



TURNKEY 20-UNIT TOWNHOME OFFERING
IN THE GROWING INLAND EMPIRE MARKET

Marcus & Millichap
NFB GROUP

NOW LISTED - 21,440 SF

MODERN 20-UNIT TOWNHOME



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Activity ID: ZAG1050517

Marcus & Millichap



A 20-UNIT TROPHY ASSET LOCATED IN RIALTO

1525 N PALM AVE
RIALTO, CA 92376

01

02

03

EXECUTIVE
SUMMARY

INVESTMENT
HIGHLIGHTS

FINANCIAL
OVERVIEW

04

05

06

PROPERTY
RENT TROLL

ABOUT RIALTO &
DEVELOPMENTS

MARKET
OVERVIEW



1525 N PALM AVENUE
RIALTO, CA 92376

THE OFFERING

20-Unit Townhome Community in Rialto, CA

1525 N Palm Avenue is a 2008-construction, townhome-style multifamily asset located in Rialto, California. The property consists of 20 well-designed townhome units totaling approximately 21,440 rentable square feet. The attractive unit mix includes six 2-bedroom / 2.5-bath and 14 3-bedroom / 2.5-bath residences, a configuration that appeals to families and working professionals seeking larger floor plans and private living environments. The asset is well maintained and operates as a turnkey investment with minimal anticipated near-term capital expenditures.

The property benefits from strong multifamily fundamentals within the Riverside-San Bernardino metropolitan area. Recent net absorption has exceeded elevated new supply, compressing regional vacancy rates into the low-to-mid single digits and supporting rent levels near all-time highs. As one of Southern California's most affordable rental markets, the Inland Empire continues to capture demand spillover from Los Angeles and Orange County. This dynamic positions 1525 N Palm Avenue favorably against newer Class A developments, allowing well-located, early-2000s-vintage assets to maintain high occupancy and competitive rent growth while offering residents a compelling value proposition.

INVESTMENT HIGHLIGHTS



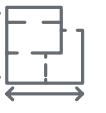
2008 construction townhome product built to condo specifications



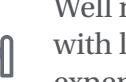
Central A/C & heat, washer & dryer hook-ups, and upgraded kitchens w/ granite countertops



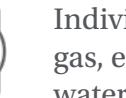
Attached single car enclosed garage and one outdoor parking space



Flexible acquisition: purchase one or both buildings for bite-size entry or immediate scale



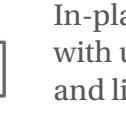
Well maintained, turnkey asset with limited near-term capital expenditures



Individually metered for gas, electricity, and water



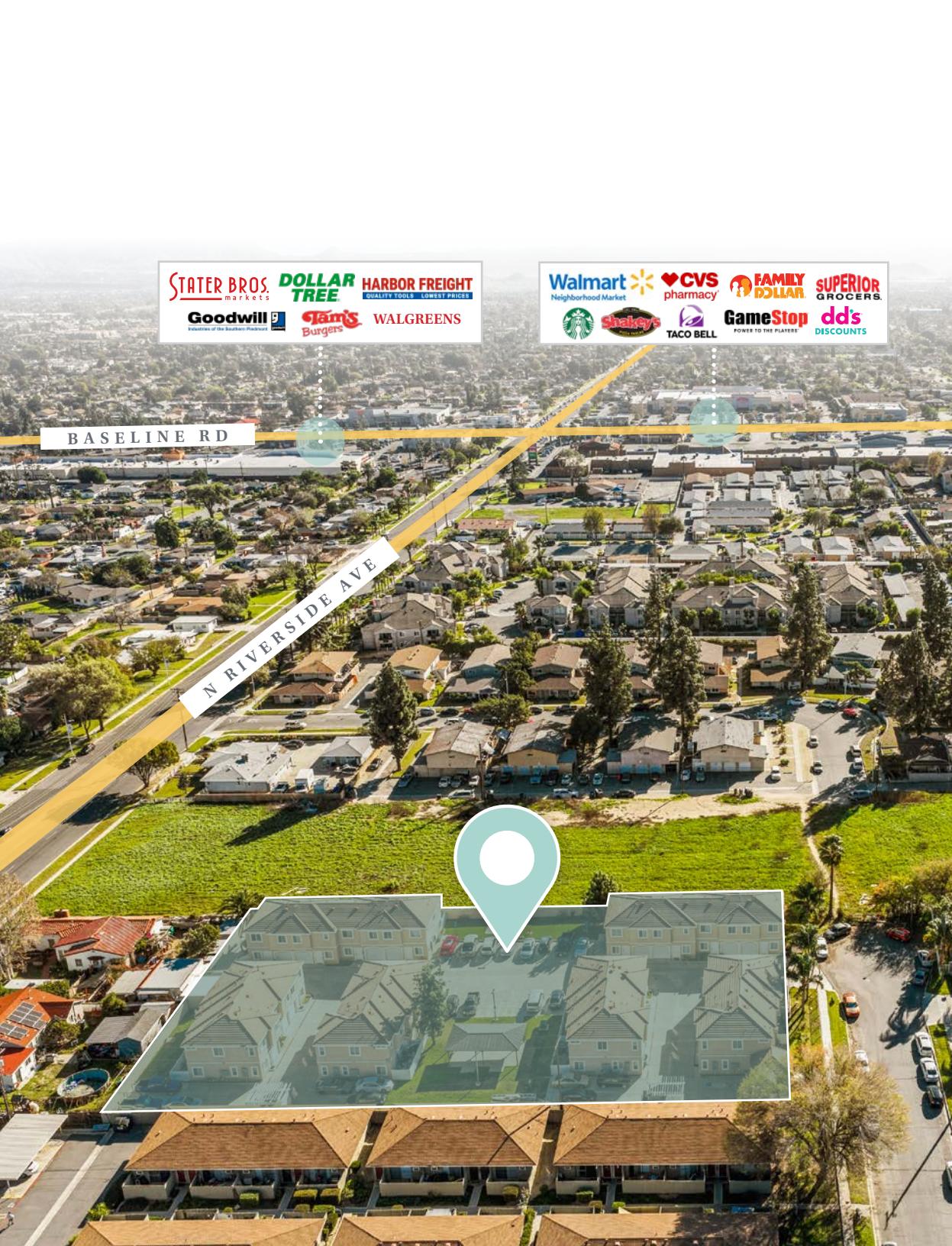
All units are desirable townhome style layouts with an upstairs and downstairs



