

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 \$1.63/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



Burlington
coat factory

ROSS
DRESS FOR LESS



City of Chino
Police Department



SUPERIOR
GROCERS

Central Plaza
Shopping Center

Walgreens



McDonald's

Chino
High School

SUBJECT
PROPERTY



St Margaret Mary
Catholic Church

El Central
Real Plaza



Central Avenue
±51,500 Cars Per Day

Bank of America



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



Chino
City Hall

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 | \$4,995,000 |
| Price Per Square Foot | \$362.22 |

Proposed Financing Information

| | |
|-----------------|---|
| Down Payment | 10% / \$499,500 |
| LTV/Loan Amount | 50% / \$2,497,500 - Bank 1st TD 40% / \$2,072,300 - SBA 2nd TD |
| Interest Rate | 4.60% - Bank 1st TD 2.97% - SBA 2nd TD |
| Amortization | 25-Year |
| Term | Fixed For 25 Years (Fully Amortizing) |

Annualized Operating Data

| | Current | 100% Occupancy* |
|-----------------------------|------------------|------------------|
| Gross Potential Rent | \$151,700 | \$295,760 |
| Expense Reimbursements | \$44,686 | \$94,682 |
| Gross Potential Income | \$196,386 | \$390,442 |
| Effective Gross Income | \$196,386 | \$390,442 |
| Less Expenses | (\$88,920) | (\$94,682) |
| Net Operating Income | \$107,466 | \$295,760 |

Expenses

| | Current | 100% Occupancy* |
|----------------------------------|-----------------|-----------------|
| Property Tax - 1.1043% | \$55,160 | \$55,160 |
| 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 | \$88,920 | \$94,682 |
| Expenses/SF | \$6.45 | \$6.87 |

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

Effective Rent

| | |
|-------------------------------------|----------------------|
| Debt Service - Annual Total | \$285,826 |
| Less Base Rent | (\$151,700) |
| Remaining Debt Service (Owner/User) | \$134,126 |
| Monthly Debt Service (Owner/User) | \$11,177 |
| Effective Rent/SF/Mo. | \$1.63/SF NNN |

