT
PROPERTY**



St Margaret Mary
Catholic Church



Central Avenue
±51,500 Cars Per Day



Chino
City Hall

Central Plaza
Shopping Center

Walgreens



El Central
Real Plaza



McDonald's

Bank of America



City of Chino
Police Department



Chino Valley
Medical Center

Chino
High School



Demographics - 5-Mile Radius
Population: 382,342
Households: 102,506
Avg. HH Income: \$89,433

Chino Parks &
Recreation Department

FINANCIAL ANALYSIS

Offering Summary

Property Name	Big Lots! & O'Reilly Shadow-Anchored Shops
Property Address	12526 Central Avenue Chino, CA 91710
Assessor's Parcel Number	1015-371-03-0000
Current Occupancy	50%
Year Built	1967
Gross Leasable Area (GLA)	±13,790 Square Feet
Lot Size	±1.41 Acres (±61,340 Square Feet)

Pricing

Price	\$4,650,000
Price Per Square Foot	\$337.20

Proposed Financing Information (Seller Carryback*)

Down Payment	40% / \$1,860,000
LTV/Loan Amount	60% / \$2,790,000
Interest Rate	5.25%
Amortization	30-Year
Term	Fixed For 5 Years Due in 5 Years

*Seller is willing to carry back a loan at 60% loan to value. Please contact Agent for more details.

**SBA Financing also available. Please contact Agent for more details.

Annualized Operating Data

	Current	100% Occupancy*
Gross Potential Rent	\$151,700	\$295,760
Expense Reimbursements	\$42,771	\$90,872
Gross Potential Income	\$194,471	\$386,633
Effective Gross Income	\$194,471	\$386,633
Less Expenses	(\$85,110)	(\$90,872)
Net Operating Income	\$109,361	\$295,760

Expenses

	Current	100% Occupancy*
Property Tax - 1.1043%	\$51,350	\$51,350
Insurance	\$9,102	\$9,102
Utilities (Electric/Water/Sewer)	\$7,590	\$7,590
Repairs & Maintenance	\$11,000	\$11,000
Property Management	\$6,068	\$11,830
Total Expenses	\$85,110	\$90,872
Expenses/SF	\$6.17	\$6.59

*100% Occupancy assumes a lease is executed at \$1.75/SF NNN for the vacant space. The Effective Rent analysis below provides figures for owner/user occupancy.

Effective Rent Analysis

Debt Service - Annual Total	\$184,878
Less Base Rent	(\$151,700)
Remaining Debt Service (Owner/User)	\$33,178
Monthly Debt Service (Owner/User)	\$2,765
Effective Rent/SF/Mo.	\$0.40/SF NNN

