



McDonald's - Outparcel to Victoria Gardens Mall

20-Year Initial Lease | 10.6 Years of Firm Term | 10% Increases every 5 Years | NNN (Ground Lease)



8070 MONET AVENUE, RANCHO CUCAMONGA, CA 91739



Single-Tenant Net Leased McDonald's

The Offering

Newmark, as an exclusive advisor, is pleased to present the opportunity to acquire a single-tenant, net leased McDonald's in Rancho Cucamonga, CA.

\$4,084,000

ASKING PRICE

4.00%

CAP RATE

NNN (GL)

LEASE STRUCTURE

10.6 Years

LEASE TERM REMAINING

Leased Fee

OWNERSHIP INTEREST



Net Lease Capital Markets

Matt Berres

Vice Chairman

t 949-608-2066

matt.berres@nmrk.com

CA RE Lic. #01977909

Samer Khalil

Director

t 949-608-2042

samer.khalil@nmrk.com

CA RE Lic. #02002301

Karick Brown

Associate

t 949-608-2175

karick.brown@nmrk.com

CA RE Lic. #02071955



Investment Highlights

Corporate McDonald's Ground Lease | 41,822 Global Locations in 118 Countries | S&P: BBB+ Credit Rating

- McDonald's Corporation (NYSE: MCD), investment grade credit rating S&P: BBB+
- Largest global QSR retailer with a network of 41,822 locations in 118 countries
- McDonald's is one of the largest employers in the world with over 2 million global employees
- \$25.49 Billion in Total Revenue and \$13.86 Billion in EBITDA for the fiscal year ending Dec-2023

NNN (Ground Lease) | 20-Year Primary Term plus 8 (5-Year) Options | 10.00% Rental Increases Every 5 Years

- NNN (Ground Lease) – Leased Fee Simple (Land ownership)
- 20-year primary term plus 8 (5-Year) options
- 10.00% increases every 5 years through the primary and option term(s)
- Zero landlord obligations- Absolute NNN Ground Lease

Dominant Retail Location Adjacent to Victoria Gardens, a 1.2M SF Super Regional Mall | Irreplaceable Retail Location with Excellent Visibility & Access | Direct On/Off Ramp Access to I-15 (204,249 VPD) along W Foothill Blvd (62,305 VPD) | 3 Miles from the I-10/I-15 Intersection (475,717 VPD) | Main-on-Main Retail Corridor with all Major National Retailers Present

- Adjacent to Victoria Gardens, a 1.2M SF Super Regional Mall anchored by Macy's, JCPenney, AMC, and Bass Pro Shops
- Highly visible and easily accessible, with curb cuts along Day Creek Blvd and Victoria Gardens Ln
- Direct on/off ramp access to I-15 (204,249 VPD) along W Foothill Blvd (62,305 VPD) and only 3 miles from one of the most trafficked interchanges in the country I-10/I-15 (475,717 VPD)
- Additional nearby national retailers/companies include: Walmart Supercenter, Floor & Decor, Living Spaces, REI, Home Depot, Target, and Lowe's

Located 37 Miles East of Downtown Los Angeles | Diverse & Dynamic Economic Center | Strong Demographics in Trade Area | 274,654 People with an Average Household Income of \$118,322 within 5 Miles

- 37 miles East of Downtown Los Angeles
- Rancho Cucamonga has a population of approximately 180,000 residents with a median age of 35
- Rancho Cucamonga is situated in San Bernardino County, California, within the Inland Empire region of Southern California.
- The city of Rancho Cucamonga has a diverse and dynamic economy with significant contributions from the Healthcare, Education, Government, Pharmaceuticals, and Manufacturing sectors
- 274,654 people with an average household income of \$118,322 within 5 miles of the subject property







Investment Overview

Price/Cap Rate

Price (PSF)	\$4,084,000 (\$1,025)
Cap Rate	4.00%
Annual Base Rent*	\$163,350 (\$41.00 PSF)
* Annual Base Rent reflects May 1, 2025 annual rent. Seller to credit any gap rent.	

