

1627 - 1629

S Riverside Dr

CONFIDENTIAL OFFERING MEMORANDUM



CBRE



INVESTMENT SUMMARY

| | | | | |
|---------------------|-----------------------|-----------|---------------------|--------------|
| OFFERING PRICE | PRICE PSF | OCCUPANCY | CAP RATE (YEAR 1) | NOI (YEAR 1) |
| \$5,135,000 | \$531 | 91% | 5.45% | \$279,740 |
| TOTAL BUILDING AREA | TOTAL LAND AREA | | PARKING STALLS | |
| ±9,668 SF | ±53,578 SF (±1.23 AC) | | ±110 (±11.46:1,000) | |



INVESTMENT HIGHLIGHTS



High-Performing Multi-Tenant Retail Center with Strong National Anchor

This ±9,668 SF multi-tenant strip center at 1627 S Riverside Avenue in Rialto, CA is anchored by Pacific Dental Services, a national credit tenant occupying approximately 51% of the center. Pacific Dental has been in continuous operation at this location since 2001, underscoring long-term stability and tenant loyalty.

Diverse Tenant Mix Supporting Community Demand

In addition to Pacific Dental, the property features a complementary mix of service-based retailers, restaurant operators, and professional office users. This tenant diversity enhances the property's resilience and caters effectively to the needs of the surrounding residential and commercial population.

Prime Location on Major Arterial with Exceptional Visibility

Strategically positioned on Riverside Avenue, a key north-south corridor in south Rialto, the property benefits from strong daily traffic counts and excellent street frontage. Its location just north of Valley Boulevard and near the 10 Freeway ensures ease of access for both local and regional consumers.

Proximity to Major National Retailers and Regional Draws

The property is located in a robust retail corridor with nearby national tenants including McDonald's and El Pollo Loco. It is also less than one mile from the Rialto Marketplace, a major retail hub anchored by Walmart Supercenter, drawing consistent consumer traffic to the area.

Stable In-Place Income with Upside Potential

With a stable rent roll anchored by a long-term national tenant and strong performing local operators, investors benefit from reliable cash flow. Potential for future rental increases or re-tenanting at market rates offers upside in an increasingly desirable Inland Empire submarket.



INVESTMENT HIGHLIGHTS

Strategic Inland Empire Location

Rialto is centrally positioned within the Inland Empire, one of Southern California's most dynamic and fastest-growing regions. With direct access to major transportation corridors—including Interstates 10, 210, and 15—Rialto offers seamless connectivity to Los Angeles, Orange County, and the broader Southern California logistics network.

Strong Population Growth and Buying Power

Rialto has experienced consistent population growth, supported by robust residential development and a growing middle-class base. Within a 3-mile radius of the subject property, the population exceeds 95,000, and over 250,000 reside within a 5-mile radius. The median household income in the immediate trade area has grown steadily and now exceeds \$80,000, indicating healthy local purchasing power.