In-place rents slightly below market with upside through normal turnover and light interior upgrades



Turnkey investment opportunity with sleek finishes, premium amenities, and consistent cash flow.



FINANCIALS

DEAL OVERVIEW	
Price:	\$7,500,000
Number of Units:	20
Year Built:	2008
Approx. RSF:	±21,440 SF
Cost per RSF:	\$350
Cost per Unit:	\$375,000
Current GRM:	13.81
Market GRM:	13.24
Current CAP:	4.88%
Market CAP:	5.11%
Approx. Lot Size:	±47,742 SF

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1525 N PALM AVE
RIALTO, CA 92376

INCOME	CURRENT	PRO FORMA	
Scheduled Gross Rent:	\$571,680	\$596,460	
Less Vacancy Rate Reserve:	(\$28,584)	5%	(\$29,823)
Gross Operating Income:	\$543,096	\$566,637	
Less Expenses:	(\$176,942)	(\$183,079)	
Net Operating Income:	\$366,154	\$383,558	

EXPENSES	% OR \$ PER UNIT	CURRENT	PRO FORMA
Property Taxes	1% of List Price	\$75,000	\$75,000
Insurance		\$16,244	\$21,440
Special Assessments (Tax Bill)		\$9,723	\$9,723
Utilities - Water & Electric		\$3,400	\$3,400
City of Rialto BL & Fire		\$1,437	\$1,437
Trash Removal		\$24,294	\$24,294
Repairs & Maintenance	\$700/Unit	\$14,000	\$14,000
Landscaping		\$3,600	\$3,600
Spectrum & Ring Alarm		\$1,680	\$1,680
Pest Control		\$840	\$840
Operating Reserves		\$5,000	\$5,000
Management Fee	4% of Gross Rent	\$21,724	\$22,665
Total Expenses:		\$176,942	\$183,079
Per Unit:		\$8,847	\$9,154
Per SF:		\$8.25	\$8.54

