



**DARVISHIAN**  
REAL ESTATE INVESTMENT SERVICES

► VIDEO



# SYCAMORE PLAZA

±16,320 SQUARE FOOT NEIGHBORHOOD RETAIL CENTER

7201 ARCHIBALD AVENUE ■ RANCHO CUCAMONGA, CA 91701

# 7201 ARCHIBALD AVENUE RANCHO CUCAMONGA, CA 91701

For additional information or to schedule a tour, contact us today

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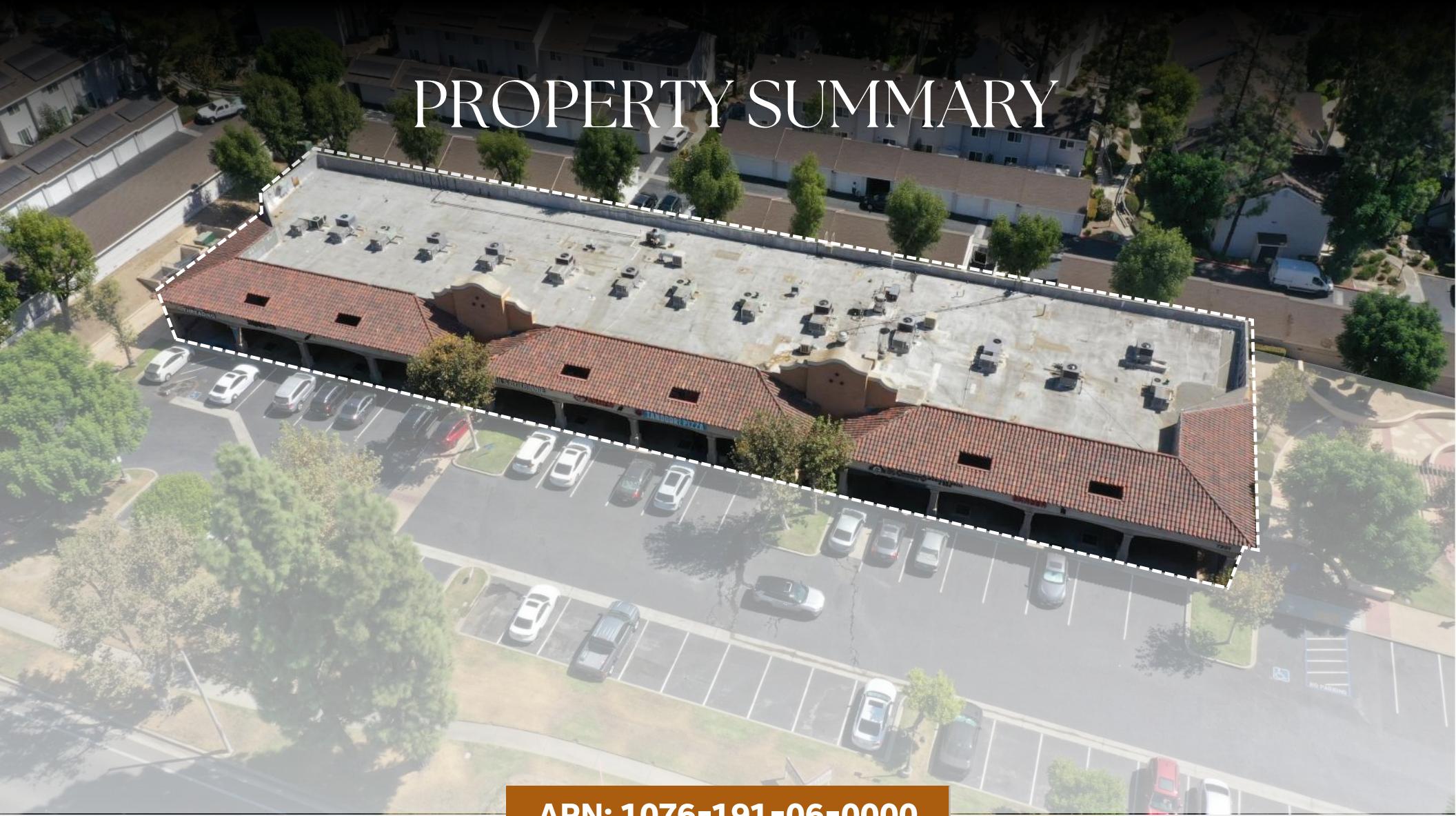
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The background of the image is an aerial photograph of a suburban neighborhood. It features a mix of residential houses with dark roofs, larger commercial buildings with parking lots, and a major two-lane road running vertically through the center. The area is densely packed with trees and greenery. A large, semi-transparent circular watermark is centered over the image, containing a stylized 'H' logo.