FINANCIAL ANALYSIS

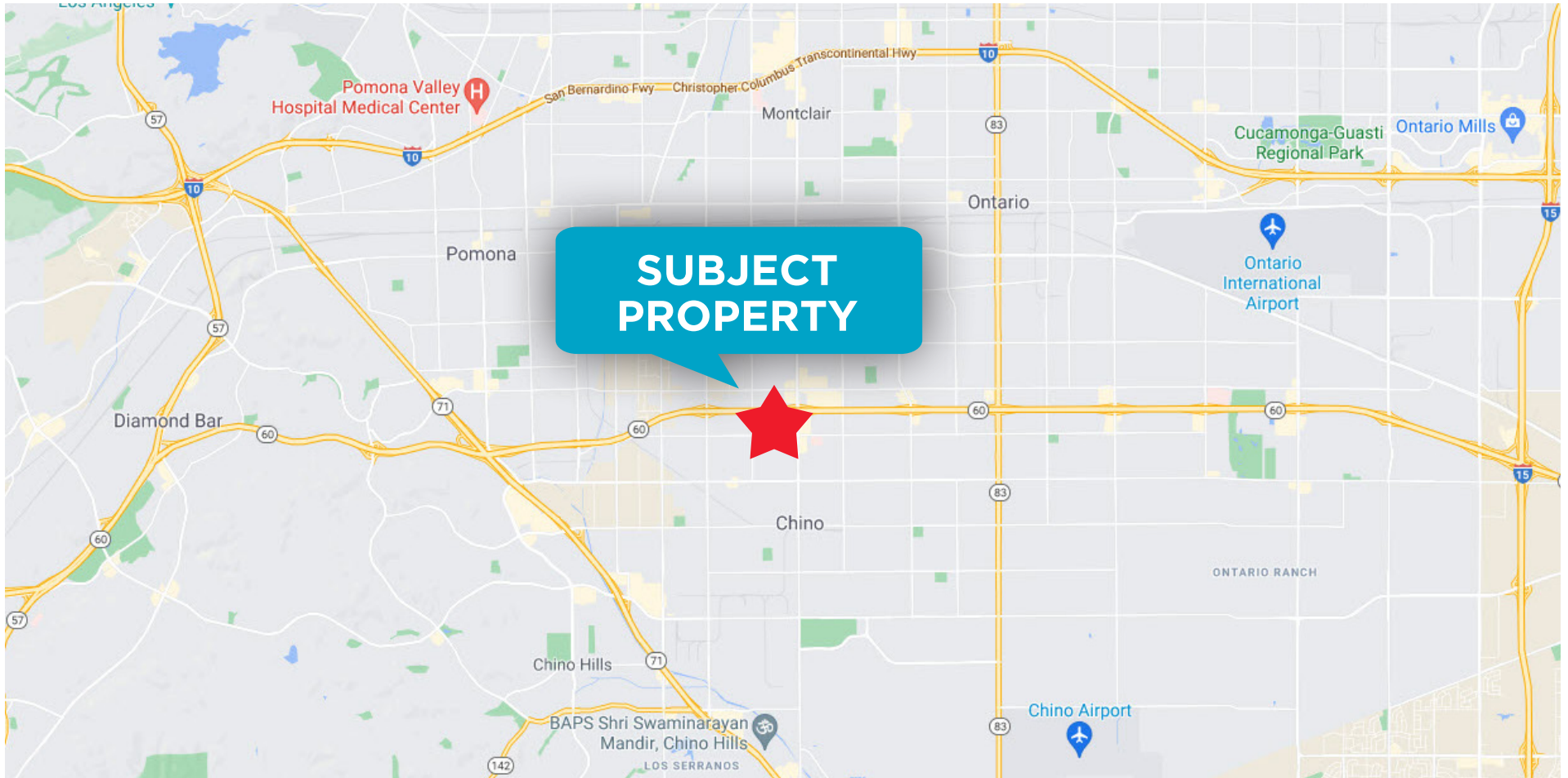
Rent Roll

Suite	Tenant Name	GLA	Percent of GLA	Expires	Monthly Rent	Rent Per SF	Increases	Lease Type	Options
12526-12536	Vacant or Owner/User	6,860	49.75%	N/A	\$0.00	\$0.00	N/A	N/A	N/A
12538	Sunrise Coin Laundry	1,750	12.69%	MTM	\$3,106.16	\$1.77	CPI Annual	NNN	None
12540	Golden Star Cleaners	1,400	10.15%	MTM	\$2,536.66	\$1.81	CPI Annual	NNN	None
12542-12544	Los Portales Mexican Food	3,780	27.41%	MTM	\$6,998.86	\$1.85	CPI Annual	NNN	None
# of Tenants 4		13,790	100%	Monthly: \$12,641.68 Annual: \$151,700.16		Average: \$1.82/SF NNN			



MARKET OVERVIEW

Regional Map



±62,800

CARS PER DAY AT THE
CENTRAL & WALNUT INTERSECTION



±7 MILES

TO ONTARIO INTERNATIONAL
AIRPORT (ONT)



±363,678

AVERAGE DAYTIME POPULATION
5-MILE RADIUS



±233,000

CARS PER DAY ON CA-60
FREEWAY AT CENTRAL AVENUE

MARKET OVERVIEW

The City Of Chino, CA

Chino is a city in the western end of San Bernardino County, California, United States, with Los Angeles County to its west and Orange County to its south in the Southern California region.



Chino is adjacent to Chino Hills, California. Chino's surroundings have long been a center of agriculture and dairy farming, providing milk products in Southern California and much of the southwestern United States.

Chino is bounded by Chino Hills and Los Angeles County to the west, Pomona to the northwest, unincorporated San Bernardino County (near Montclair) to the north, Ontario to the northeast, Eastvale to the southeast in Riverside County and Orange County to the southwest. It is easily accessible via the Chino Valley (71) and Pomona (60) freeways. The population was 93,000 residents as of 2020.

Chino is a community rich in tradition, culture, and diversity. Today, Chino benefits from a well balanced landscape with established residential and commercial areas, beautiful neighborhoods, quaint hometown charm, and a diverse business foundation.

