

Ben Bridge

Ben Bridge Jeweler - Outparcel to Victoria Gardens Mall

2023 Renovation | 10-Year Lease w/ 2% Annual Increases | Passive NN Lease Structure



8009 DAY CREEK BOULEVARD, RANCHO CUCAMONGA, CA 91739

Single-Tenant Net Leased Ben Bridge Jeweler

The Offering

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

\$5,546,000
ASKING PRICE

6.75%
CAP RATE

NN
LEASE STRUCTURE

8.9 Years
LEASE TERM REMAINING

Fee Simple
OWNERSHIP INTEREST



Net Lease Capital Markets

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Investment Highlights

Newly Renovated Ben Bridge Jeweler | Established Premium Jeweler specializing in Engagement Rings, Fine Jewelry, Luxury Watches, Custom-Designed Jewelry | 36 Locations across 6 states | Berkshire Hathaway, Inc. Subsidiary Company

- Newly Renovated (2023 Renovation) Ben Bridge Jeweler store
- World renowned retail jeweler noted for its high-quality jewelry and luxury timepieces
- Ben Bridge specializes in Engagement Rings, Fine Jewelry, Luxury Watches, Custom-Designed Jewelry
- 36 locations across 6 states (CA, WA, OR, AZ, TX, HI)
- In 2000, Berkshire Hathaway, Inc. acquired Ben Bridge Jeweler, but Ben Bridge remains family run

NN Lease | 10-Year Primary Term plus 1 (5-Year) Option | 2.00% Annual Rental Increases

- NN lease – Fee Simple (land & building ownership)
- 10-year primary term plus 1 (5-Year) options
- 2.00% annual increases through the primary and option term(s)
- Minimal landlord obligations- landlord is responsible for all structural repairs, walls, ceilings, plate glass and non-exclusive water, sewage, and roof drain lines.

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)	\$5,546,000 (\$939)
Cap Rate	6.75%
Annual Base Rent	\$374,386.70 (\$63.41 PSF)

Executive Summary

Address	8009 Day Creek Boulevard Rancho Cucamonga, CA 91739
Tenant	Ben Bridge Jeweler
Lease Entity	Ben Bridge-Jeweler, Inc.
Use	Retail
Rentable Building Area (SF)	5,904
Acreage	0.96 Acres
Expense Structure	NN (See Lease Abstract on pg. 13)
Rent Increases	2.00% Annually
Rent Commencement Date	October 1, 2022
Lease Expiration Date	September 30, 2033
Initial Term	Ten (10) Years
Lease Term Remaining	8.9 Years Remaining
Ownership Interest	Fee Simple (Land & Building)

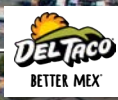
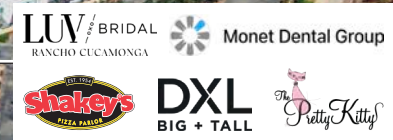




1.2M SF Super Regional Mall (Victoria Gardens)



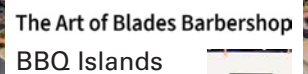
Ben Bridge



Day Creek Blvd



W Foothill Blvd (62,305 VPD)





Ben Bridge

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

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 TEMPUR-PEDIC The Hat DAVID'S GIFTS & TOBACCO

Red Robin WELLS FARGO McDonald's Chevron with TECHRON Richies DINTER DELTACO BETTER MEX JARED

LONGHORN STEAKHOUSE TEXAS de BRAZIL CHORRASCARIA STEAKHOUSE Onto MATTRESS Sleep Well, Live Well PetEmerg EMERGENCY ANIMAL HOSPITAL

The Art of Blades Barbershop BBQ Islands PS HOLISTIC HEALING TALKS SPIN/STRENGTH MATTRESS FIRM el Pollo Loco

FRIAR TUX Total Wine & MORE NATIONAL VISION

THE SALVATION ARMY TACO BELL Food 4 Less

Asia Buffet Deluxe Nails Barky's Bathtime

STAR DENTAL GROUP COMFORT PEDIC W WENERSCHNITZEL

tropical CAFE Omo Hawa Tran BBQ Mor

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 GOLDEN CORNER

URBAN OUTFITTERS SEPHORA

ZARA lululemon P.F. CHANG'S VANS NIKE

WILLIAMS-SONOMA, INC. LANE BRYANT

SoCal Bath & Body Works ANTHROPOLOGIE

FRIDAYS FLEMING'S H&M Gyu-Kaku Japanese BBQ

thecheesecakefactory See's CANDIES LUNA HOT TOPIC

THE SALVATION ARMY TACO BELL Food4Less

Star Paints Spirit SUBWAY

Asia Buffet Deluxe Nails Barky's Bathtime

Star STAR DENTAL GROUP COMFORT PEDIC Weenschnitzel

tropical CAFE Ono Hawaiian BBQ Mor

Foothill Fwy (210)

