



OFFERING MEMORANDUM

CARFAM 1731 S. Cactus Avenue, Rialto, CA 92316

DNA

Realty Group

PROPERTY OVERVIEW

DNA Realty Group, Inc. is pleased to present the opportunity to acquire 1731 S Cactus Avenue, a stabilized single-tenant net-leased investment in Rialto, California. The property consists of a 6,014 square foot freestanding commercial building situated on approximately 1.064 acres of land.

The asset will be delivered at closing with a new 10-year triple-net (NNN) lease to F.C.A.C., Inc. d.b.a. CarFam, a successful and profitable local used automotive dealership and the current owner-operator of the property. Under the NNN structure, the tenant will be responsible for property taxes, insurance, and maintenance, providing investors with predictable passive income and minimal landlord obligations.

CarFam has established a strong reputation in the local market and has been operating a thriving automotive sales business from this location since 2018. The execution of a new long-term lease demonstrates the tenant's confidence in its continued success and commitment to the site. As both the operating business and outgoing property owner, CarFam brings a deep familiarity with and vested interest in the property.

Strategically located along Valley Boulevard, the property benefits from excellent visibility, accessibility, and a large, functional lot ideal for automotive display and operations. The expansive 1.064-acre parcel offers efficient vehicle circulation, display capacity, and long-term flexibility.

This offering represents an attractive opportunity to acquire a long-term, net-leased asset secured by an established local operator, backed by strong real estate fundamentals and durable income characteristics.

INVESTMENT HIGHLIGHTS

- Sale-Leaseback Structure with Strong Owner-Operator Executing New 10-Year Commitment
- Passive Net-Leased Investment with Limited Management Responsibilities
- Large 1.064-Acre Automotive Site at Corner Parcel and Ample Display & Circulation Capacity
- Freestanding 6,014 SF Commercial Facility on a Highly Functional Parcel
- Established, Profitable Business with High Revenue and Low Rent-to-Sales (RTS)



OFFERING SUMMARY

THE OFFERING

Address	1731 S Cactus Avenue, Rialto, CA 92316
Offered at	\$3,300,000
CAP Rate	7.27%
Monthly Rent (NNN)	\$20,000
Assessors Parcel Number	San Bernardino County 0254-091-23

SITE DESCRIPTION

Year Built/Remodeled	1967/2018
Rentable Square Feet	6,014
Ownership	Fee Simple
Frontage/Depth	276/230 Feet
Lot Size	1.064 Acres
Parking Count/Ratio	80 Marked Stalls/13.3:1,000 RSF
Number of Floors	One
Topography	Flat
Zoning	I-P (Industrial Park)

UTILITIES

Electricity	Yes
Water	Yes
Sewer	Yes

CONSTRUCTION

Foundation	Concrete Slab
Exterior Walls	Wood Framed Stucco
Parking Surface	Concrete and Asphalt
Roof	Built-Up
Windows and Doors	Retail Storefront/Shop Roll-Up

DETAILS

Signage	Monument and Building Top
HVAC	Package Units



PROPOSED LEASE STRUCTURE

Starting Monthly Base Rent	\$20,000
Lease Commencement Date	Upon Close of Escrow
Lease Type	Triple Net (NNN)
Initial Lease Term	Ten (10) Years
Rental Increases	3% Annual
Tenant Renewal Options	Two 5-Year
Tenant Obligations	Taxes, Insurance, Maintenance
CAP Rate	7.27%
Principal Personal Guaranty	Yes
Tenant Purchase Option	Optional
Tenant Right of First Refusal	Optional