Young and Diverse Workforce

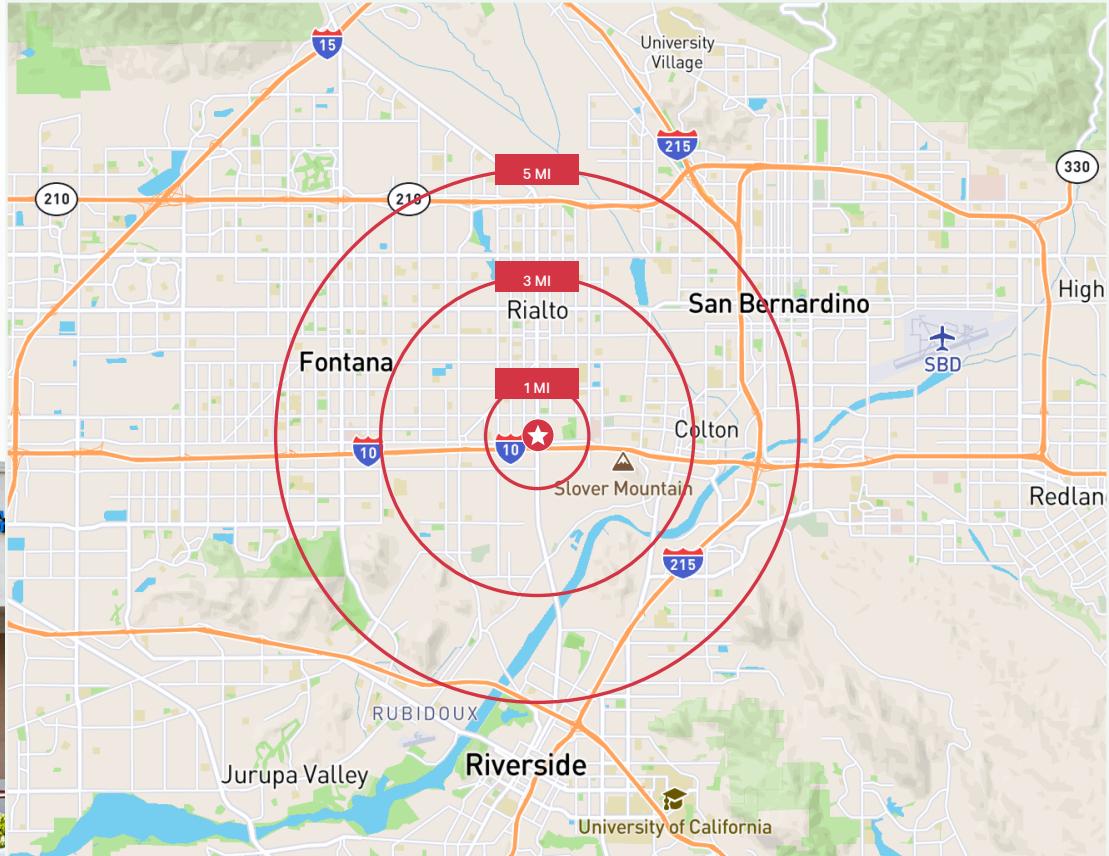
The city boasts a young median age—approximately 30 years—significantly lower than the California average. This demographic profile supports long-term labor supply and local consumer demand. Additionally, Rialto's ethnically diverse population contributes to a rich cultural environment and a broad mix of retail and dining preferences.

Retail Momentum and Expanding Commercial Base

Rialto's retail landscape continues to evolve, with ongoing development of shopping centers, national chain expansions, and local service-based businesses. Key retail anchors in the area include Walmart Supercenter, Target, and The Home Depot, all contributing to high consumer traffic volumes. The city's retail vacancy rate remains low, highlighting strong demand and limited new supply.

Sustained Residential Development

Multiple new-home communities and multifamily projects are underway across the city, signaling sustained long-term demand. Affordable housing relative to surrounding counties continues to draw new residents, particularly young families and first-time homeowners, further expanding the consumer base.



AREA SNAPSHOT: RIALTO, CA

2025 DEMOGRAPHICS

| Source: CBRE Research | 1-MILE | 3-MILE | 5-MILE | RIALTO | SAN BERNARDINO COUNTY |
|-----------------------|----------|----------|----------|---------|-----------------------|
| POPULATION | 13,606 | 133,949 | 342,200 | 105,016 | 2,209,521 |
| EMPLOYEES | 391 | 2,692 | 9,142 | 24,757 | 687,786 |
| HOUSEHOLDS | 3,725 | 35,888 | 95,062 | 28,406 | 694,301 |
| AVG HH INCOME | \$86,698 | \$90,115 | \$95,765 | 107,864 | 112,544 |

Housing Market

\$589,552

<https://www.zillow.com/home-values/33645/rialto-ca/>

PROPERTY OVERVIEW

LOCATION

1627 to 1629 S Riverside Avenue
Rialto, CA

SITE

Rialto Plaza is located north of Valley Blvd on the east side of S Riverside Ave in the city of Rialto, CA.

LAND AREA

The listing consists of 1 parcel (APN: 0132-122-28) which is approximately ± 123 AC or $\pm 53,579$ SF.

BUILDING AREA

The subject consists of 1 retail building totaling approximately ±9,668 SF.

FRONTAGE & ACCESS

The site benefits from approximately 117 linear feet of frontage along S Riverside Ave.

Access points into the center include 1 ingress/egress point off S Riverside Ave and from E Valley Blvd from the south with access easements from the southern adjacent properties.

PARKING

Riverside Plaza provides ± 110 parking stalls which equates to a parking ratio of ± 11.46 per 1,000 SF

BUILT

Rialto Plaza was built in 2002.

