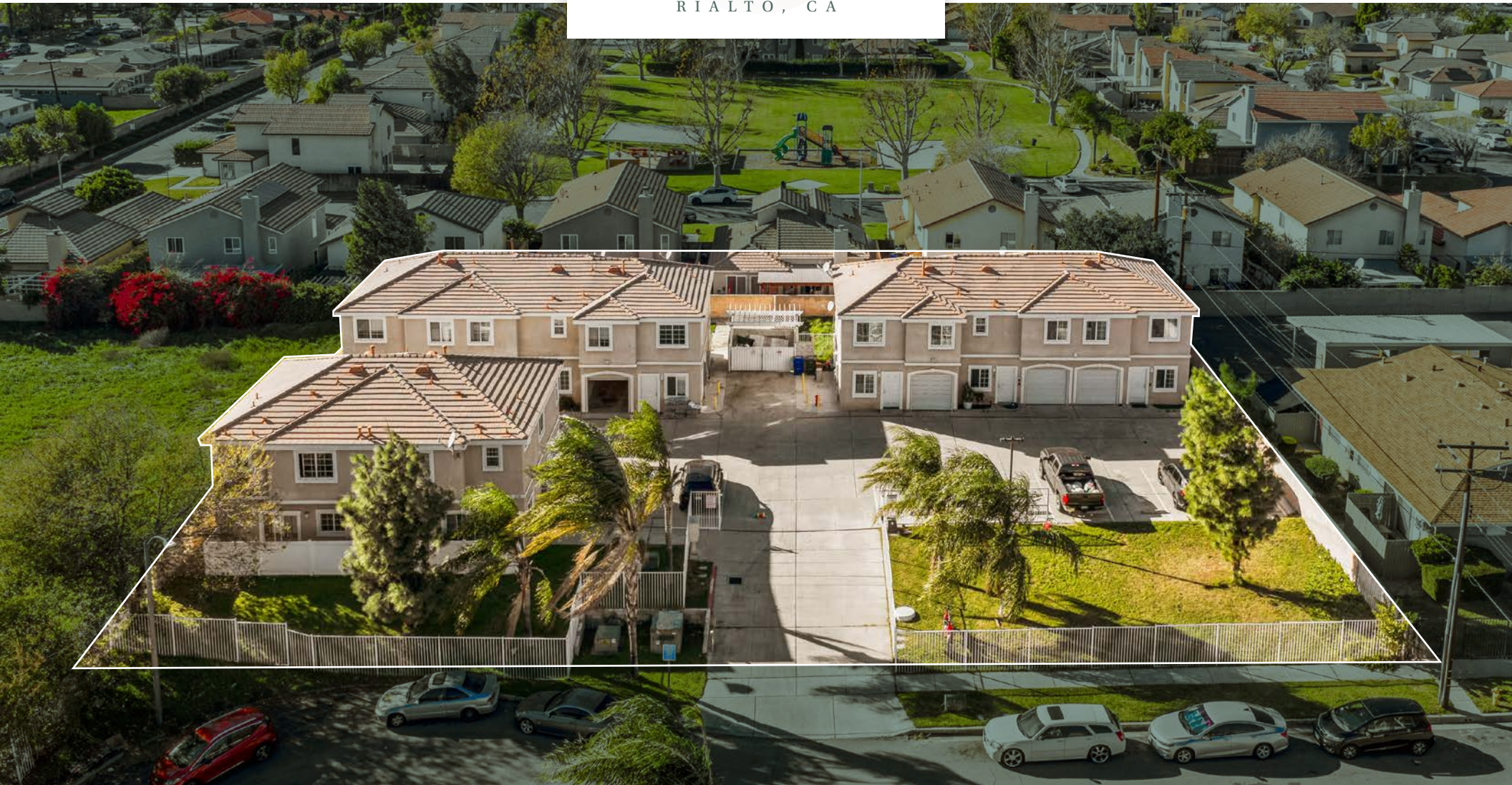


1520

P A L M

RIALTO, CA



TURNKEY 8-UNIT TOWNHOME OFFERING
IN THE GROWING INLAND EMPIRE MARKET

Marcus & Millichap
NFB GROUP

EXCLUSIVELY LISTED BY

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All potential buyers are strongly advised to take advantage of their opportunities and obligations to conduct thorough due diligence and seek expert opinions as they may deem necessary, especially given the unpredictable changes resulting from the continuing COVID-19 pandemic. Marcus & Millichap has not been retained to perform, and cannot conduct, due diligence on behalf of any prospective purchaser. Marcus & Millichap's principal expertise is in marketing investment properties and acting as intermediaries between buyers and sellers. Marcus & Millichap and its investment professionals cannot and will not act as lawyers, accountants, contractors, or engineers. All potential buyers are admonished and advised to engage other professionals on legal issues, tax, regulatory, financial, and accounting matters, and for questions involving the property's physical condition or financial outlook. Projections and pro forma financial statements are not guarantees and, given the potential volatility created by COVID-19, all potential buyers should be comfortable with and rely solely on their own projections, analyses, and decision-making.)

Activity ID: ZAG1050516

Marcus & Millichap



1520

PALM

RIALTO, CA

1520 N PALM AVENUE
RIALTO, CA 92376



THE OFFERING

8-Unit Townhome Asset in Rialto, CA



1520 N Palm Avenue is a 2008-construction, townhome-style multifamily asset located in Rialto, California. The property consists of eight well-designed townhome units totaling approximately 8,576 rentable square feet. The attractive unit mix includes two 2-bedroom / 2.5-bath and six 3-bedroom / 2.5-bath residences, a configuration that appeals to families and working professionals seeking larger floor plans and private living environments. The asset is well maintained and operates as a turnkey investment with minimal anticipated near-term capital expenditures.



