



Vincent Hinh Group
First Team Real Estate



For Sale

8,000 SQFT RETAIL BUILDING ON 40,100 SQFT OF LAND

9451 Foothill Blvd, Rancho Cucamonga, CA 91730-3504

Vincent Viet Hinh

DRE #02071442

310-892-4996

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Prime Retail Building For Sale

9451 Foothill Blvd, Rancho Cucamonga,
CA 91730-3504

PROPERTY HIGHLIGHTS

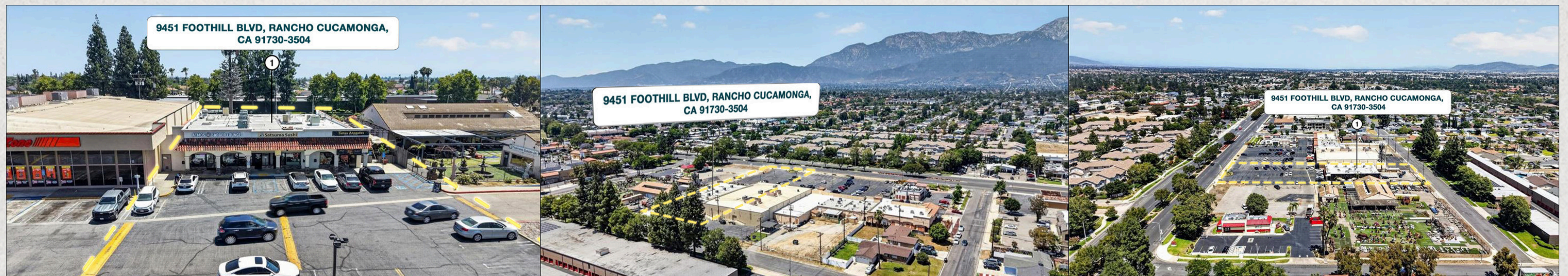
- Prime retail investment opportunity on Foothill Blvd (Historic Route 66)
- ~100 ft frontage with excellent street exposure
- Fully occupied retail asset with 3 tenants (Sushi, Barber Shop & Mexican restaurant)
- Stable in-place income with attractive 5.82% cap rate
- 33 on-site parking spaces for tenants and customers
- 30,227 cars/day traffic count with strong visibility
- Easy access to I-10 & I-15 freeways
- Located in a strong residential and commercial corridor with dense demographics
- High-growth Inland Empire market with rising population & household income levels
- Suitable for retail, office, medical, or potential owner-user use
- Triple-Net (NNN) Lease Structure

SALE PRICE:

\$2,699,800

PROPERTY DETAILS

BUILDING SIZE	8,000 Sq.Ft. (Gross Living Area / Living Area)
LAND SIZE	40,100 Sq.Ft. (0.921 Acres)
YEAR BUILT	1971
STORIES	1 Story
LOT DIMENSIONS	100' x 401'
ZONING	CO1 - Corridor 1 (CO1)
LAND USE	Retail Trade
APN	0208-261-56-0000



PROPERTY DESCRIPTION

9451 Foothill Blvd, Rancho Cucamonga, CA 91730 presents a rare opportunity to acquire a well-positioned retail investment asset in one of the Inland Empire most desirable and rapidly growing commercial markets. Located along the highly traveled Foothill Boulevard (Route 66) corridor, the property benefits from exceptional visibility, strong street frontage, and significant daily traffic exposure, providing tenants with consistent customer access and enhancing the property long-term value. The asset offers investors stable in-place income with an attractive 5.82% capitalization rate, making it a compelling opportunity for those seeking dependable cash flow and future appreciation potential. The property's fully occupied nature and established tenancy provide immediate revenue stability while minimizing leasing risk. There are total of 33 parking spaces, which is plenty for all businesses, making it very appealing to tenants. Strategically situated with convenient access to Interstate 10, Interstate 15, and other major regional thoroughfares, the property serves a dense and growing consumer base throughout Rancho Cucamonga and the surrounding Inland Empire region. The area continues to experience strong residential growth, increasing household incomes, and sustained commercial development, creating favorable market fundamentals that support long-term tenant demand and asset performance. In addition to its prime location, the property benefits from proximity to major retailers, residential neighborhoods, employment centers, schools, and community amenities that generate consistent daytime and evening traffic. The combination of strong demographics, excellent accessibility, established retail activity, and continued economic growth positions this asset to remain a sought-after destination within the local trade area. Key investment strengths include a desirable Rancho Cucamonga location, strong traffic counts, excellent visibility and accessibility, stable income generation, an attractive 5.82% cap rate, and long-term appreciation potential in one of Southern California's most dynamic growth markets. For investors seeking a quality retail asset backed by strong market fundamentals and reliable cash flow, 9451 Foothill Blvd represents an outstanding opportunity.