# Executive Summary

# PROPERTY SUMMARY



**APN: 1076-191-06-0000**

**\$5,000,000**

**PRICE**

**±16,320**

**BUILDING SF**

**±67,518**

**LOT SF**

**3.68:1,000**

**PARKING RATIO\***

**1986**

**YEAR BUILT**

**10**

**TENANTS**

\*Additional Parking in common area

# Sycamore PLAZA



±16,320

BUILDING SF



±67,518

LAND SF



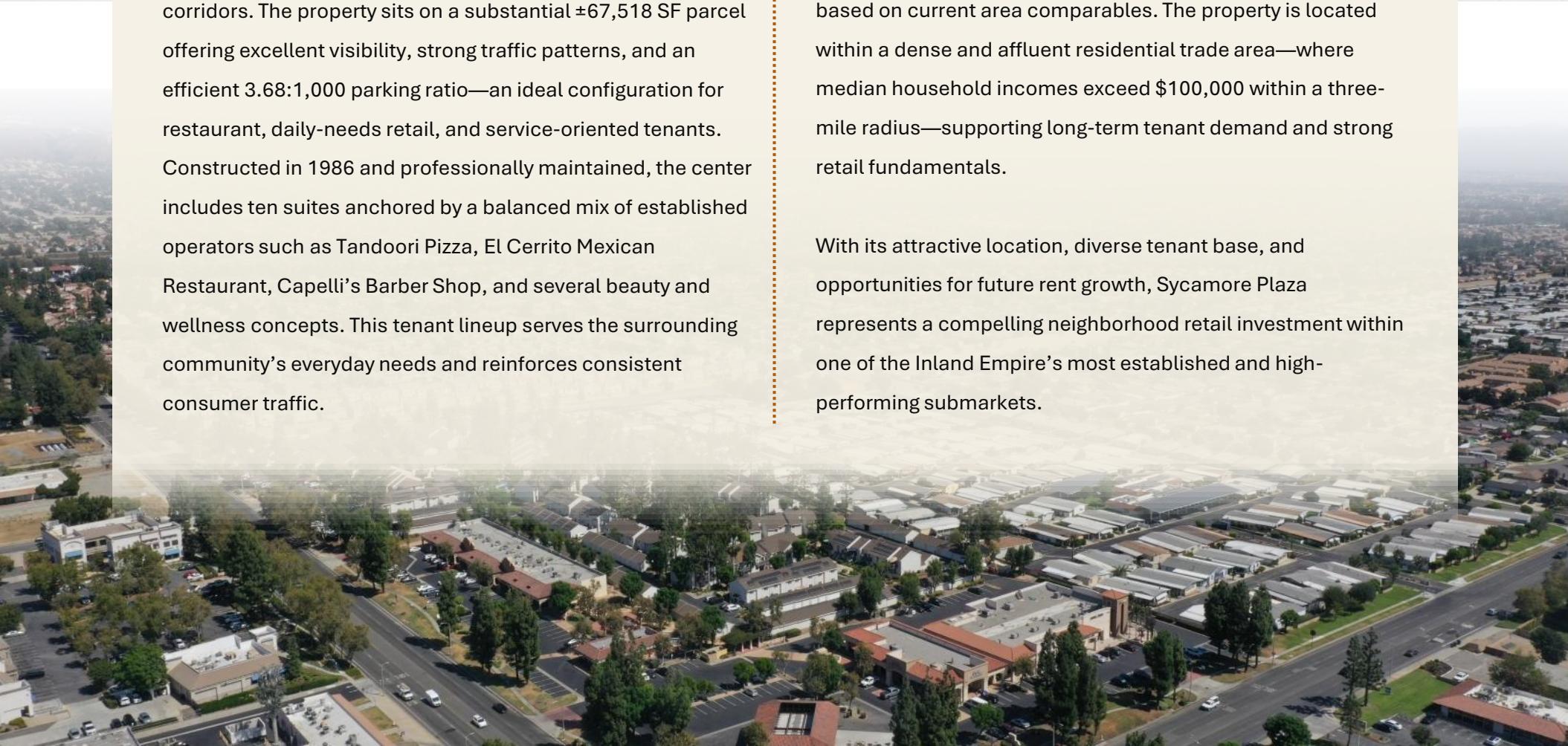
1986

YEAR BUILT

Sycamore Plaza is a well-positioned ±16,320 square foot neighborhood retail center located along Archibald Avenue, one of Rancho Cucamonga's major north-south commercial corridors. The property sits on a substantial ±67,518 SF parcel offering excellent visibility, strong traffic patterns, and an efficient 3.68:1,000 parking ratio—an ideal configuration for restaurant, daily-needs retail, and service-oriented tenants. Constructed in 1986 and professionally maintained, the center includes ten suites anchored by a balanced mix of established operators such as Tandoori Pizza, El Cerrito Mexican Restaurant, Capelli's Barber Shop, and several beauty and wellness concepts. This tenant lineup serves the surrounding community's everyday needs and reinforces consistent consumer traffic.