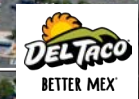
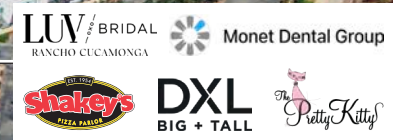
Executive Summary

Address	8070 Monet Avenue Rancho Cucamonga, CA 91739
Tenant	McDonald's
Lease Entity	McDonald's USA, LLC
Use	Retail
Rentable Building Area (SF)	3,984
Acreage	0.74 Acres
Expense Structure	NNN (Ground Lease)
Rent Increases	10% every 5 years
Rent Commencement Date	April 21, 2015
Lease Expiration Date	June 21, 2035
Initial Term	Twenty (20) Years
Lease Term Remaining	10.6 Years Remaining
Ownership Interest	Leased Fee (Land Ownership)





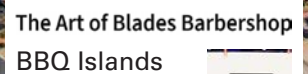
1.2M SF Super Regional Mall (Victoria Gardens)



Day Creek Blvd



W Foothill Blvd (62,305 VPD)





1.2M SF Super Regional Mall (Victoria Gardens)

- ★ macy's JCPenney AMC THEATRES Bass Pro Shops
- URBAN OUTFITTERS SEPHORA
- ZARA lululemon P.F. CHANG'S VANS NIKE
- WILLIAMS-SONOMA, INC. LANE BRYANT
- SoCal Bath & Body Works ANTHROPOLOGIE
- FRIDAYS FLEMING'S PRIME STEAKHOUSE & WINE BAR H&M 4A Gyu-Kaku Japanese BBQ
- The Cheesecake Factory See's CANDIES LUNA HOT TOPIC

- ULTA BEAUTY REI COOP BEST BUY
- BevMo! by gopuff Chick-fil-A MEN'S WEARHOUSE
- Starbucks DYNASTY REAL ESTATE Ben Bridge
- WELLS FARGO TEMPUR-PEDIC The Hat DAVID'S GIFTS & TOBACCO
- Red Robin Chevron with TECHRON DEL TACO Richie's DINER
- LONGHORN STEAKHOUSE TEXAS de BRAZIL McDonald's JARED
- On the Border MATTRESS Sleep Well, Live Well PetEmerg LUY BRIDAL RANCHO CUCAMONGA Monet Dental Group
- The Art of Blades Barbershop BBQ Islands PS HOLISTIC HEALING TALKS SPIN/STRENGTH Shakey's DXL The Prilly Kitty kb HOME
- FRIAR TUX Total Wine & MORE NATIONAL VISION MATTRESS FIRM el Pollo Loco

W Foothill Blvd (62,305 VPD)

15 (204,249 VPD)

- SKY ZONE Walmart Supercentre LIVING SPACES jiffylube IN-N-OUT BURGER



1.2M SF Super Regional Mall (Victoria Gardens)

★ macy's JCPenney AMC THEATRES Bass Pro Shops
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 WILLIAMS-SONOMA, INC. LANE BRYANT
 Bath & Body Works ANTHROPOLOGIE
 FRIDAYS Fleming's H&M Gyu-Kaku Japanese BBQ
 The Cheesecake Factory See's CANDIES LUNA HOT TOPIC

THE SALVATION ARMY TACO BELL Food4Less
 STARBUCKS PAINTS Spirit SUBWAY
 Asia Buffet Deluxe Nails Barky's Bathtime
 STAR DENTAL GROUP COMFORT PEDIC Weenschnitzel
 tropical CAFE Ono Hawaiian BBQ Mor



Foothill Fwy (210)



MEN'S WEARHOUSE



W Foothill Blvd (62,305 VPD)



The Art of Blades Barbershop BBQ Islands



Sacred Heart Catholic Church



LUY BRIDAL RANCHO CUCAMONCA Monet Dental Group



LIVING SPACES



JARED



(204,249 VPD) 15



1.2M SF Super Regional Mall (Victoria Gardens)

★ macy's JCPenney AMC THEATRES Bass Pro Shops PINKI KARAOKE GUILD
 URBAN OUTFITTERS SEPHORA ZARA Ω lululemon P.F. CHANG'S VANS NIKE
 WILLIAMS-SONOMA, INC. LANE BRYANT
 /SoCal Bath & Body Works ANTHROPOLOGIE
 FRIDAYS FLEMING'S PRIME STEAKHOUSE & WINE BAR H&M 42 Gyu-Kaku Japanese BBQ
 The Cheesecake Factory See's CANDIES. LUNA HOT TOPIC

THE SALVATION ARMY TACO BELL Food 4 Less
 Duro Paints SPIN SUBWAY
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 STAR STAR DENTAL GROUP COMFORT PEDIC W Wewerschnitz
 tropical CAFE Ono Hawaiian BBQ Mor

IN-N-OUT BURGER
 jiffylube

Sacred Heart Catholic Church

LUV BRIDAL Rancho Cucamonga Monet Dental Group
 Shakey's DXL BIG + TALL The Petty Kitty's