The property benefits from strong multifamily fundamentals within the Riverside–San Bernardino metropolitan area. Recent net absorption has exceeded elevated new supply, compressing regional vacancy rates into the low-to-mid single digits and supporting rent levels near all-time highs. As one of Southern California's most affordable rental markets, the Inland Empire continues to capture demand spillover from Los Angeles and Orange County. This dynamic positions 1520 N Palm Avenue favorably against newer Class A developments, allowing well-located, early-2000s-vintage assets to maintain high occupancy and competitive rent growth while offering residents a compelling value proposition.

INVESTMENT HIGHLIGHTS



2008 construction townhome product built to condo specifications



Well maintained, turnkey asset with limited near-term capital expenditures



Central A/C & heat, washer & dryer hook-ups, and upgraded kitchens w/ granite countertops



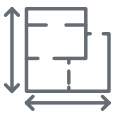
Individually metered for gas, electricity, and water



Attached single car enclosed garage and one outdoor parking space



All units are desirable townhome style layouts with an upstairs and downstairs



Flexible acquisition: purchase one or both buildings for bite-size entry or immediate scale



In-place rents slightly below market with upside through normal turnover and light interior upgrades



RENAISSANCE PARKWAY



CALIFORNIA STATE UNIVERSITY
SAN BERNARDINO



1525 N PALM AVE IS ALSO AVAILABLE
20-UNIT APARTMENT

[CLICK HERE](#)

1520
PALM

OFFERING MEMORANDUM ■ MARCUS & MILLICHAP



STATER BROS. markets
DOLLAR TREE
HARBOR FREIGHT
QUALITY TOOLS LOWEST PRICES
Goodwill Industries of the Southern Piedmont
TAM'S Burgers
WALGREENS

Walmart Neighborhood Market
CVS pharmacy
FAMILY DOLLAR
SUPERIOR GROCERS
Starbucks
Shakey's
TACO BELL
GameStop POWER TO THE PLAYERS
dd's DISCOUNTS

BASELINE RD

N RIVERSIDE AVE

1525 N PALM AVE IS ALSO AVAILABLE
20-UNIT APARTMENT

[CLICK HERE](#)



1520
PALM

OFFERING MEMORANDUM ■ MARCUS & MILLICHAP

FINANCIALS

DEAL OVERVIEW	
Price:	\$3,040,000
Number of Units:	8
Year Built:	2008
Approx. RSF:	±8,576 SF
Cost per RSF:	\$354
Cost per Unit:	\$380,000
Current GRM:	13.54
Market GRM:	12.97
Current CAP:	5.12%
Market CAP:	5.40%
Approx. Lot Size:	±21,850 SF

This information has been secured from sources we believe to be reliable, however we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate and obtained from Public Records or other sources. Buyer is advised and must independently verify the accuracy of all information through personal inspection and with appropriate professionals and bears all risk for any inaccuracies. ©2026 Marcus & Millichap.

