

US LBM ABSOLUTE NNN LEASE

7054 OLD WOMAN SPRINGS RD, YUCCA VALLEY, CA 92284

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
- ▶ **Positioned Just Off Highway 62, the Area's Primary Commercial Corridor, With Reported Traffic of 44,500 Cars Per Day and Immediate Access to Yucca Valley's Core Retail, Civic, Aviation, and School Demand Drivers**

Strong Real Estate Fundamentals

- ▶ **Highly Desirable Site:** The Property Boasts a Rare 1-Acre Lot of Useable Outdoor Storage Space, a Key Feature in Today's Market
- ▶ **Prime Location:** Located in Central Yucca Valley 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



Aerial Photo - West Facing



62 CA State Hwy 62
±44,550 Cars Per Day

Yucca Valley High School
± 1,168 Students

STATER BROS. MARKETS
WELLS FARGO

Desert Vista Village

spark
by Hilton

Brehm Park
Recreational Center

BANC OF CALIFORNIA

FRONTIER

vca
animal hospitals

Las Palmas

Black Bear Diner
IHOP

Community Center
Park

Yucca Valley
Community Center

Community Center
Basketball Courts

Friends of the
Yucca Valley
Library

TINY PONY

Carls Jr.

TODA MODA

GROCERY
OUTLET
Bergain Market

SHOE CITY

SUPERCHARGER

76 SUBWAY

PAPA JOHNS

**SUBJECT
PROPERTY**

John's Garage

Perris Fence
& Steel

SOUTHERN CALIFORNIA
EDISON

Old Woman Springs Road

Aerial Photo - East Facing



VSC TRACTOR SUPPLY CO
STATER BROS. MARKET

Starbucks DELTACO
Applebees GRILL + BAR McDonald's

Yucca Valley Airport

ALDI FIVESTAR FITNESS

usbank

STAR MART
Allstate OPTIMUM MENTAL HEALTH SERVICES
DESERT OASIS HEALTHCARE

ROSS DRESS FOR LESS VONS Bath & Body Works

[HomeStreet] Bank

Quest Diagnostics

CHASE

SOUTHERN CALIFORNIA EDISON

62 CA State Hwy 62 ±44,550 Cars Per Day

Old Woman Springs Road

SUBJECT PROPERTY

EARTH PIZZA PAPA JOHN'S

76 SUBWAY

SHOE CITY

Perris Fence & Steel

SUPERCHARGER

GROCERY OUTLET bargain market

FINANCIAL ANALYSIS

Offering Summary

Property Name	US LBM
Property Address	705 Old Waman Springs Rd Yucca Valley, CA 92284
Assessor's Parcel Number	0595-161-11-0000, 0595-161-12-0000
Year Built	1965
Gross Leasable Area (GLA)	±9,460 Square Feet
Lot Size	±1.97 Acres (±85,813 Square Feet)

Pricing

Price	\$1,127,000
Cap Rate	5.50%
Price/SF	\$119.13

Annualized Operating Data

Net Operating Income	\$62,000
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Lease Information

Lease Commencement Date	12/15/2015
Lease Expiration Date	12/31/2033
Total Lease Term	±18 Years
Lease Term Remaining	±8 Years
Increases	None
Options	Four, Five-Year @ Cumulative CPI with 15% Max
Lease Type	Absolute NNN

MARKET OVERVIEW

Riverside-San Bernardino-Ontario MSA



The Riverside-San Bernardino-Ontario MSA remains one of Southern California's primary industrial and logistics markets, supported by regional freeway connectivity, port-linked distribution activity, population growth, and a broad base of construction, service, retail, public-sector, and tourism-related employment. The broader Inland Empire continues to attract industrial users seeking access to Southern California consumers without the cost profile of coastal markets.

Industrial conditions across the Inland Empire have recalibrated from the peak e-commerce cycle, with higher vacancy and more tenant leverage in larger distribution formats. However, the market continues to benefit from long-term logistics fundamentals, a slowing construction pipeline, and persistent demand for functional, well-located service industrial, contractor, and construction-related space.

Yucca Valley functions as a commercial and civic hub for the Morongo Basin, with Highway 62 serving as the primary east-west retail and services corridor between the Coachella Valley, Joshua Tree, and Twentynine Palms. The Subject Property's placement just off Highway 62 and along Old Woman Springs Road supports local contractor access, customer visibility, and regional connectivity across the High Desert trade area.

The asset's large lot, two points of ingress and egress, and Absolute NNN structure align with private investor demand for functional real estate with passive ownership characteristics. Surrounding retail, school, civic, airport, and tourism-linked demand drivers support a durable local service base.

Nearby Points of Interest *Proximity to Subject Property

State Highway 62



Pioneertown Historic District



Joshua Tree National Park



Morongo Valley



Twenty-Nine Palms



Demographics

Income & Economics

	3-Mile	5-Mile	10-Mile
Average Household Income	\$86,012 25	\$86,017	\$82,525
Average Household Retail Expenditure	\$74,280	\$74,099	\$71,299
2025 Daytime Population	14,335	19,888	23,929

Population

2030 Population	19,615	25,021	35,475
2025 Population	19,575	24,969	35,414
2020 Population	19,089	25,249	35,801

Households

2030 Households	8,129	10,293	15,214
2025 Households	8,804	10,235	15,177
2010 Households	7,995	10,122	14,929

US LBM ABSOLUTE NNN LEASE

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