Richie's Diner

kb HOME

JARED

LIVING SPACES

DAVID'S GIEFS & TOBACCO

The Hat

DEL TACO BETTER MEX

Walmart Supercentre

Ben Bridge

TEMPUR-PEDIC

SKY ZONE

BEST BUY

Starbucks

DYNASTY REAL ESTATE

WELLS FARGO

McDonald's

Chevron with TECHRON

Pollo Loco

MATTRESS FIRM

THE HOME DEPOT

REI co-op

BevMo! by gopuff

MEN'S WEARHOUSE

DYNASTY REAL ESTATE

TEXAS DE BRAZIL CHURRASCO STEAKHOUSE

PetEmerg EMERGENCY ANIMAL HOSPITAL

ULTA BEAUTY

target

Chick-fil-A

LOWE'S

AT&T FLOOR DECOR TILE • WOOD • STONE

W Foothill Blvd (62-305 VPD)

LONGHORN STEAKHOUSE

Red Robin

SAKE 2 ME SUSHI RANCHO CUCAMONGA

OrthoMATTRESS Sleep Well, Live Well

RENAISSANCE NAILS & SPA

BUFFALO WILD WINGS

The Art of Blades Barbershop

BBQ Islands

PS SPIN/STRENGTH HOLISTIC



1.2M SF Super Regional Mall (Victoria Gardens)

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 FRIDAYS Fleming's H&M Gyu-Kaku Japanese BBQ
 The Cheesecake Factory See's CANDIES LUNA HOT TOPIC



Dunn Edwards PAINTS

Asia Buffet TACO BELL

Ono Hawaiian BBQ

W Wenschnetzl

Barky's Bathtime Deluxe Nails SUBWAY FOOD 4 LESS

tropical CAFE COMFORT PEDIC STAR DENTAL GROUP Mor SPIRIT THE SALVATION ARMY



kb HOME

LUV BRIDAL MONET DENTAL GROUP Shakey's DXL The Potty Kitty's

Sacred Heart Catholic Church

jiffylube

LIVING SPACES

Walmart Supercentre

JARED

MATTRESS FIRM

SKY ZONE

DAVID'S GIFTS & TOBACCO

The Hat

Chevron with TECHRON

TEXAS de BRAZIL CHURRASCARIA STEAKHOUSE



TEMPUR-PEDIC

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target

THE HOME DEPOT

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BEST BUY

Chick-fil-A

Red Robin

RENAISSANCE NAILS & SPA BUFFALO WILD WINGS

FLOOR & DECOR TILE WOOD STORE

AT&T

MEN'S WEARHOUSE

W Pothill Blvd (204,249 VPD) W Pothill Blvd (204,249 VPD)

The Investment





Lease Abstract & Property Details

Property Overview

Rentable Building Area (SF)	3,984
Acreage	0.74
Year Built/Renovated	2006/2015
Parcel	1090-551-10-0000

Lease Abstract

Address	8070 Monet Avenue Rancho Cucamonga, CA 91739
Tenant Trade Name	McDonald's
Lease Entity	McDonald's USA, LLC
Credit Rating	S&P: BBB+
Rent Commencement Date	April 21, 2015
Lease Expiration Date	June 21, 2035
Lease Term Remaining	10.6 Years
Renewal Options	8 (5-Year)
Annual Rent (PSF)	\$163,350 (\$41.00 PSF)
Percentage Rent	None
Rent Increases	10% every 5 years
Lease Structure	NNN (Ground Lease)
Landlord Responsibilities	None
Utilities	Tenant Responsibility
Taxes	Tenant Responsibility
CAM	Tenant Responsibility
HVAC	Tenant Responsibility
Insurance	Tenant Responsibility
ROFR	Yes, 15-day
Financial Reporting	None

Rent Schedule

Rent Period	Annual Rent	PSF	Monthly Rent	PSF	% Increase
5/1/2025 - 4/30/2030	\$163,350.00	\$41.00	\$13,612.50	\$3.42	-
5/1/2030 - 6/21/2035	\$179,685.00	\$45.10	\$14,973.75	\$3.76	10.00%
Option 1: 6/22/2035 - 6/21/2040	\$197,653.44	\$49.61	\$16,471.12	\$4.13	10.00%
Option 2: 6/22/2040 - 6/21/2045	\$217,418.76	\$54.57	\$18,118.23	\$4.55	10.00%
Option 3: 6/22/2045 - 6/21/2050	\$239,160.72	\$60.03	\$19,930.06	\$5.00	10.00%
Option 4: 6/22/2050 - 6/21/2055	\$263,076.72	\$66.03	\$21,923.06	\$5.50	10.00%
Option 5: 6/22/2055 - 6/21/2060	\$289,384.44	\$72.64	\$24,115.37	\$6.05	10.00%
Option 6: 6/22/2060 - 6/21/2065	\$318,322.92	\$79.90	\$26,526.91	\$6.66	10.00%
Option 7: 6/22/2065 - 6/21/2070	\$350,155.20	\$87.89	\$29,179.60	\$7.32	10.00%
Option 8: 6/22/2070 - 6/21/2075	\$385,170.72	\$96.68	\$32,097.56	\$8.06	10.00%