1520 N PALM AVE
RIALTO, CA 92376

INCOME	CURRENT	PRO FORMA
Scheduled Gross Rent:	\$236,280	\$246,720
Less Vacancy Rate Reserve:	(\$11,814) 5%	(\$12,336)
Gross Operating Income:	\$224,466	\$234,384
Less Expenses:	(\$68,667)	(\$70,218)
Net Operating Income:	\$155,799	\$164,166

EXPENSES	\$ OR % PER UNIT	CURRENT	PRO FORMA
Property Taxes	1% of List Price	\$30,400	\$30,400
Insurance		\$7,445	\$8,600
Special Assessments (Tax Bill)		\$3,991	\$3,991
Utilities - Water & Electric		\$1,648	\$1,648
City of Rialto BL & Fire		\$630	\$630
Trash Removal		\$6,354	\$6,354
Repairs & Maintenance	\$700/Unit	\$5,600	\$5,600
Landscaping		\$1,200	\$1,200
Pest Control		\$420	\$420
Operating Reserves		\$2,000	\$2,000
Management Fee	4% of Gross Rent	\$8,979	\$9,375
Total Expenses:		\$68,667	\$70,218
Per Unit:		\$8,583	\$8,777
Per SF:		\$8.01	\$8.19

RENT ROLL

# OF UNITS	UNIT TYPE	CURRENT		PRO FORMA	
		AVG. MO. RENT/UNIT	MONTHLY INCOME	AVG. MONTHLY RENT/UNIT	MONTHLY INCOME
2	2/2.5 TH	\$2,398	\$4,795	\$2,495	\$4,990
6	3/2.5 TH	\$2,483	\$14,895	\$2,595	\$15,570
Monthly Scheduled Rent:			\$19,690		\$20,560
Annual Scheduled Rent:			\$236,280		\$246,720

UNIT NO.	UNIT TYPE	ACTUAL RENT	MARKET RENT
1	3/2.5 TH	\$2,400	\$2,595
2	2/2.5 TH	\$2,300	\$2,495
3	3/2.5 TH	\$2,400	\$2,595
4	3/2.5 TH	\$2,550	\$2,595
5 (Vacant)	2/2.5 TH	\$2,495	\$2,495
6	3/2.5 TH	\$2,550	\$2,595
7	3/2.5 TH	\$2,400	\$2,595
8 (Vacant)	3/2.5 TH	\$2,595	\$2,595
	Monthly Total:	\$19,690	\$20,560
	Annual Total:	\$236,280	\$246,720

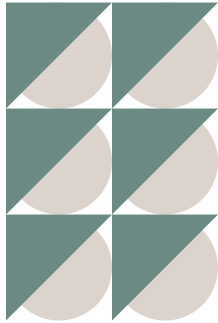
AREA OVERVIEW



RIALTO, CA

Located in the heart of the Inland Empire, Rialto is situated approximately 55 miles east of downtown Los Angeles. Rialto is part of the Riverside-San Bernardino metropolitan area and benefits from direct access to major regional corridors including Interstates 10, 15, and 210. Its central location makes it both highly accessible and deeply connected to the broader Southern California.

Home to more than 100,000 residents, Rialto offers a diverse, family-oriented community supported by affordable housing, established neighborhoods, and expanding civic amenities. The city blends long-standing residential areas with ongoing commercial and industrial development, creating a balanced environment that supports both local living and regional employment.



Rialto is widely recognized as a key hub within the Inland Empire's logistics and manufacturing economy. The city's proximity to major freeways, rail lines, and distribution centers has attracted national and international companies, fueling steady job growth and continued investment—complemented by retail centers and neighborhood shopping destinations.