Major Employers in Chino, CA

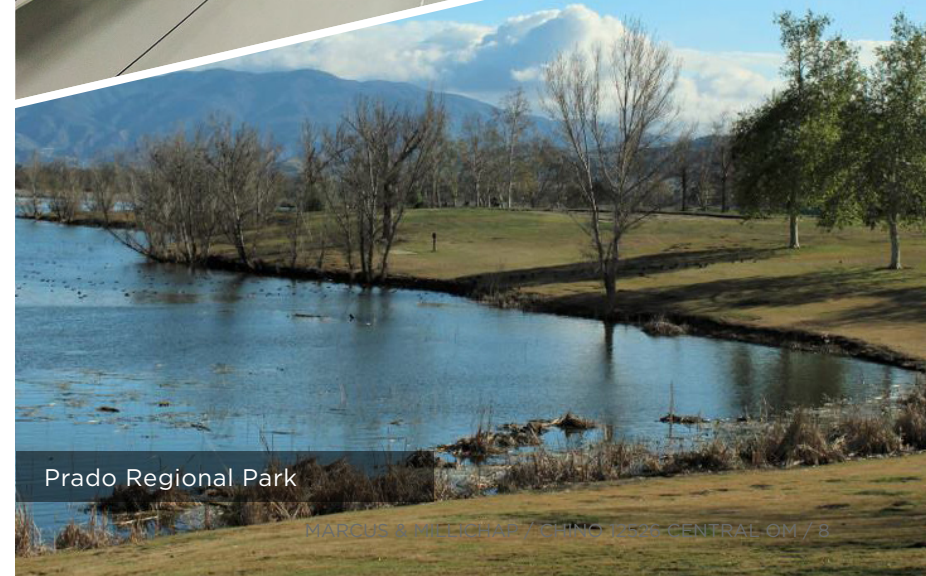
- ▶ Amazon Delivery Station & Fulfillment - 1,000+ Employees
- ▶ Loma Linda University - 1,500+ Employees
- ▶ California Institution for Men & Women - 2,000+ Employees
- ▶ KeHe Distributors - 1,000+ Employees
- ▶ Chino Unified School District - 1,500+ Employees
- ▶ Wal-Mart Distribution & Fulfillment - 500+ Employees



Chino Spectrum Town Center



Yanks Air Museum



Prado Regional Park

MARKET OVERVIEW

Demographic Summary

Population	1-Mile	3-Miles	5-Miles
2000 Population	22,733	139,393	382,342
2010 Population	24,352	148,272	398,413
2020 Population	25,932	157,491	422,081
2025 Population	26,471	161,646	433,724

Households	1-Mile	3-Miles	5-Miles
2000 Households	6,526	37,290	102,506
2010 Households	6,929	39,733	107,870
2020 Households	7,465	42,942	116,199
2025 Households	7,649	44,223	119,796
2020 Average HH Size	3.36	3.58	3.53
2025 Renter Occupied Housing	55.5%	40.8%	42.9%
2020 Owner Occupied Housing	45.0%	59.4%	57.4%
2020 Renter Occupied Housing	55.0%	40.6%	42.6%
2010 Owner Occupied Housing	49.4%	62.9%	60.5%
2010 Renter Occupied Housing	50.6%	37.1%	39.5%

Income	1-Mile	3-Miles	5-Miles
\$ 0 - \$ 14,999	11.1%	7.6%	8.1%
\$ 15,000 - \$24,999	10.9%	7.6%	7.8%
\$ 25,000 - \$34,999	7.9%	7.4%	7.7%
\$ 35,000 - \$49,999	14.6%	11.6%	11.7%
\$ 50,000 - \$74,999	22.8%	21.2%	19.8%
\$ 75,000 - \$99,999	12.4%	15.7%	15.6%
\$100,000 - \$124,999	8.6%	10.9%	10.6%
\$125,000 - \$149,999	4.0%	5.9%	6.2%
\$150,000 - \$200,000	3.9%	7.5%	7.4%
\$200,000 to \$249,999	1.3%	2.0%	2.1%
\$250,000 +	2.4%	2.7%	3.1%
2020 Median Household Income	\$56,620	\$68,726	\$68,473
2020 Average Household Income	\$72,988	\$87,876	\$89,433



\$89,433

2020 AVERAGE HOUSEHOLD INCOME



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