



## MULTI-TENANT RETAIL NNN - OFFERING MEMORANDUM

631-681 E. FOOTHILL BOULEVARD | Upland, CA 91784



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# OFFERING SUMMARY



**\$5,918,000**  
PRICE

**\$310,700.00**  
CURRENT NET OPERATING INCOME @ 100% OCCUPANCY

**±5.25%**  
CAP RATE

**±\$482**  
PRICE PER SF

**±12,250 SF**  
NET RENTABLE AREA

**1990**  
YEAR BUILT

**±0.93**  
LOT SIZE (ACRES)

## FINANCING SUMMARY

All Cash or Cash to New Financing



# INVESTMENT HIGHLIGHTS

## Internet Resistent Multi-Tenant Retail Investment

- 100% Occupied, ±12,250 SF, Multi-tenant Investment - Anchored by Circle-K
- Historical Long Tern Tenancy with Many Tenants at the Center More Than 10 Years

## Ease of Management

- Full NNN Expense Reimbursement with all Tenants
- Strong Visibility and Signalized Intersection. Daily Traffic Count In Excess of ±41,000 Cars per Day
- New Roof - 2024
- Parking Lot Rehab - 2025

# RENT ROLL

631-681 E. FOOTHILL BLVD | Upland, CA 91784

TENANT	SUITE	SF	RATE/SF	BASE RENT	NEXT RENT INCREASE DATE	RENT INCREASE AMOUNT	START DATE	EXPIR. DATE	OPTION
Retro Teyoh Inc	631	±1,350	\$1.43	\$1,933.49	5/30/26	3.0%	6/1/23	7/31/28	No
Sunny Spa	637	±1,050	\$1.75	\$1,837.50	5/30/26	3.0%	6/1/25	7/31/30	1, 3-Year
Elegance Hair Braiding	641	±1,200	\$1.79	\$2,150.00	4/30/26	3.0%	10/1/25	10/31/28	1, 3-Year
Muse Lash Beauty	649	±900	\$1.80	\$1,625.25	7/31/26	3.0%	8/1/23	5/31/28	No
Fur N' Paw Salon	653	±900	\$1.50	\$1,350.00	6/30/26	3.0%	7/1/25	6/30/28	No
Chuck's Tacos	661	±1,200	\$2.34	\$2,806.15	1/14/27	3.0%	1/15/98	8/31/29	1, 5-Year
Broney's Enterprises	665	±750	\$2.30	\$1,721.65	2/28/26	3.0%	3/1/19	2/29/28	No
Pro Best Nails	669	±1,500	\$2.37	\$3,552.50	4/30/26	3.0%	5/1/06	5/31/27	No
Hair First	677	±750	\$2.23	\$1,671.87	4/30/26	3.0%	5/1/06	6/30/26	1, 5-Year
Upland Circle K	681	±2,650	\$2.72	\$7,225.00	5/30/26	3.0%	6/1/00	11/30/30	1, 5-Year

Monthly Gross Income: ±\$25,837.41

Annual Gross Income: ±\$310,480.92

No warranty or representation is made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