target

THE HOME DEPOT

BevMo! by gopuff

ULTA BEAUTY

REI COOP

BEST BUY

Starbucks

LOWE'S

MEN'S WEARHOUSE

Chick-fil&

WELLS FARGO

McDonald's

DYNASTY REAL ESTATE

TEMPUR-PEDIC

DAVID'S GIFTS & TOBACCO

The Hat

Richie's DINER

LUV/BRIDAL RANCHO CU CAMONIA

Monet Dental Group

Shakeys DXL BIG + TALL The Pilly Kitty's

LIVING SPACES

kb HOME

Walmart Supercentre

DEL TACO BETTER MEX

JARED

Chevron with TECHRON

MATTRESS FIRM

W Foothill Blvd (62,305 VPD)

MAMA X DIOS MODERN MEXICAN CUISINE

Red Robin

LONGHORN STEAKHOUSE

RENAISSANCE NAILS & SPA

BUFFALO WILD WINGS

TEXAS de BRAZIL CHORRASCARIA & STEAKHOUSE

el Pollo Loco

The Art of Blades Barbershop

BBQ Islands

THE VITAMIN SHOPPE

SAKE 2 ME SUSHI RANCHO CU CAMONIA

Ortho MATTRESS Sleep Well, Live Well!

PetEmerg EMERGENCY ANIMAL HOSPITAL

Total Wine & MORE

Bubblicity HOLISTIC HEALING SPA PS SPIN/STRENGTH

Sacred Heart Catholic Church

IN-N-OUT BURGER jiffylube

(204,249 VPD) 15



1.2M SF Super Regional Mall (Victoria Gardens)

★ macy's JCPenney AMC THEATRES Bass Pro Shops FARMINI KAROB GATE

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 42 Gyu-Kaku Japanese BBQ

The Cheesecake Factory See's CANDIES LUNA HOT TOPIC

THE SALVATION ARMY TACO BELL Food 4 Less

Duro Coatings PAINTS SPIN SUBWAY

Asia Buffet Deluxe Nails Barky's Bathtime

STAR STAR DENTAL GROUP COMFORT PEDIC W Wellness

tropical CAFE SMOOTHIES Ono Hawaiian BBQ EST. 2002 Mor

IN-N-OUT BURGER

jiffylube

Sacred Heart Catholic Church

LUV BRIDAL RANCHO CUCAMONCA Monet Dental Group

Shakey's DXL BIG + TALL The Patty Katty's

kb HOME

JARED

LIVING SPACES

Ben Bridge

DAVID'S GIFTS & TOBACCO

The Hat

Walmart Supercentre

SKY ZONE

TEMPUR-PEDIC

DEL TACO BETTER MEX

Pollo Loco

MATTRESS FIRM

BEST BUY

Starbucks

DYNASTY REAL ESTATE

McDonald's

Chevron with TECHRON

TEXAS DE BRAZIL CHURRASCO STEAKHOUSE

PetEmerg EMERGENCY ANIMAL HOSPITAL

THE HOME DEPOT

KREI co-op

BevMo! by gopuff

MEN'S WEARHOUSE

WELLS FARGO

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 CUCAMONCA

WU DO JUDO MARKET 水陸道場 MERCADO

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)

★ macy's JCPenney AMC THEATRES Bass Pro Shops FARMER BOY MARKET

URBAN OUTFITTERS SEPHORA

ZARA lululemon P.F. CHANG'S VANS NIKE

WILLIAMS-SONOMA, INC. LANE BRYANT

SoCal Bath & Body Works ANTHROPOLOGIE

FRIDAYS Fleming's H&M 4A 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 STAR DENTAL GROUP

COMFORT PEDIC LUXURIOUS COMFORT IN FINE BEDDING

Mor SPIRIT THE SALVATION ARMY

Walmart Supercentre

SKY ZONE

LUY BRIDAL MONET DENTAL GROUP Shakey's DXL Party Kitty's

kb HOME

Sacred Heart Catholic Church

jiffy lube

LIVING SPACES

Richie's

DEL TACO BETTER MEX.