Sycamore Plaza is positioned for continued income growth as suites transition into new leases at competitive market rates, with achievable rents ranging from \$23.00–\$32.00/SF NNN based on current area comparables. The property is located within a dense and affluent residential trade area—where median household incomes exceed \$100,000 within a three-mile radius—supporting long-term tenant demand and strong retail fundamentals.

With its attractive location, diverse tenant base, and opportunities for future rent growth, Sycamore Plaza represents a compelling neighborhood retail investment within one of the Inland Empire's most established and high-performing submarkets.



# CENTRAL LOCATION

TERRA VISTA TOWN CENTER		
Target	STONEFIRE GRILL	ROSS DRESS FOR LESS
HomeGoods	Michaels Where Creativity Happens	ESPORTA FITNESS
HOBBY LOBBY	BOWL MOR LANES	FIVE GUYS BURGERS and FRIES



# INVESTMENT HIGHLIGHTS

- ▶ **Prime Rancho Cucamonga Location** Positioned along Archibald Avenue—one of the area's major north–south commercial corridors—with excellent visibility and consistent daily traffic.
- ▶ **Affluent Trade Area** Median household incomes exceed \$100,000 within a three-mile radius, supporting long-term tenant stability and demand.
- ▶ **Attractive Physical Configuration** Efficient 3.68:1,000 parking ratio, convenient site access, and a functional single-story layout ideal for daily-needs retail and food users.
- ▶ **Professionally Maintained Asset** Well-kept building with minimal deferred maintenance and stable operating history
- ▶ **Strong Neighborhood Retail Fundamentals** ±16,320 SF retail center on a generous ±67,518 SF parcel serving dense residential neighborhoods with strong purchasing power.
- ▶ **Diverse & Established Tenant Mix** Includes Tandoori Pizza, El Cerrito Mexican Restaurant, Capelli's Barber Shop, and multiple beauty/wellness operators that cater to daily community needs.
- ▶ **Rent Growth Potential** Market rents in the surrounding trade area support \$23.00–\$32.00/SF NNN, allowing future leases to capture strong comparable rates.
- ▶ **High-Demand Retail Submarket** Located within one of the Inland Empire's most established and supply-constrained retail corridors, benefiting from limited availability of similar neighborhood centers.





# SYCAMORE PLAZA





# SYCAMORE PLAZA



## SYCAMORE PLAZA

**±16,320**

**BUILDING SF**

**±67,518**

**LOT SF**

**10**

**TENANTS**





02

# The Location

# RANCHO Cucamonga



As one of the premier markets in the Inland Empire, Rancho Cucamonga boasts a robust demographic profile characterized by historically low unemployment, a highly skilled labor force, and a strong base of owner-occupied executive housing. The city benefits from its strategic location along major transportation corridors, proximity to Ontario International Airport, and access to a wide range of recently developed multi-family residential communities. Surrounding affluent neighborhoods such as Etiwanda, Alta Loma, and Deer Creek further reinforce the area's desirability and long-term growth fundamentals.

Rancho Cucamonga is served by Omnitrans bus service, train service from Metrolink's Rancho Cucamonga station on the San Bernardino Line, and nearby Ontario International Airport, one of four major Los Angeles-area passenger airports with multiple daily flights by most domestic carriers as well as a major shipping hub for companies like UPS and FedEx.



# RANCHO CUCAMONGA





## AREA SNAPSHOT

In the area around Milliken Avenue, between Archibald and Etiwanda Avenues, Foothill Boulevard, and Fourth Street, about seven square miles of land are primarily occupied by numerous massive distribution centers, and even more, smaller manufacturing companies. This area is ringed by office parks, mostly along Haven Avenue, and shopping strips, such as the Terra Vista Town Center (part of a nearly two-square-mile master-planned community in the center of the city), and malls, such as Victoria Gardens, and the Ontario Mills, across Fourth Street in Ontario

# Business Profile

**\$278M**

ANNUAL REVENUE

**\$583M**

IN INVESTMENTS

**\$1.4B**

TOTAL ASSETS

While most of the city's land area is devoted to residential areas, Rancho Cucamonga, like its neighbors Ontario and Fontana, is a major center for the logistics industry in Southern California. This is due to its proximity to two interstate highways and Ontario International Airport, and the space afforded by the large tracts of former agricultural land in the southern section of the city.