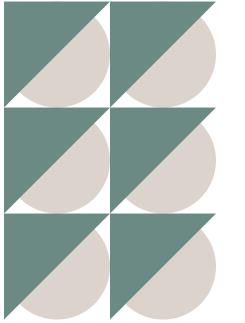
RENT ROLL

# OF UNITS	UNIT TYPE	CURRENT		PRO FORMA	
		AVG. MO. RENT/UNIT	MONTHLY INCOME	AVG. MONTHLY RENT/UNIT	MONTHLY INCOME
6	2/2.5 TH	\$2,408	\$14,450	\$2,495	\$14,970
14	3/2.5 TH	\$2,371	\$33,190	\$2,481	\$34,755
Monthly Scheduled Rent:			\$47,640		\$49,755
Annual Scheduled Rent:			\$571,680		\$596,600
UNIT NO.	UNIT TYPE	ACTUAL RENT		MARKET RENT	
1	3/2.5 TH	\$2,500		\$2,595	
2	2/2.5 TH	\$2,450		\$2,495	
3 (Manager's Unit)	3/2.5 TH	\$1,000		\$1,000	
4	3/2.5 TH	\$2,500		\$2,595	
5	2/2.5 TH	\$2,500		\$2,495	
6	3/2.5 TH	\$2,500		\$2,595	
7	3/2.5 TH	\$2,400		\$2,595	
8	2/2.5 TH	\$2,400		\$2,495	
9	3/2.5 TH	\$2,500		\$2,595	
10 (Vacant)	3/2.5 TH	\$2,595		\$2,595	
11	2/2.5 TH	\$2,400		\$2,495	
12	3/2.5 TH	\$2,500		\$2,595	
13	3/2.5 TH	\$2,400		\$2,595	
14	2/2.5 TH	\$2,400		\$2,495	
15	3/2.5 TH	\$2,400		\$2,595	
16 (Vacant)	3/2.5 TH	\$2,595		\$2,595	
17	3/2.5 TH	\$2,500		\$2,595	
18	2/2.5 TH	\$2,300		\$2,495	
19	3/2.5 TH	\$2,400		\$2,595	
20	3/2.5 TH	\$2,400		\$2,595	
Monthly Total:		\$47,640		\$49,755	
Annual Total:		\$571,680		\$596,600	

RIALTO, CA

Located in the heart of the Inland Empire, Rialto is situated approximately 55 miles east of downtown Los Angeles. Rialto is part of the Riverside-San Bernardino metropolitan area and benefits from direct access to major regional corridors including Interstates 10, 15, and 210. Its central location makes it both highly accessible and deeply connected to the broader Southern California.

Home to more than 100,000 residents, Rialto offers a diverse, family-oriented community supported by affordable housing, established neighborhoods, and expanding civic amenities. The city blends long-standing residential areas with ongoing commercial and industrial development, creating a balanced environment that supports both local living and regional employment.



With its expanding economic base, and commitment to community development, Rialto is well positioned for long-term growth. The city continues to evolve as a vital destination—offering opportunity, connectivity, and an increasingly attractive quality of life.



AREA OVERVIEW



NEARBY DEVELOPMENTS



1. LOCUST GATEWAY LOGISTICS CENTER (PROPOSED WAREHOUSE)



4. 160 NORTH CACTUS AVE INDUSTRIAL DEVELOPMENT



2. OLIVE AVENUE DEVELOPMENT PROJECT (WAREHOUSE CAMPUS)



The Olive Avenue Development Project proposes a campus-oriented industrial warehouse on ~31 acres in Rialto's Airport-related planned industrial zone, with large buildings and associated site improvements supporting regional logistics demand.

[READ MORE](#)



3. 436 WEST RIALTO AVE WAREHOUSE PROJECT



6. EVERGREEN APARTMENTS (RESIDENTIAL DEVELOPMENT)

Industrial development planned for approximately 160 N Cactus Ave, supporting Rialto's industrial and logistics growth. Projects like this align with County and City goals for expanding industrial land uses.

[READ MORE](#)

A planned warehouse project along Durst Drive listed in the City's current active projects. These facilities often support local and regional distribution and logistics operations.

[READ MORE](#)

A proposed multi-family residential development in Rialto's current projects list, supporting ongoing housing supply goals within the city.

[READ MORE](#)