FOR SALE

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RENT ROLL

Unit	Tenant	Base Rent	NNN	Total Monthly Rent	Total Yearly Rent	Start lease	Terms
9451	Tortas Ahogadas Ayy Ojon	\$4,000.00	\$730.80	\$4,730.80	\$56,769.60	11/15/2025	5 years
9455 A	Satsuma Sushi	\$5,250.00	\$1,454.59	\$6,704.59	\$80,455.08	06/01/2021	10 years
9455 B	Atmos Barber Lounge	\$5,101.21	\$1,377.37	\$6,478.58	\$77,742.96	01/01/2024	10 years
				\$17,913.97	\$214,967.64		
Annual Recoverable Expenses							
Property Tax	Fixed	\$30,000.00					
Insurance	Fixed	\$1,300.00					
Maintenance	\$500 x 12	\$6,000.00					
Trash + Wate	\$907 x 12	\$10,884.00					
Management Fee	\$800 x 12	\$9,600.00					
Total Annual NNN		\$57,784.00					
Net Income	\$157,183.64						

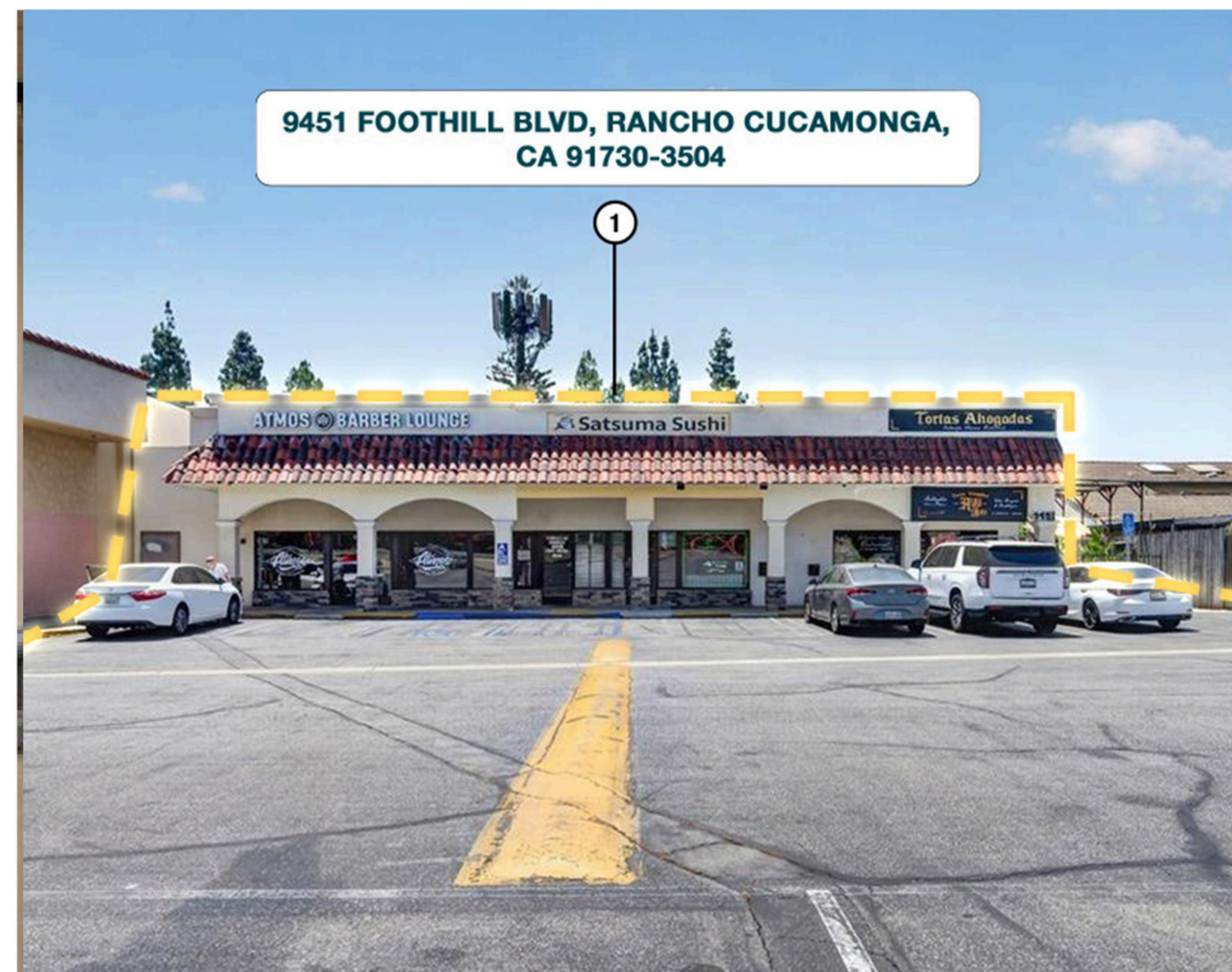


**9451 FOOTHILL BLVD, RANCHO CUCAMONGA,
CA 91730-3504**

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9451 Foothill Blvd

A2F GYM



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POPULATION

	2 Miles	5 Miles	10 Miles