# INCOME & EXPENSE

631-681 E. FOOTHILL BLVD | Upland, CA 91784

## ANNUALIZED OPERATING DATA

SCHEDULED GROSS INCOME (SGI) ±310,700

EXPENSE REIMBURSEMENT : NNN

GROSS OPERATING INCOME: ±310,700

TOTAL OPERATING EXPENSES NNN

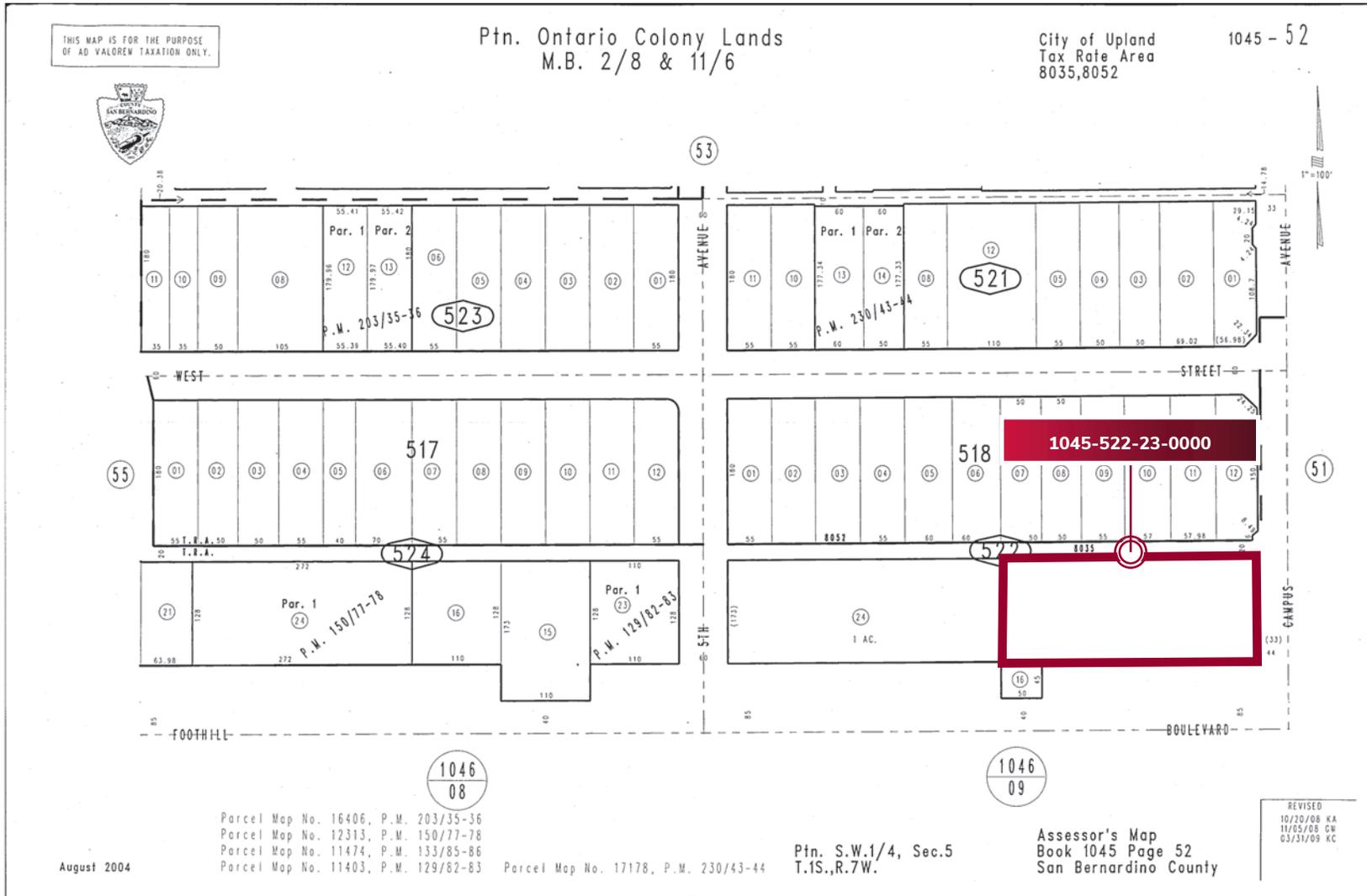
NET OPERATING INCOME (NOI): ±310,700



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# SITE PLAN/PARCEL MAP

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# AERIAL MAP

**631-681 E. FOOTHILL BLVD**

**E FOOTHILL BLVD**

**Euclid Ave**

**CHASE**

**Marshall's**

**usbank**

**McDonald's**

**Baker's**

**Carl's Jr.**

**7-Eleven**

**CVS**

**Pollo Loco**

**ROSS**

**amazon fresh**

**Burlington**

**DEL TACO**

**AMERICA'S**

**Arby's**

**Walmart**

**Jiffy Lube**

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# DEMOGRAPHICS

631-681 E. FOOTHILL BLVD | Upland, CA 91784

	1-MILE	3-MILES	5-MILES
<b>POPULATION</b>			
Estimated Population (2025)	18,677	174,359	372,151
Projected Population (2030)	18,152	173,627	370,132
Census Population (2020)	19,162	176,858	374,395
Census Population (2010)	18,196	172,405	363,477
Projected Annual Growth (2025-2030)	-524	-732	-2,019
Historical Annual Growth (2020-2025)	-485	-2,499	-2,244
<b>HOUSEHOLDS</b>			
Estimated Households (2025)	6,455	56,938	120,640
Projected Households (2030)	6,496	58,428	123,976
Census Households (2020)	6,672	57,619	120,218
Census Households (2010)	6,284	54,883	113,519
Projected Annual Growth (2025-2030)	42	1,490	3,335
Historical Annual Change (2010-2025)	171	2,055	7,121
<b>INCOME</b>			
Estimated Average Household Income (2025)	\$115,031	\$128,044	\$127,452
Projected Average Household Income (2030)	\$114,585	\$127,775	\$126,748

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DO NOT DISTURB THE TENANTS. PLEASE CONSULT BROKER FOR MORE DETAILS

# 631-681 E. FOOTHILL BOULEVARD

UPLAND, CA 91784

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