

EAST AVENUE PLAZA
7337, 7373 & 7391 EAST AVE
FONTANA, CA 92336

VALUE ADD OPPORTUNITY



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ABOUT THE INVESTMENT

- Three Freestanding Single-Story Building Retail Center Totaling 53,112 SF
- Value Add Opportunity with 33,000 SF Owner-Occupied Anchor Unit to be Delivered Vacant
- Large 4.69 Acre Site with Excellent Parking (4.5/1,000 SF)
- Priced Below Replacement Cost
- Historically High Occupancy Levels in Non-Owner-Occupied Units

ABOUT THE LOCATION

- Freeway Visibility from the 15 North with 171,000 VPD
- Dense, Infill Location with Low Likelihood of Additional Future Competition
- Strong 1,3 & 5 Mile Radius Demographics with Large Population & High Median Household Income
- Close Proximity to Significant Industrial Sub-markets with Growing Populations

THE OFFERING

Purchase Price	Price Per SF
\$10,500,000	\$197.70
Pro Forma CAP Rate	7.60%
Rentable SF	53,112
Lot Size (Acres)	4.69
Lot Size (SF)	204,296
Price/Land SF	\$51.40
Floor Area Ratio (FAR)	0.26
Zoning	C1
Free Standing Buildings	3
Parking Spaces	239
Street Frontage	163' on East Ave
Year Built	2001
Construction Type	Reinforced Concrete



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