

# US LBM ABSOLUTE NNN LEASE

490 E SUNNY DUNES RD, PALM SPRINGS, CA 92264

Marcus & Millichap  
DUONG INVESTMENT GROUP



# INVESTMENT OVERVIEW

## Investment Highlights



**US LBM: One of the Nation's Largest Building Materials Distributors**



**In-Place Rent Sits More Than 50% Below Market**



**Low Price Point: Offers Investors a Lower Total Capital Requirement for an Absolute NNN Industrial Asset**

## Strong Credit Tenant

- ▶ **Market Leadership:** US LBM Operates Over 460 Locations Across the U.S. with Over \$8 Billion in Annual Revenue
- ▶ **Well Capitalized:** Tenant is Backed by Bain Capital and Platinum Equity
- ▶ **E-Commerce & Recession-Resilient:** US LBM Business Model Is Well-Suited to Thrive in Various Economic Conditions

## Strong Real Estate Fundamentals

- ▶ **Highly Desirable Site:** The Property Boasts a Rare 1.26-Acre Lot of Useable Outdoor Storage Space, a Key Feature in Today's Market
- ▶ **Prime Location:** Located in Central Palm Springs with a High Barrier to Entry for New Development
- ▶ **Investor-Friendly:** This Absolute NNN Industrial Property Offers Zero Landlord Responsibilities, Ideal for Investors Who Are Not Local to the Market
- ▶ **High Average Household Income:** Average Household Income Within Three Miles Exceeds \$108,000, Supporting Local Spending Capacity and Demand for Service-Oriented Commercial and Industrial Uses



# INVESTMENT OVERVIEW

## Tenant Spotlight

### US LBM



US LBM is one of the largest privately owned, full-line distributors of specialty building materials in the United States, serving professional builders, remodelers, specialty contractors, and construction customers through a national network of local operating divisions. The company provides a broad portfolio of building products used in residential and commercial construction, including lumber, windows, doors, millwork, roofing, siding, cabinetry, wallboard, engineered components, and related materials.

Founded in 2009, US LBM has grown into a nationwide building products platform with more than 450 locations and approximately 15,000 associates across the country. The company's operating model combines the scale, purchasing power, supplier relationships, and technology resources of a national organization with the local expertise and customer relationships of established regional brands.

US LBM serves a customer base tied to construction, renovation, repair, and remodeling activity, making the company an important supply-chain partner for builders and contractors. Its mix of distribution, manufacturing, design, estimating, logistics, millwork, structural components, and product customization services supports repeat customer demand and long-term market relevance.

Founded	<b>2009</b>
Headquarters	<b>Atlanta, GA</b>
# of Employees	<b>15,000+</b>
# of Locations	<b>450+</b>

\*Employee and location figures reflect the most recent publicly available company information



## Company Growth

US LBM operates more than 450 locations nationwide, making it one of the largest specialty building materials distributors in the country. Since its founding in 2009, the company has expanded through a combination of acquisitions, local market growth, and continued investment in its national building products platform.

The company's growth strategy is centered on partnering with leading local building material distributors and preserving their regional market relationships while adding the benefits of a national platform. This model allows US LBM divisions to maintain local responsiveness while leveraging centralized resources such as procurement, technology, operational best practices, supplier programs, and expanded product capabilities.

US LBM continues to broaden its product and service offerings across specialty building materials, component manufacturing, logistics, design and engineering support, and technology-enabled customer tools. The company's broad national footprint and construction-focused customer base reinforce its role as a key supplier to professional builders, remodelers, and trade contractors.

Website [uslbn.com](http://uslbn.com)



Aerial Photo



CA State Highway 111  
±40,000 Cars Per Day

Escena  
Golf Club



**Downtown Palm Springs**  
- Primary Retail & Dining Corridor  
- \$1.9B Annual Visitor Spending  
- Hosts a Weekly Thursday Streetfair

Sunrise Place



**Palm Springs International Airport**  
- 3.3M Annual Passengers  
- 120 Flights Per Day



**SUBJECT PROPERTY**

Prescott  
Reserve

Tahquitz Golf  
Course



CA State Highway 111B  
±38,000 Cars Per Day

Smoke Tree Village



Smoke Tree Commons



Seven Lakes  
Golf Club

# FINANCIAL ANALYSIS

## Offering Summary

Property Name	US LBM
Property Address	490 E Sunny Dunes Rd Palm Springs, CA 92264
Assessor's Parcel Number	508-132-053
Year Built	1950
Gross Leasable Area (GLA)	±8,700 Square Feet
Lot Size	±1.75 Acres (±76,230 Square Feet)