INLAND EMPIRE MSA



JOSHUA TREE



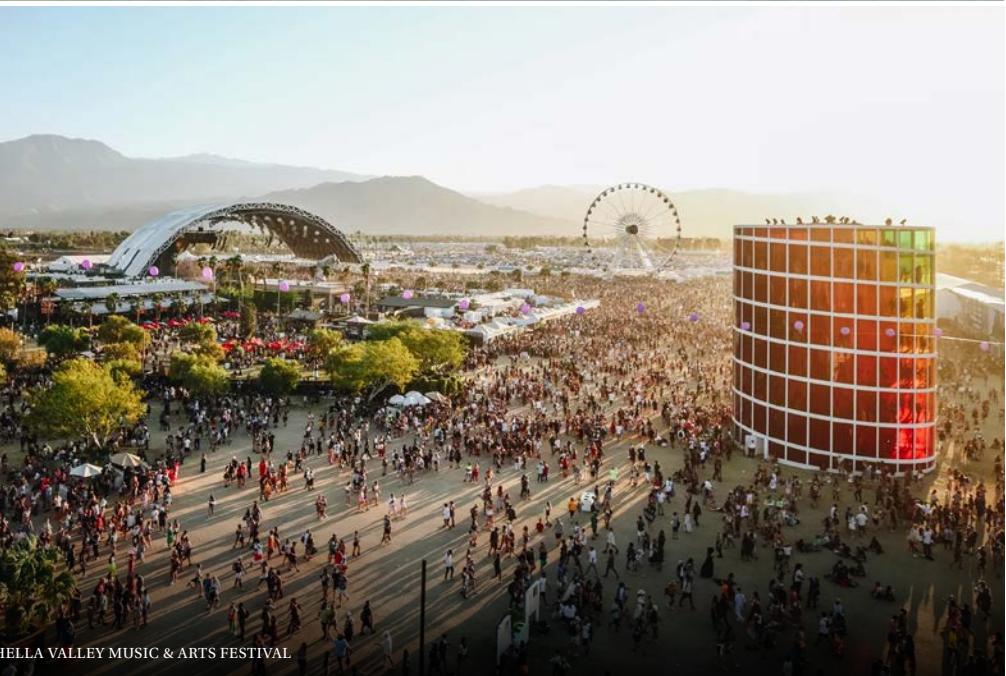
DOWNTOWN RIVERSIDE



VICTORIA GARDENS

The Inland Empire Metropolitan Statistical Area (MSA)—anchored by Riverside and San Bernardino Counties—serves as one of the fastest-growing and most economically diverse regions in Southern California. Home to more than 4.7 million residents, the Inland Empire's dynamic regional powerhouse fueled by logistics, healthcare, education, construction, and retail. Its strategic location between Los Angeles, Orange County, and San Diego positions it as a critical gateway for goods movement throughout the Western United States. Major employers such as Amazon, Kaiser Permanente, FedEx, Stater Bros., and the University of California, Riverside contribute to a balanced and resilient economic base that continues to attract both residents and investors.

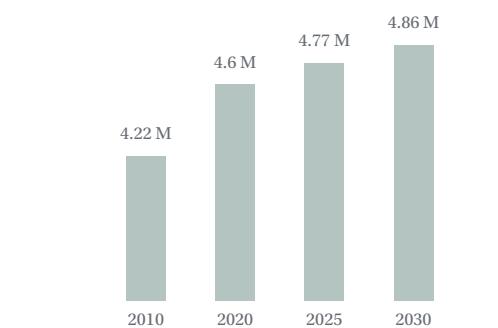
The region enjoys exceptional transportation connectivity that supports one of the nation's largest logistics and distribution networks. The Inland Empire's modern industrial parks, intermodal facilities, and expanding freeway infrastructure have solidified its reputation as a logistics epicenter, housing millions of square feet of warehouse and e-commerce fulfillment space. Ongoing investment in mixed-use projects, retail centers, higher education, and healthcare facilities continues to enhance the region's quality of life while strengthening its long-term economic outlook.



COACHELLA VALLEY MUSIC & ARTS FESTIVAL

INLAND EMPIRE MSA POPULATION SNAPSHOT

SOURCE: SITES USA, 2025, INLAND EMPIRE



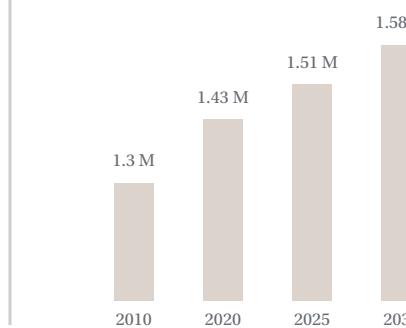
POPULATION

4.77M

within MSA

INLAND EMPIRE MSA POPULATION SNAPSHOT

SOURCE: SITES USA, 2025, INLAND EMPIRE



DAYTIME POPULATION

2.69M

within MSA

Culturally, the Inland Empire blends Southern California's laid-back lifestyle with a growing sense of urban sophistication, offering a dynamic mix of arts, recreation, and entertainment. The region is home to destinations such as Downtown Riverside's Mission Inn District, the Fox Performing Arts Center, and Ontario's Toyota Arena, which hosts major concerts and sporting events. Annual attractions like the Riverside Festival of Lights, Route 66 Cruisin' Reunion, and Temecula Valley Balloon & Wine Festival celebrate the area's rich heritage while drawing visitors from across the state.

The region's cultural fabric extends across a diverse network of distinct cities and communities, each with its own identity. Riverside anchors the arts and education scene with its historic architecture and university influence, while Redlands and Claremont offer charming downtowns lined with local shops, cafes, and galleries, and Palm Springs and the Coachella Valley host internationally recognized festivals and desert modernism architecture tours. Together, these communities embody the Inland Empire's balance of tradition and innovation—where culture, creativity, and community pride continue to define one of California's most dynamic and diverse regions.



With its affordable cost of living, expanding population, and strategic location, the Inland Empire continues to attract residents, employers, and investors seeking sustainable growth and a high quality of life. Supported by leading institutions such as the University of California, Riverside and Cal State San Bernardino, the Inland Empire fosters a skilled workforce and ongoing innovation. Combined with a abundant parks, trails, and family-friendly amenities, the region stands as one of Southern California's most dynamic and resilient centers for business, culture, and community.

E X C L U S I V E L Y
L I S T E D B Y

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