2025	79,516	327,051	991,653
2030 Projection	80,035	329,178	999,520



HOUSEHOLDS

	2 Miles	5 Miles	10 Miles
2025	27,549	107,531	293,853
2030 Projection	27,730	108,284	296,013



HOUSEHOLD INCOME

	2 Miles	5 Miles	10 Miles
Avg	\$114,971	\$124,263	\$125,388
Median	\$93,959	\$100,922	\$102,445



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Site Plan

THIS MAP IS FOR THE PURPOSE OF AD VALOREM TAXATION ONLY.

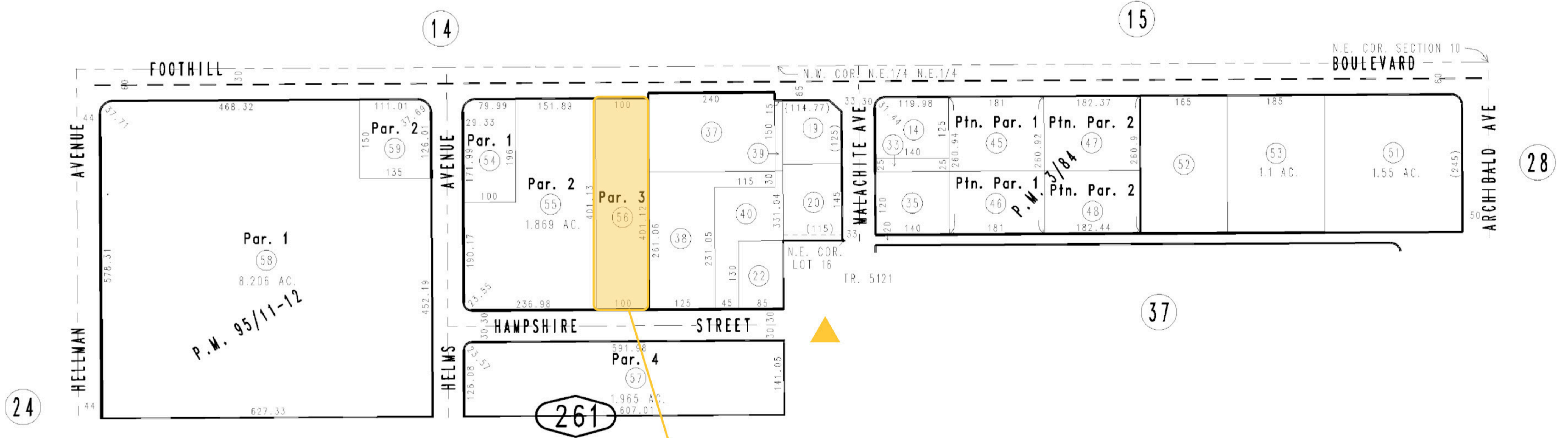
Ptn. N.E.1/4, Sec.10, T.1S.,R.7W., S.B.B.&M.

City of Rancho Cucamonga 0208-26
Tax Rate Area
15049

Assessor



1"=200'



SUBJECT PROPERTY
 0208-261-56-0000
 8,000 SF Building
 40,100 SF (0.921 Acres)

August 2004

Parcel Map No. 8063, P.M. 95/11-12
Parcel Map No. 6582, P.M. 70/58-59
Parcel Map No. 329, P.M. 3/84

Assessor's Map
Book 0208 Page 26
San Bernardino County

REVISED
02/15/05 LH

NOTE: Drawing not to scale. All measurements and sizes are approximate and must be verified by Buyer / Tenant

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