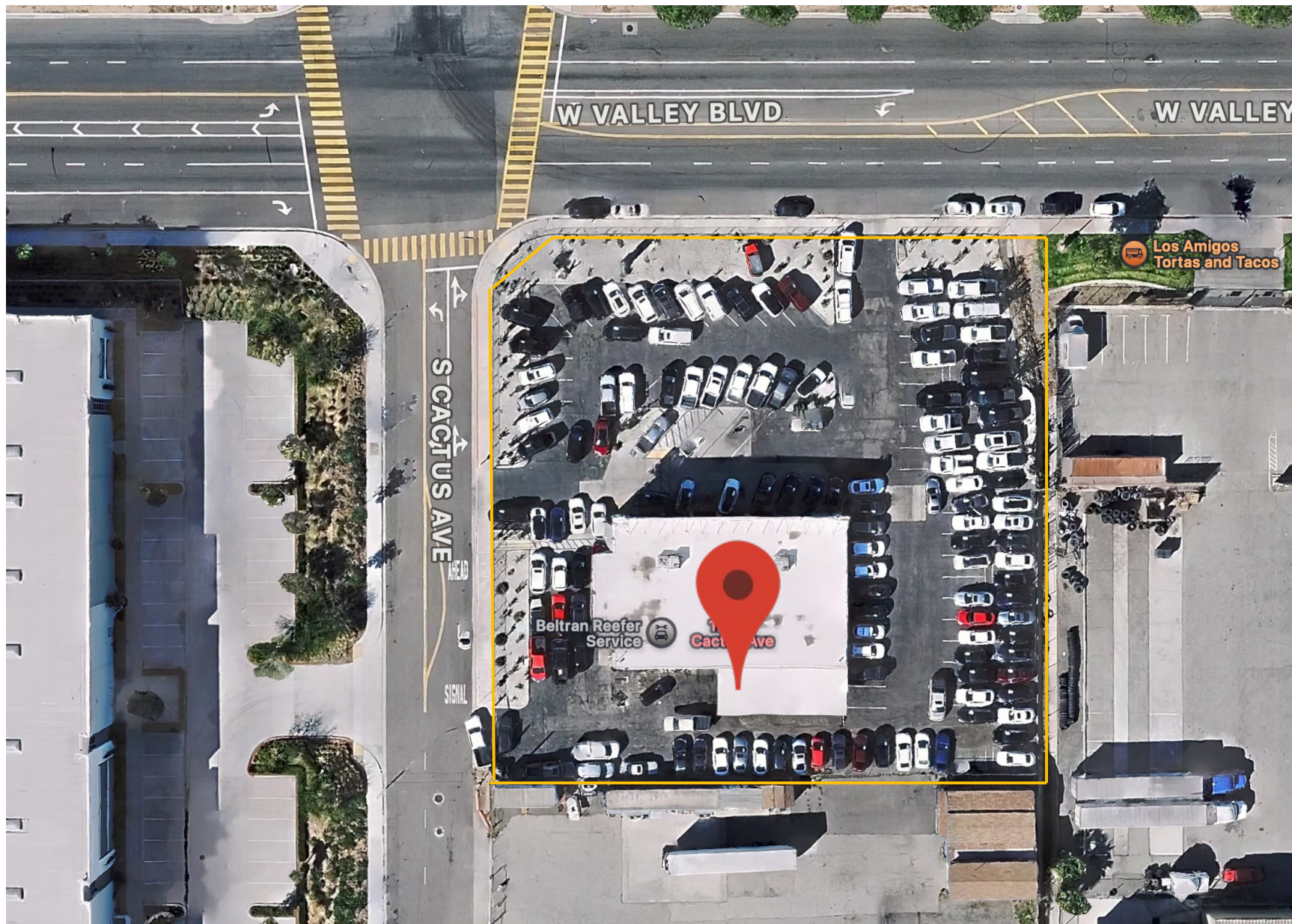
Notes:

Proposed lease agreement shall use the AIR CRE "Standard Industrial/Commercial Single-Tenant Lease - Net" form.