With its expanding economic base, and commitment to community development, Rialto is well positioned for long-term growth. The city continues to evolve as a vital destination—offering opportunity, connectivity, and an increasingly attractive quality of life.



NEARBY DEVELOPMENTS



1. LOCUST GATEWAY LOGISTICS CENTER (PROPOSED WAREHOUSE)
- A proposed ~664,859 sf industrial warehouse with ancillary office space and extensive parking is planned at the Locust Gateway site. The project includes multiple access points and is positioned to support logistics and distribution growth near I-210 and regional transportation hubs.

[READ MORE](#)

2. OLIVE AVENUE DEVELOPMENT PROJECT (WAREHOUSE CAMPUS)
- The Olive Avenue Development Project proposes a campus-oriented industrial warehouse on ~31 acres in Rialto's Airport-related planned industrial zone, with large buildings and associated site improvements supporting regional logistics demand.

[READ MORE](#)

3. 436 WEST RIALTO AVE WAREHOUSE PROJECT
- A proposed industrial warehouse project listed in the City's current projects database. These types of facilities are part of Rialto's broader employment land uses and serve growing demand for last-mile distribution space.

[READ MORE](#)

4. 160 NORTH CACTUS AVE INDUSTRIAL DEVELOPMENT
- Industrial development planned for approximately 160 N Cactus Ave, supporting Rialto's industrial and logistics growth. Projects like this align with County and City goals for expanding industrial land uses.

[READ MORE](#)

5. DURST DRIVE WAREHOUSE PROJECT
- A planned warehouse project along Durst Drive listed in the City's current active projects. These facilities often support local and regional distribution and logistics operations.

[READ MORE](#)

6. EVERGREEN APARTMENTS (RESIDENTIAL DEVELOPMENT)
- A proposed multi-family residential development in Rialto's current projects list, supporting ongoing housing supply goals within the city.

[READ MORE](#)

