



SYCAMORE PLAZA

±16,320 SQUARE FOOT NEIGHBORHOOD RETAIL CENTER

7201 ARCHIBALD AVENUE ■ RANCHO CUCAMONGA, CA 91701

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

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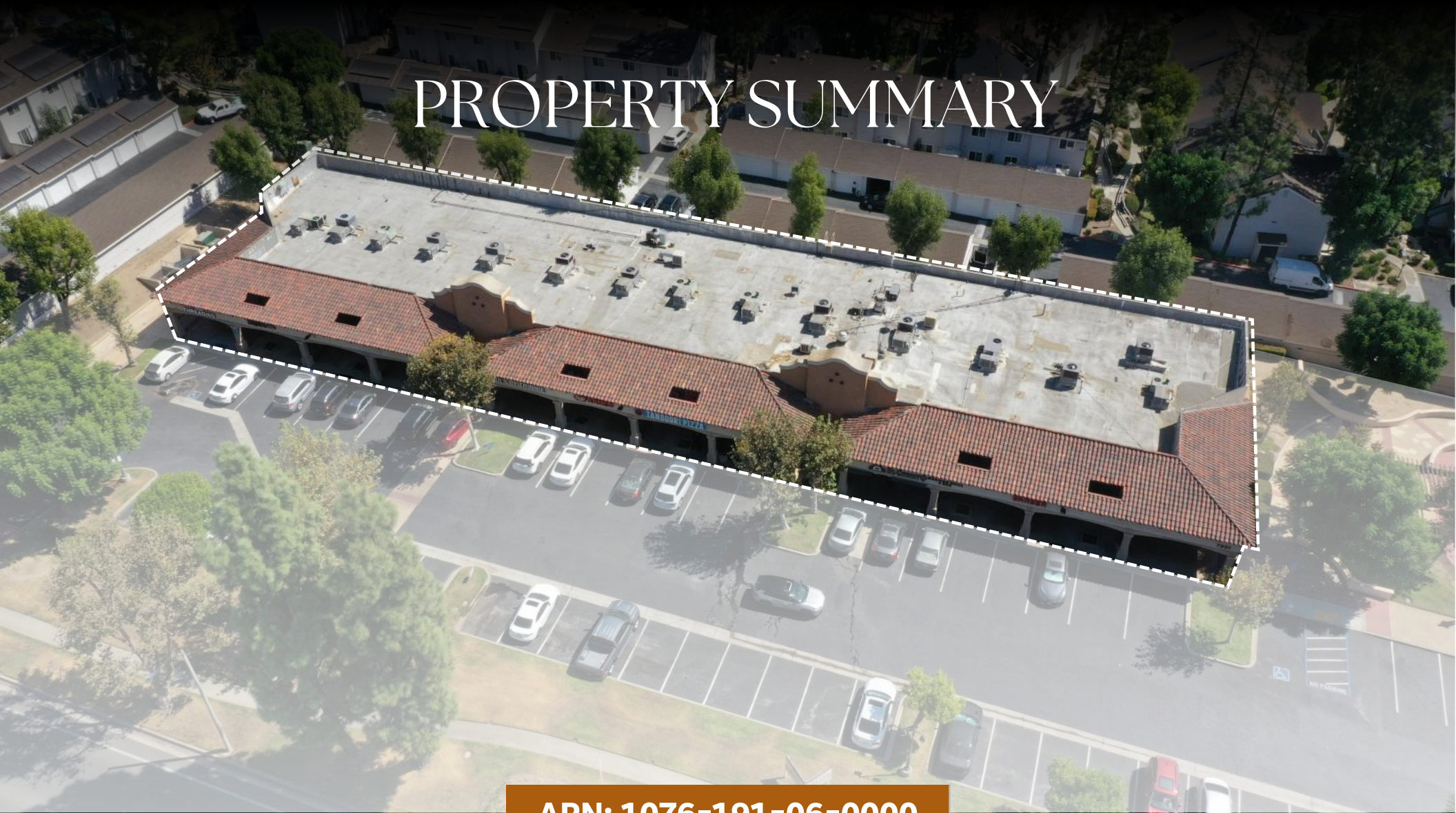


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An aerial photograph of a suburban street scene. A wide, multi-lane road runs vertically through the center of the image. On either side of the road are various commercial and residential buildings, including large retail stores with parking lots and smaller structures. Numerous trees are scattered throughout the landscape, particularly along the sidewalks and in parking areas. A large, semi-transparent graphic of the numbers '01' is overlaid on the center of the image, with the '0' being a large circle and the '1' being a tall, thin vertical bar. The text 'Executive Summary' is written in a white, serif font across the middle of the image, partially overlapping the '01' graphic.