PROPERTY PHOTOS

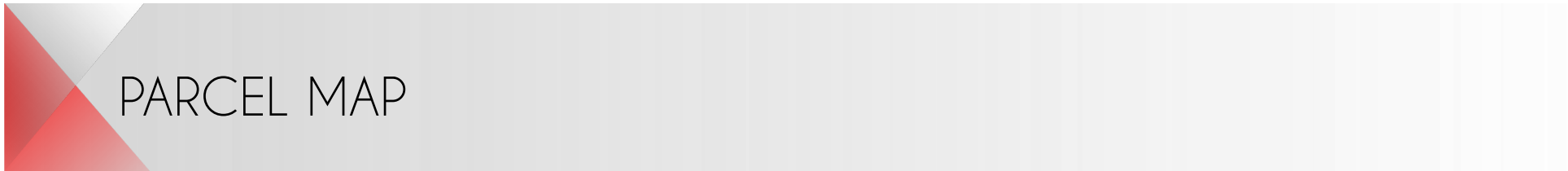


AERIAL PHOTO

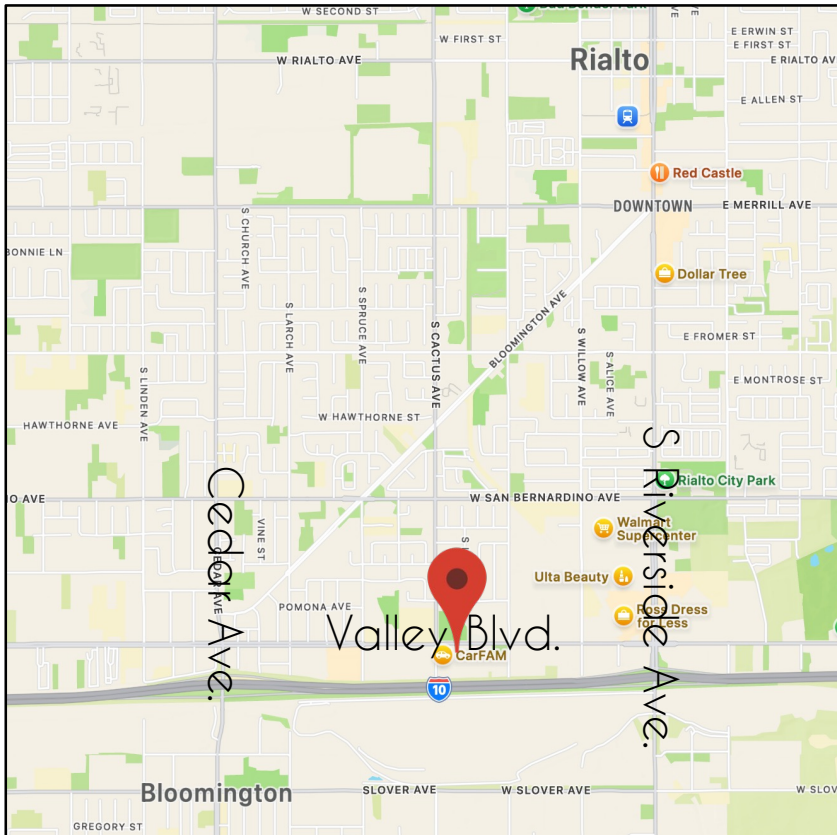


* Location of property line is approximated.

