

For Sale: Single-Tenant Absolute NNN Investment

10276 FOOTHILL BLVD
RANCHO CUCAMONGA, CA 91730



OLIVER GHADOUSHI

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DRE 01973061

 ±29,125 VPD

COMPASS
COMMERCIAL
FOOTHILL BLVD

EXCLUSIVE REPRESENTATION BY:

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COMMERCIAL



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The Owner and Compass expressly reserve the right, in their sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions with any entity at any time with or without notice which may arise as a result of review of this Offering Memorandum. You agree that this Offering Memorandum and its contents are of a confidential nature, that you will hold and treat it in the strictest of confidence and that you will not disclose this Offering Memorandum or any of its contents to any other entity without the prior written authorization of the Owner or Compass. You also agree that you will use this Offering Memorandum or any of its contents in any manner detrimental to the interest of the Owner or Compass.

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Executive Summary

Compass Commercial is pleased to present 10276 Foothill Blvd in Rancho Cucamonga — an absolute single-tenant NNN investment occupied by Kalaveras, a full-service restaurant and bar with a well-established presence across Southern California. The offering delivers immediate passive income and a compelling covered land play for future development.

The $\pm 6,995$ SF building sits on a $\pm 61,855$ SF (± 1.42 AC) lot with 92 parking spaces — significantly over-parked at 13 per 1,000 SF — reflecting meaningful embedded land value and strong redevelopment optionality. Positioned at the signalized corner of Foothill Blvd and Center Ave, the CO1-zoned parcel offers dual-street exposure, a captive residential consumer base on multiple sides, and a large adjacent future development parcel signaling continued corridor growth.

Structured as a 20-year absolute NNN lease with zero landlord responsibilities, 10% rent increases every five years deliver built-in NOI growth throughout the hold period. Backed by a strong operator guaranty, Kalaveras holds a full-service liquor license and completed an extensive 2022 renovation supporting long-term retention. Proximate to Terra Vista Town Center and Town Center Square along Foothill Blvd at $\pm 29,125$ VPD, the property sits within one of the Inland Empire's most dense and rapidly growing commercial corridors.



Aerial Overview



Property Overview

PROPERTY DATA

6,995 SF

TOTAL BUILDING SIZE

61,855 SF

LAND AREA

1981/2022

YEAR BUILT/RENOVATED

±29,125

VEHICLES PER DAY

\$5,299,000

OFFERING PRICE

CO1 (CORRIDOR 1 ZONE)

ZONING

1077-601-11-0000

APN

*SQUARE FOOTAGE PER ASSESSOR.

*BUYER TO VERIFY ANY AND ALL ACCURACY OF INFORMATION



Investment Highlights

- / Absolute NNN Lease | 20-Year Primary Term | Zero Landlord Responsibilities
- / 10% Scheduled Rent Increases Every 5 Years Delivering Built-In NOI Growth
- / Prime Signalized Corner | Foothill Blvd & Center Ave | $\pm 29,125$ VPD | Dual-Street Exposure
- / $\pm 6,995$ SF Building on $\pm 61,855$ SF (1.42 AC) Lot | Exceptional Land-to-Building Ratio
- / Strong Lease Guaranty from Experienced Operator | Extensively Remodeled in 2022 | Full-Service Liquor License
- / Surrounded by Dense Residential Development & Major Retail Anchors
- / Positioned Within One of the Inland Empire's Most Dense and Rapidly Growing Commercial Corridors
- / Large Corner Parcel in High-Density Infill Location



Property Details

General Summary

Address	10276 Foothill Blvd Rancho Cucamonga, CA 91730
APN	1077-601-11-0000
Building Size	±6,995 SF
Parcel Size	±1.42 AC (±61,855 SF)
Year Built / Renovated	1981 / 2022
Zoning	CO1 (Corridor 1 Zone)
Ownership	Fee Simple

Lease Abstract

Tenant	Kalaveras
Remaining Lease Term	±19 Years
Renewal Options	Four (4) Five (5) Year Options
Net Operating Income	\$324,000
Rent Increases	10% every 5 Years
Lease Type	Absolute Triple-Net (NNN)
Landlord Responsibilities	None

\$5,299,000
Purchase Price

\$324,000
Net Operating Income

Lease Years	Annual Rent
6–10	\$356,400
11–15	\$392,040
16–20	\$431,244
Option 1: 21–25	\$474,368
Option 2: 26–30	\$521,805
Option 3: 31–35	\$573,986
Option 4: 36–40	\$631,384

Temporary Rent Schedule Adjustment: March 1, 2026 – February 28, 2027: \$20,000 per month (tenant responsible for taxes and insurance). Beginning March 1, 2027, rent returns to \$27,000 per month per the lease schedule.
20-Year Primary Lease Term Commenced: March 21, 2025.

Area & Market Overview

Rancho Cucamonga is one of the Inland Empire's most established and desirable cities, situated approximately 37 miles east of Downtown Los Angeles at the convergence of the I-10, I-15, and I-210 freeways. With a strong local economy spanning retail, logistics, and professional services, and a balanced foundation of long-term fundamentals, the city is a consistently sought-after destination for commercial real estate investment. Foothill Boulevard serves as the region's primary east-west retail corridor, following the historic alignment of Route 66 through the heart of Rancho Cucamonga. Characterized by high traffic volumes, strong consumer visibility, and a dense concentration of national and regional tenants, the corridor is actively evolving with mixed-use repositioning that reflects changing consumer habits and reinforces long-term commercial demand. The immediate trade area is anchored by Terra Vista Town Center and Town Center Square — two institutional retail centers totaling over 540,000 square feet with combined annual visits exceeding 11 million — while multiple high-density residential communities immediately surrounding the subject property provide a large and captive consumer base. Ontario International Airport is located within 10 minutes, further underscoring the area's connectivity and long-term investment fundamentals.



10276
FOOTHILL BLVD



 ±29,125 VPD

FOOTHILL BLVD



±29,125 VPD

FOOTHILL BLVD

CENTER AVE



10276
FOOTHILL BLVD



BAND NIGHT SUNDAY BRUNCH BUFFET \$29

THE KNAYERS

Center

Foothill BLVD 10300

40









FOR MORE INFORMATION REGARDING
THIS OPPORTUNITY, PLEASE CONTACT:

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