## Pricing

Price	\$1,527,000
Cap Rate	5.50%
Price/SF	\$172.52

## Annualized Operating Data

Net Operating Income	\$84,000
----------------------	----------

## Lease Information

Lease Commencement Date	12/15/2015
Lease Expiration Date	12/31/2033
Total Lease Term	±18 Years
Lease Term Remaining	±7 Years
Increases	None
Options	Four, Five-Year @ Cumulative CPI with 15% Max
Lease Type	Absolute NNN

# MARKET OVERVIEW

## Site Plan



### PROPERTY DETAILS

Address	490 E Sunny Dunes Rd Palm Springs, CA 92264
Parcel Number	508-132-053
Year Built	1950
Gross Leasable Area	±8,700 Square Feet
Lot Size	±1.75 AC (±76,230 SF)

\*Site plan is a conceptual rendering provided for illustrative/representative purposes only. Buyer to verify all information independently.



Large 1.75-Acre Lot

# MARKET OVERVIEW

## Palm Springs, CA



The Subject Property is positioned within the Riverside-San Bernardino-Ontario MSA, a major Southern California industrial and logistics market supported by regional population scale, transportation infrastructure, and trade-oriented employment. The broader Inland Empire market continues to function as a primary distribution and service base for Southern California, with Riverside County providing access to both regional consumers and employment centers.

Palm Springs offers a different but complementary industrial demand profile than the core Inland Empire warehouse markets. Demand is supported by tourism, hospitality, airport activity, construction services, residential maintenance, local distribution, and small-business operators serving the Coachella Valley. This creates a practical environment for freestanding industrial assets serving local and regional service users.

Palm Springs International Airport remains a key regional demand driver, with record passenger activity and a significant economic impact across the Riverside MSA. The airport, downtown Palm Springs, hotels, golf clubs, convention activity, and surrounding resort communities support recurring commercial activity tied to visitors, residents, and service providers.

The Subject Property's placement near CA Highway 111, downtown Palm Springs, and Palm Springs International Airport provides access to both local commercial demand and the broader Coachella Valley customer base. The absolute NNN lease structure supports a passive investment profile for private investors seeking California market exposure with tenant responsibility for operating expenses, as provided.

## Nearby Points of Interest \*Proximity to Subject Property

Downtown Palm Springs



Palm Springs Int'l Airport



Palm Springs Amtrak Station



The River at Rancho Mirage



Acrisure Arena



## Demographics

### Income & Economics

	3-Mile	5-Mile	10-Mile
Average Household Income	\$108,387	\$96,956	\$96,737
Average Household Retail Expenditure	\$82,344	\$80,271	\$79,743
2025 Daytime Population	48,620	79,509	153,141

### Population

2030 Population	19,329	38,855	68,203
2025 Population	34,282	85,761	155,198
2020 Population	33,138	82,109	150,130

### Households

2030 Households	19,329	38,855	68,203
2025 Households	19,100	38,140	67,042
2010 Households	18,658	36,770	64,825

# US LBM ABSOLUTE NNN LEASE

## Exclusively Listed By

### CRAIG ELSTER

Senior Director Investments  
Director, Net Leased Properties Group  
(949) 419-3223  
craig.elster@marcusmillichap.com  
Lic. CA 01958307

### RON DUONG

Senior Managing Director Investments  
(949) 350-5431 call/text  
ron.duong@marcusmillichap.com  
Lic. CA 01438643

## Broker Of Record

### TONY SOLOMON

License: CA 01238010  
23975 Park Sorrento, Suite 400  
Calabasas, CA 91302

19800 MacArthur Boulevard, Suite 150, Irvine, CA 92612 / [www.marcusmillichap.com](http://www.marcusmillichap.com)

©2026 Marcus & Millichap. All rights reserved. The material in this presentation has been prepared solely for information purposes, and is strictly confidential. Any disclosure, use, copying or circulation of this presentation (or the information contained within it) is strictly prohibited, unless you have obtained Marcus & Millichap's prior written consent. The views expressed in this presentation are the views of the author and do not necessarily reflect the views of Marcus & Millichap. Neither this presentation nor any part of it shall form the basis of, or be relied upon in connection with any offer, or act as an inducement to enter into any contract or commitment whatsoever. NO REPRESENTATION OR WARRANTY IS GIVEN, EXPRESS OR IMPLIED, AS TO THE ACCURACY OF THE INFORMATION CONTAINED WITHIN THIS PRESENTATION, AND MARCUS & MILLICHAP IS UNDER NO OBLIGATION TO SUBSEQUENTLY CORRECT IT IN THE EVENT OF ERRORS.