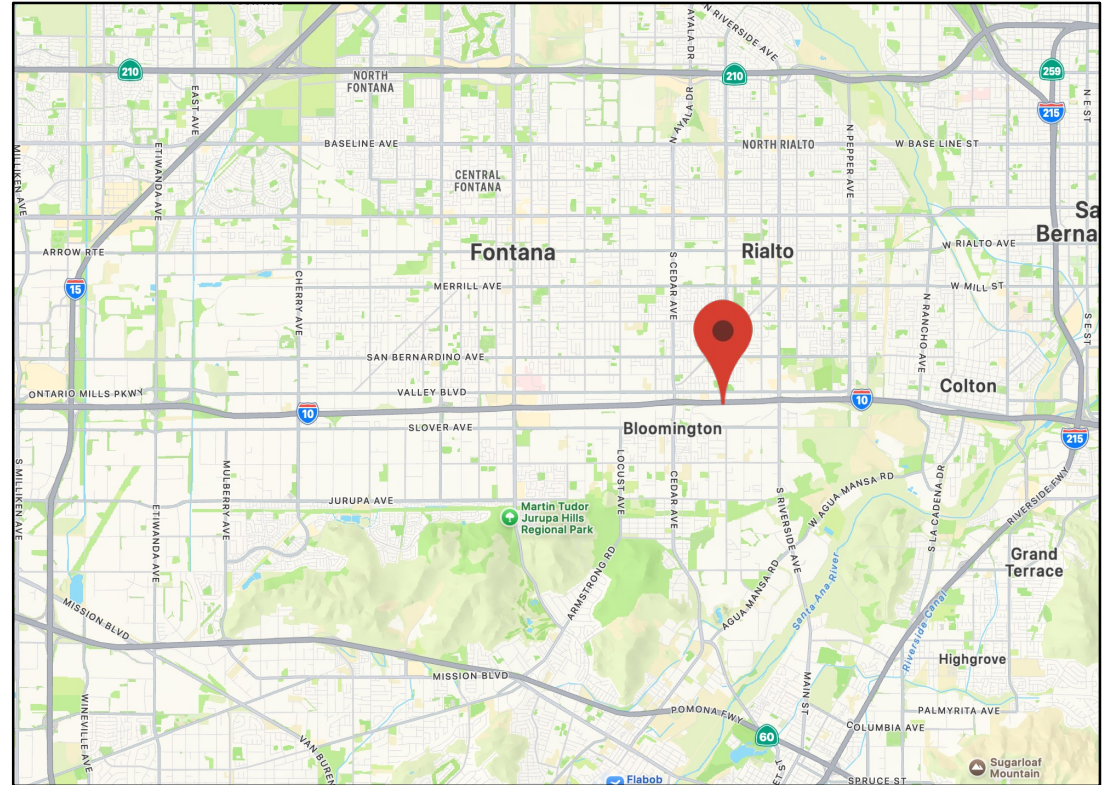
PARCEL MAP



LOCATION



LOCAL MAP



REGIONAL MAP

MARKET DEMOGRAPHICS

Population and Age	2 Miles	5 Miles	10 Miles
2024 Population	52,907	347,517	1,059,511
2029 Projection	53,820	353,861	1,086,648
Growth (2024–2029)	0.3%	0.4%	0.5%
Median Age	33.2	32.5	33.2
Households	2 Miles	5 Miles	10 Miles
Households (2024)	13,496	91,839	297,743
Owner Occupied	8,812	53,257	169,638
Renter Occupied	4,922	40,265	135,711
Avg Household Size	3.8	3.7	3.4
Household Income	2 Miles	5 Miles	10 Miles
Avg HH Income	\$81,129	\$82,813	\$92,729
Median HH Income	\$71,910	\$68,968	\$74,627

Income Range	2 Miles	5 Miles	10 Miles
< \$25K	2,044	14,311	44,458
\$25K–\$50K	2,366	16,983	51,357
\$50K–\$75K	2,648	19,206	53,851
\$75K–\$100K	2,424	14,497	43,890
\$100K–\$125K	1,737	10,015	34,501
\$125K–\$150K	1,152	7,008	25,497
\$150K–\$200K	791	6,209	23,742
\$200K+	334	3,611	20,449



1,059,511

2024 POPULATION
10-MILE RADIUS

Source: CoStar and Esri

Offered by:

DNA Realty Group

David N. Alagband, MBA

President

5020 Campus Drive, Suite 250

Newport Beach, CA 92660

Tel: (949) 529-5146

Email: dna@dnaregroup.com

Web: www.dnaregroup.com

License: CA 01842012

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