FINANCIAL ANALYSIS

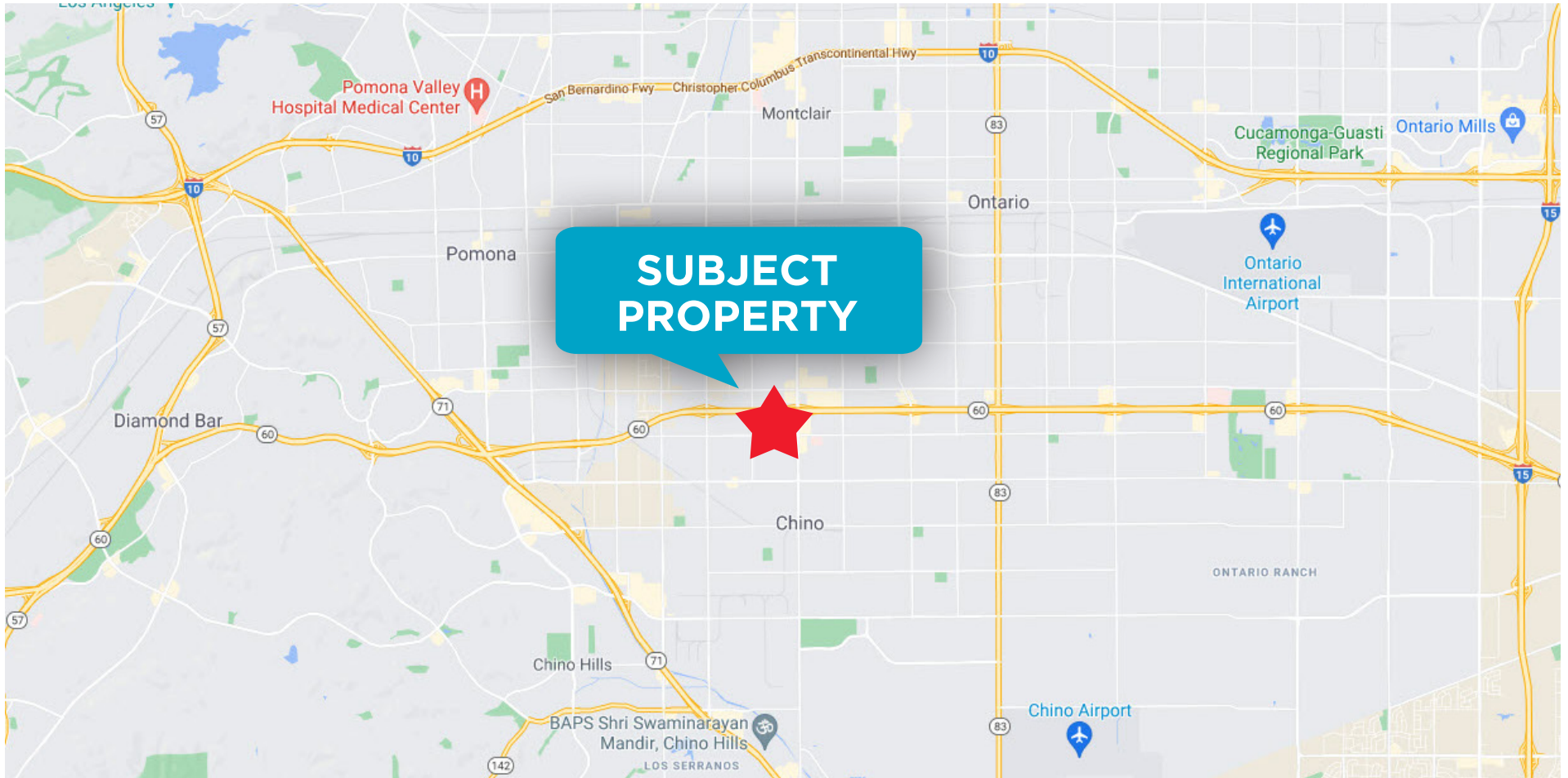
Rent Roll

| 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

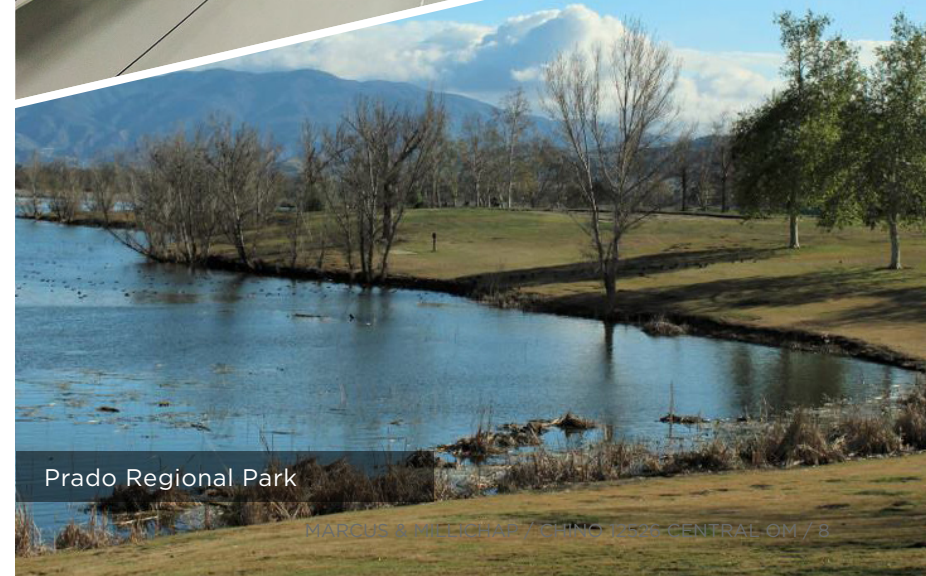
- ▶ Amazon Delivery Station & Fulfillment - 1,000+ Employees
- ▶ Loma Linda University - 1,500+ Employees
- ▶ California Institution for Men & Women - 2,000+ Employees
- ▶ KeHe Distributors - 1,000+ Employees
- ▶ Chino Unified School District - 1,500+ Employees
- ▶ Wal-Mart Distribution & Fulfillment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