01 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		
		
		
		



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.



7201 ARCHIBALD AVENUE

7

±16,320 SQUARE FOOT NEIGHBORHOOD RETAIL CENTER



SYCAMORE PLAZA





SYCAMORE PLAZA





SYCAMORE PLAZA		
±16,320	±67,518	10
BUILDING SF	LOT SF	TENANTS

An aerial photograph of a suburban street scene. A large, white, stylized number '2' is overlaid on the image, centered over a road. The text 'The Location' is written in a white serif font, positioned below the number '2'. The background shows a mix of residential houses, commercial buildings, parking lots, and trees. The overall tone is slightly desaturated, giving it a professional, architectural feel.

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.



\$115,646

Median Household Income



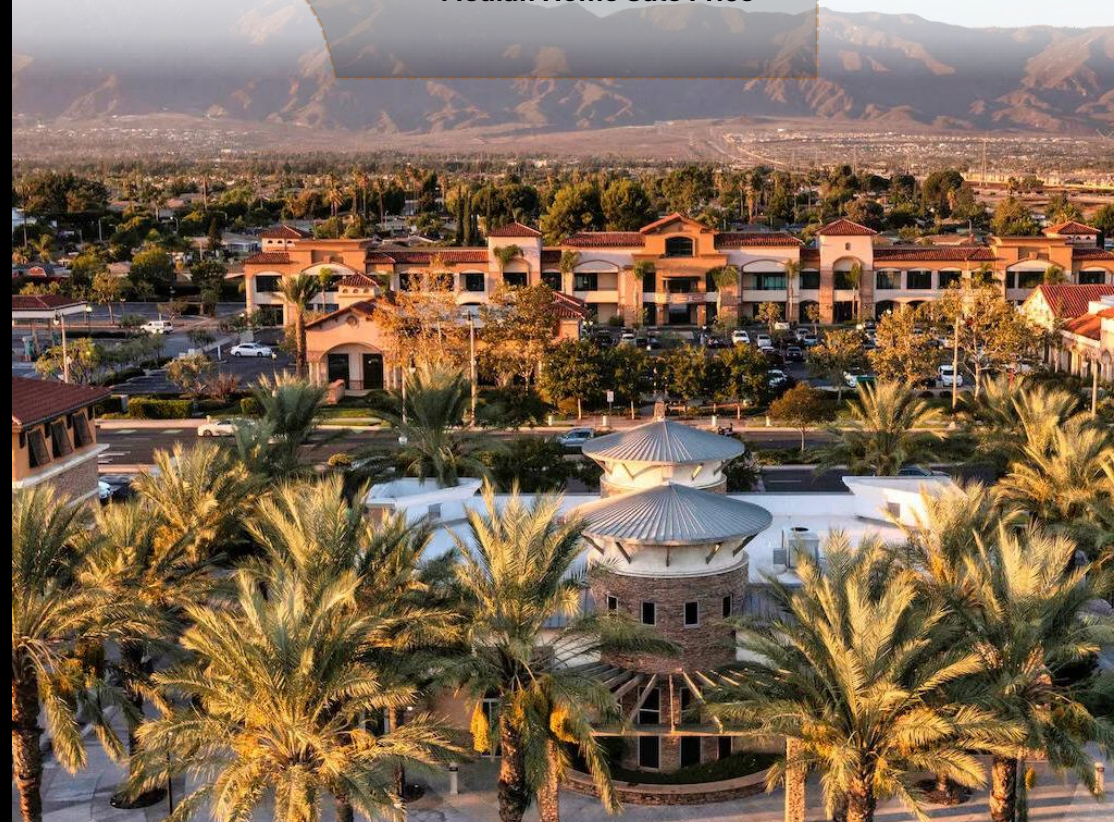
145,181

Population



\$981,600

Median Home Sale Price



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



FINANCIAL
SERVICES



HEALTHCARE



SHIPPING &
LOGISTICS



INTERNATIONAL
TRADE



ENTERTAINMENT
MEDIA



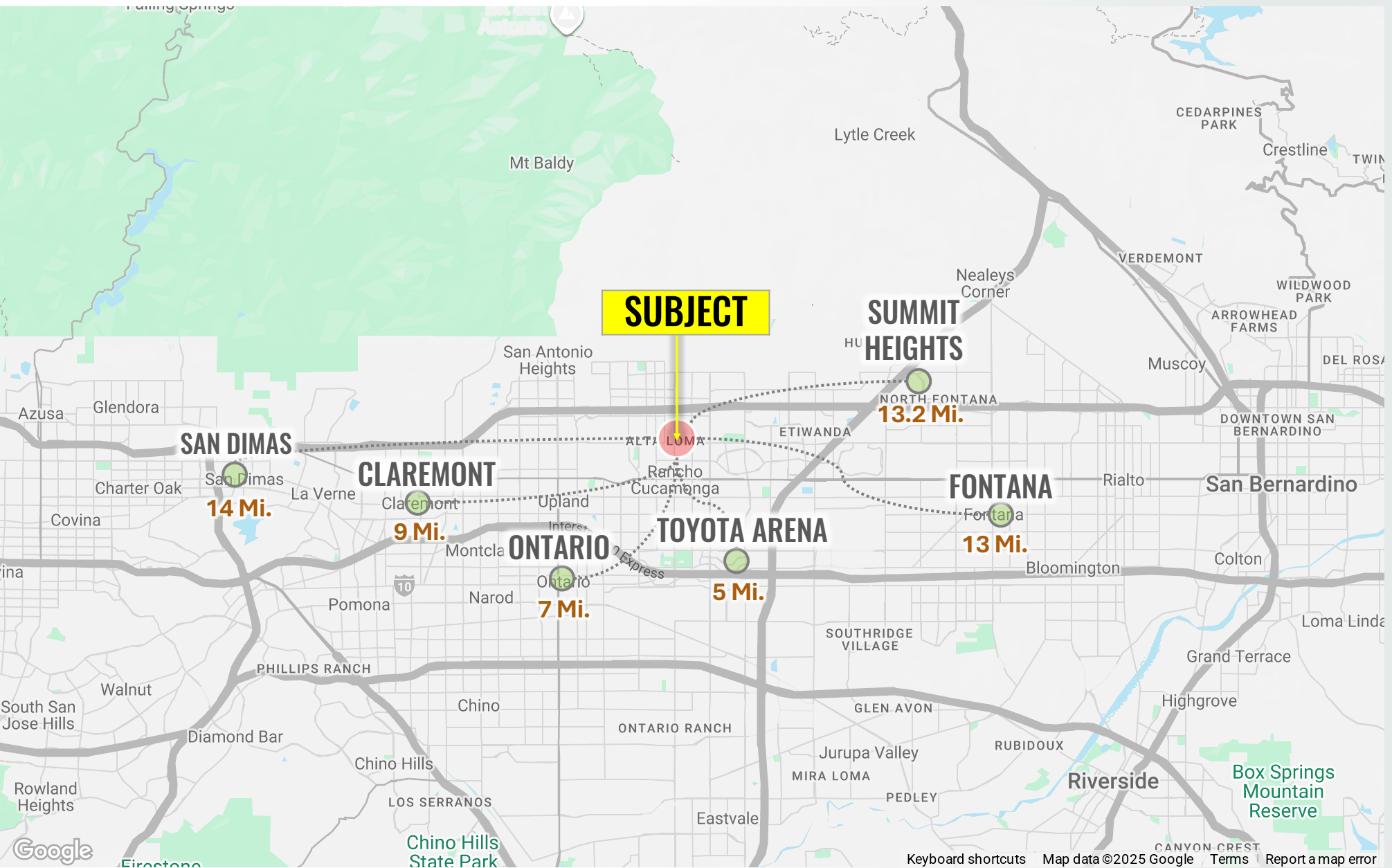
REAL ESTATE



TECHNOLOGY



Regional Connectivity



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