TRAFFIC COUNTS

S Riverside Ave..... ±26,299 CPD
E Valley Blvd..... ±33,708 CPD
10 Freeway..... ±202,573 CPD

ZONING

Per the city of Rialto, the site is currently zoned as R-C (General Commercial).

PARCEL MAP



NOT TO SCALE



RENT ROLL

| SUITE | TENANT NAME | SQUARE FEET | % OF PROPERTY | LEASE TERM | | RENTAL RATES | | RENTAL INCREASES | OPTIONS | LEASE TYPE |
|------------------------------|-------------------------|--------------|---------------|---------------|------------------|--------------|--------------|---|--------------------|------------|
| | | | | BEGIN | END | RENT/SF/MO | MONTHLY RENT | | | |
| 1627A | Golden Chopstix | 1,425 | 13.97% | 11/12/24 | 11/12/32 | \$2.27 | \$3,235 | 11/25 - \$3,235 11/26 - \$3,335 11/27 - \$3,434 11/28 - \$3,534 11/29 - \$3,634 11/30 - \$3,748 11/31 - \$3,862 Options 1 & 2 at FMV | 2-Five Yr | NNN |
| 1627A-1 | Cell Phone Repair Shop | 1,120 | 8.91% | 2/3/25 | 5/3/31 | \$2.15 | \$2,408 | 5/26 - \$2,475 5/27 - \$2,554 5/28 - \$2,632 5/29 - \$2,710 5/30 - \$2,788 Options 1 & 2 at FMV | 2-Five Yr | NNN |
| 1627A-1 | Vacant | 861 | 8.91% | | | | | | | |
| 1627B | Bank of America ATM | 350 | 3.68% | 7/1/19 | 3/6/30 | \$4.29 | \$1,501 | 3/26 - \$1,546 3/27 - \$1,597 3/28 - \$1,640 3/29 - \$1,689 Option at FMV | 1-Five Yr | NNN |
| 1627C | ASC Staffing | 932 | 9.69% | 7/15/19 | 10/31/27 | \$1.33 | \$1,236 | 11/26 - \$1,311 | - | NNN |
| 1629 | Pacific Dental Services | 4,980 | 51.51% | 7/16/01 | 12/31/26 | \$2.56 | \$12,757 | Option 1 1/27 - \$13,521 Option 2 7/30 - \$14,330 | 2-Three Yrs 6 Mths | NNN |
| Total Square Footage: | | 9,668 | | | | | | | | |
| Total Available: | | 861 | | 8.91% | Vacancy | | | | | |
| Total Occupied: | | 9,668 | | 91.09% | Occupancy | | | | | |

FINANCIAL SUMMARY

| ANNUALIZED OPERATING DATA | DEC. 2025 (1) |
|---------------------------------|------------------------|
| Scheduled Gross Income (SGI) | \$291,723 |
| CAM Reimbursement | \$122,502 |
| Total Operating Income | \$414,225 |
| Total Operating Expenses | (\$134,485) |
| Net Operating Income | \$279,740 |
| Purchase Price | \$5,135,000 |
| Current CAP Rate | 5.45% |

(1) Analysis Start Date as of December 1, 2025

(2) Property taxes have been adjusted to reflect post-sale pricing

| OPERATING EXPENSES | AMOUNT | \$/SF |
|--------------------------------------|--------------------|-------------------|
| Proposed Taxes (1.1%) ⁽²⁾ | (\$56,485) | \$5.84 |
| Insurance | (\$9,500) | \$0.68 |
| Maintenance | (\$3,000) | |
| Day Porter | (\$6,000) | |
| Lighting | (\$500) | |
| Steam Cleaning | (\$9,500) | |
| Sweeping | (\$3,000) | |
| Plumbing | (\$1,000) | |
| Landscaping | (\$3,500) | |
| Security | (\$11,000) | |
| Alarm | (\$500) | |
| Electricity | (\$5,000) | |
| Water & Sewer | (\$8,000) | |
| Trash Disposal | (\$5,500) | |
| Management | (\$12,000) | |
| Total Expenses | (\$134,485) | \$13.91/YR |
| | | \$1.16/MO |







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EXCLUSIVELY MARKETED BY

Pablo Rodriguez

First Vice President

+1909 418 2041

Lic. 01870757

pablo.rodriguez1@cbre.com

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