INLAND EMPIRE MSA



JOSHUA TREE



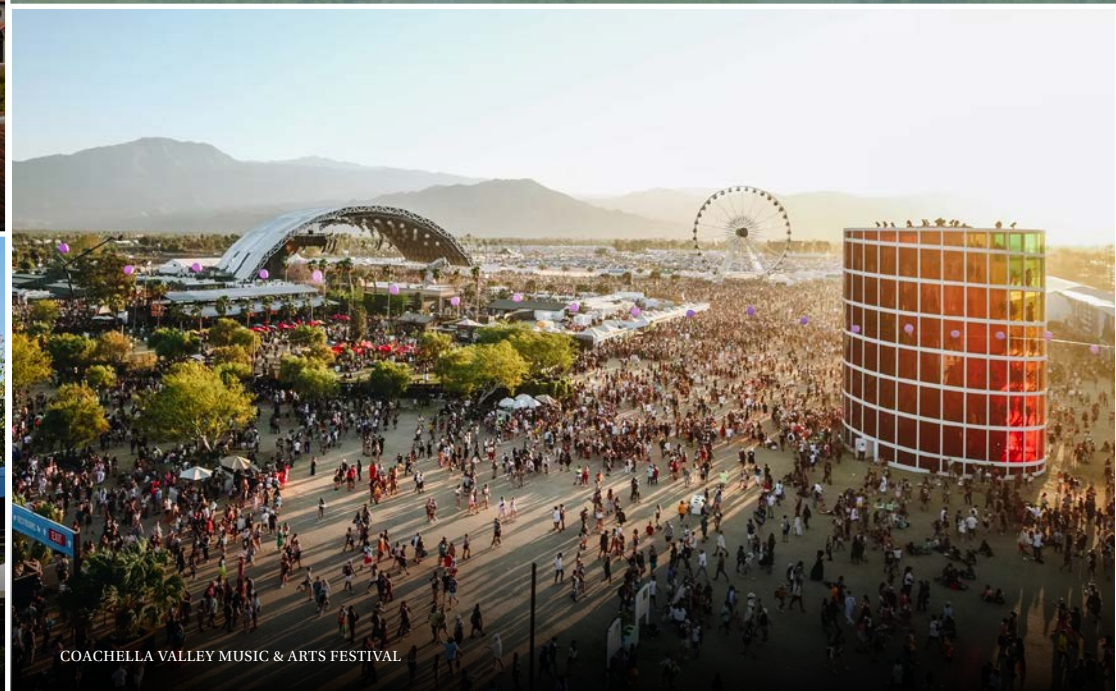
DOWNTOWN RIVERSIDE



VICTORIA GARDENS

The Inland Empire Metropolitan Statistical Area (MSA)—anchored by Riverside and San Bernardino Counties—serves as one of the fastest-growing and most economically diverse regions in Southern California. Home to more than 4.7 million residents, the Inland Empire’s dynamic regional powerhouse fueled by logistics, healthcare, education, construction, and retail. Its strategic location between Los Angeles, Orange County, and San Diego positions it as a critical gateway for goods movement throughout the Western United States. Major employers such as Amazon, Kaiser Permanente, FedEx, Stater Bros., and the University of California, Riverside contribute to a balanced and resilient economic base that continues to attract both residents and investors.

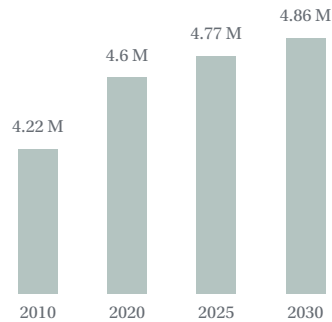
The region enjoys exceptional transportation connectivity that supports one of the nation’s largest logistics and distribution networks. The Inland Empire’s modern industrial parks, intermodal facilities, and expanding freeway infrastructure have solidified its reputation as a logistics epicenter, housing millions of square feet of warehouse and e-commerce fulfillment space. Ongoing investment in mixed-use projects, retail centers, higher education, and healthcare facilities continues to enhance the region’s quality of life while strengthening its long-term economic outlook.



COACHELLA VALLEY MUSIC & ARTS FESTIVAL

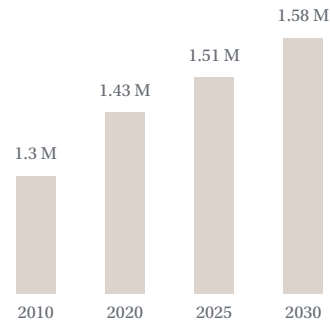
INLAND EMPIRE MSA POPULATION SNAPSHOT

SOURCE: SITES USA, 2025, INLAND EMPIRE



INLAND EMPIRE MSA POPULATION SNAPSHOT

SOURCE: SITES USA, 2025, INLAND EMPIRE



POPULATION

4.77M

within MSA

AVG. HH INCOME

\$122,131

within MSA

DAYTIME POPULATION

2.69M

within MSA

Culturally, the Inland Empire blends Southern California's laid-back lifestyle with a growing sense of urban sophistication, offering a dynamic mix of arts, recreation, and entertainment. The region is home to destinations such as Downtown Riverside's Mission Inn District, the Fox Performing Arts Center, and Ontario's Toyota Arena, which hosts major concerts and sporting events. Annual attractions like the Riverside Festival of Lights, Route 66 Cruisin' Reunion, and Temecula Valley Balloon & Wine Festival celebrate the area's rich heritage while drawing visitors from across the state.

The region's cultural fabric extends across a diverse network of distinct cities and communities, each with its own identity. Riverside anchors the arts and education scene with its historic architecture and university influence, while Redlands and Claremont offer charming downtowns lined with local shops, cafes, and galleries, and Palm Springs and the Coachella Valley host internationally recognized festivals and desert modernism architecture tours. Together, these communities embody the Inland Empire's balance of tradition and innovation—where culture, creativity, and community pride continue to define one of California's most dynamic and diverse regions.



With its affordable cost of living, expanding population, and strategic location, the Inland Empire continues to attract residents, employers, and investors seeking sustainable growth and a high quality of life. Supported by leading institutions such as the University of California, Riverside and Cal State San Bernardino, the Inland Empire fosters a skilled workforce and ongoing innovation. Combined with abundant parks, trails, and family-friendly amenities, the region stands as one of Southern California's most dynamic and resilient centers for business, culture, and community.



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