Bold = Current Rent



Market Overview - Rancho Cucamonga, CA

Rancho Cucamonga, CA

Rancho Cucamonga is a city located in San Bernardino County, California, situated within the Inland Empire region of Southern California. It is roughly 37 miles east of Downtown Los Angeles. The city has a population of approximately 180,000 residents with a median age of 35. It is known for its diverse community, welcoming a wide range of ethnic backgrounds including Hispanic, Caucasian, African American, and Asian populations.

Key Highlights:

- **Location:** 37 miles east of Downtown Los Angeles
- **Population:** Approximately 180,000 residents
- **Diverse Ethnic Population:** (52% Hispanic, 30% Caucasian, 9% African American, 13% Asian)

Major Attractions/Landmarks:

- **Victoria Gardens:** A 1.2M SF super regional mall anchored by Macy's, JCPenney, AMC, and Bass Pro Shops
- **Ontario International Airport:** 6.4 million passengers
- **Toyota Arena:** 11,089 seat multi-purpose arena
- **Greater Ontario Convention & Visitors Bureau:** 5,500 seat convention center

Economic Overview

Rancho Cucamonga is a thriving city in San Bernardino County, California, recognized for its dynamic and diversified economy. The healthcare sector is a prominent employer in the city, with significant contributions from facilities like the Inland Empire Health Plan (IEHP). Education also plays a crucial role, supported by numerous school districts and higher education institutions that contribute to the city's economic stability. The retail sector is robust, with Victoria Gardens serving as a major commercial hub, while manufacturing and logistics benefit from the city's strategic location near major highways and airports, facilitating various distribution centers.

Largest Employers in Rancho Cucamonga, CA

Employer	Industry	Number of Employees
Inland Empire Health Plan (IEHP)	Healthcare	±2,000
Chaffey Joint Union High School District	Education	±1,900
Etiwanda School District	Education	±1,500
City of Rancho Cucamonga	Government	±1,100
Amphastar Pharmaceuticals	Pharmaceuticals	±1,000
Coca-Cola Bottling Company	Manufacturing	±800
Central School District	Education	±700

Demographics	1 Mile	3 Mile	5 Mile
2024 Population	15,949	112,995	274,654
2024 Households	5,523	36,374	84,048
2024 Avg. Household Income	\$136,287	\$120,741	\$118,322



Ontario International Airport



Tenant Synopsis - McDonald's

Tenant Synopsis

McDonald's is the world's leading global food service retailer with over 40,000 locations in over 100 countries. Approximately 95% of McDonald's restaurants worldwide are owned and operated by independent local business owners. McDonald's corporation franchises and operates fast-food restaurants in the global restaurant industry serving approximately 70 million customers across the globe annually. Despite most restaurants being franchised, McDonald's Corporation guarantees the leases on all of their locations, making the company a desired tenant for real estate investors.

Today, McDonald's is one of the most recognizable brands in the world. McDonald's is known for its unique menu items including the McRib, Big Mac, and McPick offerings. The full menu includes hamburgers, various types of chicken, chicken sandwiches, French fries, soft drinks, breakfast items, and desserts. Founded in 1955 in Southern California, today McDonald's is headquartered in Oak Brook, IL.

McDonald's

Trade Name	McDonald's
Credit Rating	S&P: BBB+
Number of Locations	41,822
Geographic Dispersion	50 States / 100 Countries
Fortune 500 (2024)	No. 131
2023 Full Time Employees	150,000+
2023 Revenue	\$25.49 Billion
2023 EBITDA	\$13.86 Billion
2023 Assets	\$56.15 Billion



YEAR FOUNDED
1940



COMPANY TYPE
Public (NYSE: MCD)



HEADQUARTERS
Chicago, IL



WEBSITE
mcdonalds.com



LOCATIONS
41,822



S&P CREDIT RATING
BBB+





Net Lease Capital Markets:

Matt Berres
Vice Chairman

t 949-608-2066
matt.berres@nmrk.com
CA RE Lic. #01977909

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Karick Brown
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t 949-608-2175
karick.brown@nmrk.com
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18401 Von Karman Ave, Suite 150
Irvine, CA 92612

nmrk.com

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