## MAJOR INDUSTRIES

SHOPPING  
RETAIL



INTERNATIONAL  
TRADE



FINANCIAL  
SERVICES



ENTERTAINMENT  
MEDIA



HEALTHCARE



REAL ESTATE



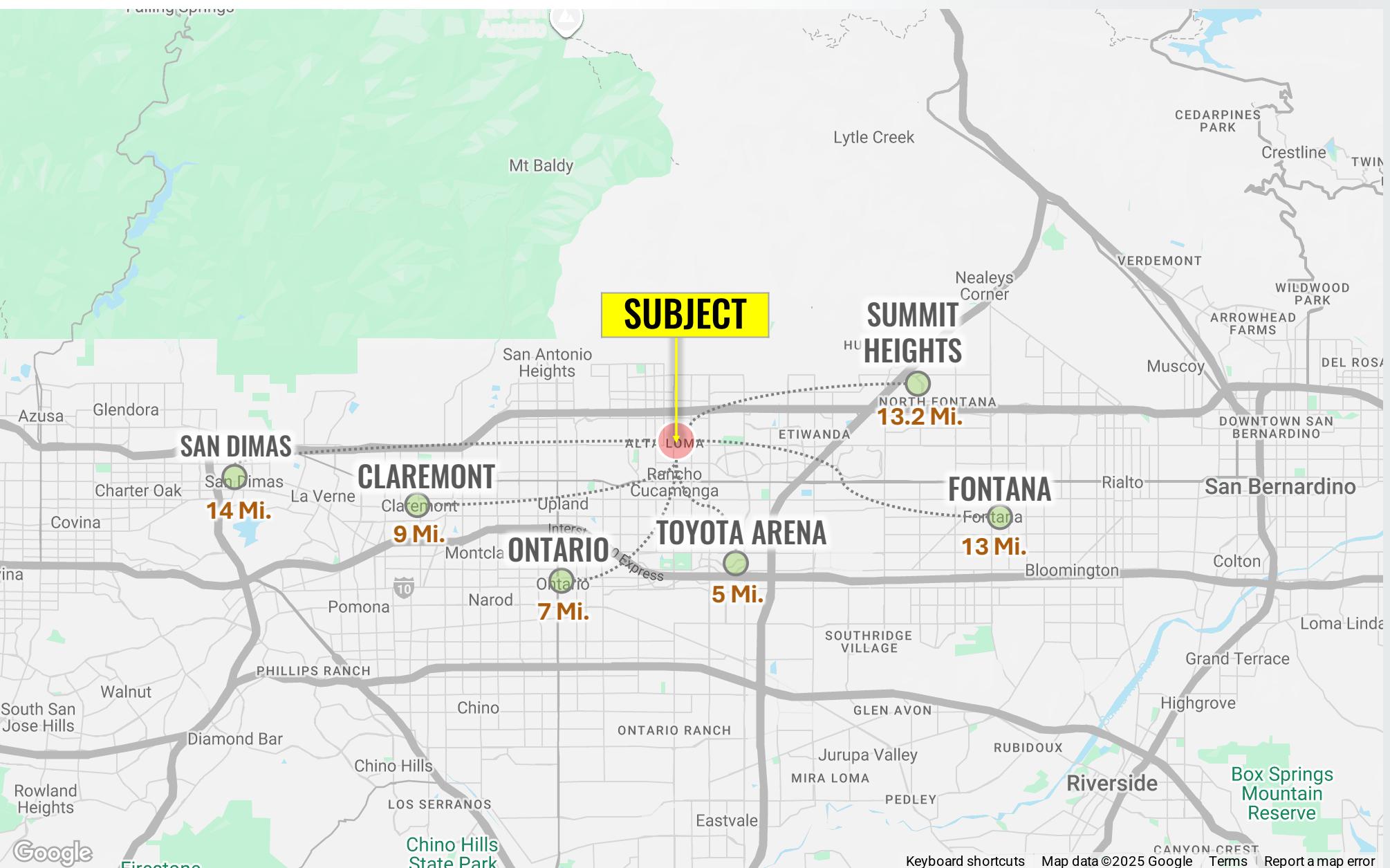
SHIPPING &  
LOGISTICS



TECHNOLOGY



# Regional Connectivity



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