JARED

MATTRESS FIRM

DAVID'S GIFTS & TOBACCO

The Hat

Chevron with TECHRON

TEXAS de BRAZIL CHURRASCARIA STEAKHOUSE

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target

THE HOME DEPOT

LOWE'S

ULTA BEAUTY

BevMo! by gopuff REI CO-OP

BEST BUY

Chick-fil-A

Red Robin

FLOOR & TILE WOOD & STONE

AT&T

MEN'S WEARHOUSE



W Pothill Blvd (22,305 VPD)



The Investment



Lease Abstract & Property Details

Property Overview

Rentable Building Area (SF)	5,904
Acreage	0.96
Year Built/Renovated	2007/2023
Parcel	1090-551-05-0000

Lease Abstract

Address	8009 Day Creek Boulevard Rancho Cucamonga, CA 91739
Tenant Trade Name	Ben Bridge Jeweler
Lease Entity	Ben Bridge-Jeweler, Inc.
Credit Rating	N/A- See Tenant Synopsis pg. 15
Rent Commencement Date	October 1, 2022
Lease Expiration Date	September 30, 2033
Lease Term Remaining	8.9 Years
Renewal Options	1 (5-Year)
Annual Rent (PSF)	\$374,386.70 (\$63.41 PSF)
Percentage Rent	4% over Annual Sales Base (Base increases 2% Annually)
Rent Increases	2% Annually
Lease Structure	NN
Landlord Responsibilities	All structural repairs, walls, ceilings, plate glass and non-exclusive water, sewage, and roof drain lines.
Utilities	Tenant Responsibility
Taxes	Tenant Responsibility
CAM	Tenant Responsibility
HVAC	Tenant Responsibility
Insurance	Tenant Responsibility
ROFR	None
Financial Reporting	Monthly (on or before the 15th day of the following month) & 60 days following the end of each lease year

Rent Schedule

Rent Period	Annual Rent	PSF	Monthly Rent	PSF	% Increase
10/1/2024 - 9/30/2025	\$374,386.70	\$63.41	\$31,198.89	\$5.28	-
10/1/2025- 9/30/2026	\$381,874.43	\$64.68	\$31,822.87	\$5.39	2.00%
10/1/2026- 9/30/2027	\$389,511.92	\$65.97	\$32,459.33	\$5.50	2.00%
10/1/2027- 9/30/2028	\$397,302.16	\$67.29	\$33,108.51	\$5.61	2.00%
10/1/2028- 9/30/2029	\$405,248.20	\$68.64	\$33,770.68	\$5.72	2.00%
10/1/2029- 9/30/2030	\$413,353.16	\$70.01	\$34,446.10	\$5.83	2.00%
10/1/2030- 9/30/2031	\$421,620.22	\$71.41	\$35,135.02	\$5.95	2.00%
10/1/2031- 9/30/2032	\$430,052.62	\$72.84	\$35,837.72	\$6.07	2.00%
10/1/2032- 9/30/2033	\$438,653.68	\$74.30	\$36,554.47	\$6.19	2.00%
Option 1: 10/1/2033- 9/30/2038	Minimum Annal Rent during Year 1 of the Option Period will be the greater of (i) \$473,745.97, and (ii) 85% of the average Effective Rent for the period October 1, 2030 through September 30, 2032. Minimum Annual Rent to increase 2% annually.				

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.

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

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

Tenant Synopsis - Ben Bridge Jeweler

Ben Bridge Jeweler is a renowned retail jeweler noted for its high-quality jewelry and luxury timepieces. Established over a century ago, it has built a reputation for excellence in both product offerings and customer service. The company prides itself on being customer's "Personal Jeweler."

Specialties:

- Engagement rings
- Fine jewelry
- Luxury watches
- Custom-designed jewelry

Brands Offered:

- Jewelry (Pandora, MIKIMOTO, Roberto Coin, David Yurman, Monica Rich Kosann, De Beers)
- Engagement & Wedding (Bell Ponte Bridal, Ben Bridge Signature, Ikuma Canadian Diamonds, De Beers, Triton Rings)
- Watches (Rolex, Cartier, TUDOR, OMEGA, Breitling, Grand Seiko, IWC Schaffhausen, Panerai, Zenith)

Services:

- Custom Jewelry Design: Personalized design services to create unique and bespoke pieces
- Jewelry Repair: Professional repair services for various types of jewelry
- Watch Repair: Expertise in maintaining, servicing, and repairing luxury watches
- Appraisals: Certified professionals provide appraisals for insurance and other purposes

In 2000, Berkshire Hathaway, Inc. acquired Ben Bridge Jeweler, but Ben Bridge remains family run. Today, the company is managed by Ben's great-granddaughter, Lisa, the 5th generation of the Bridge family to lead the company.



YEAR FOUNDED
1912



COMPANY TYPE
Wholly Owned Subsidiary



HEADQUARTERS
Seattle, WA



WEBSITE
benbridge.com



LOCATIONS
36 (CA, WA, OR, AZ, TX, HI)



S&P CREDIT RATING
Not Rated





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