

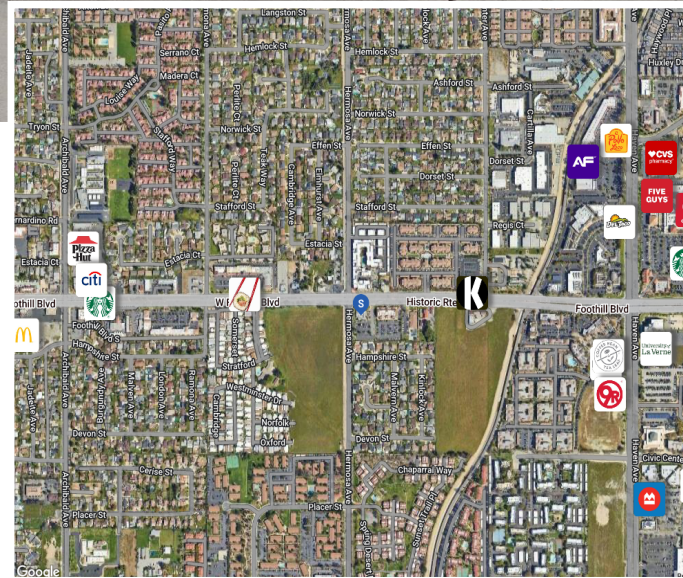
Kick Back Jack's

10123 Foothill Blvd
Rancho Cucamonga CA 91730



HIGHLIGHTS:

- » First time to hit market in 40 years
- » Huge lot with an abundance of parking
- » Located conveniently minutes away from Victoria Gardens



Exclusively Marketed by:

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PROPERTY SUMMARY

Building SF	7,221
Land SF	66,908
Land Acres	1.54
Year Built	1984
# of parcels	1
Building Class	B
Number of Parking Spaces	105
Parking Ratio	9.52/1000

INVESTMENT SUMMARY

Price	\$2,660,000
Price PSF	\$368.37
NOI (CURRENT)	\$118,430
NOI (Pro Forma)	\$129,376
CAP RATE (CURRENT)	4.45%
CAP RATE (Pro Forma)	4.86%

INCOME	CURRENT	PRO FORMA
Restaurant Income	\$118,430	\$129,376
Total Operating Revenue	\$118,430	\$129,376
Net Operating Income	\$118,430	\$129,376

TRIPPLE NET INVESTMENT

Explore a premier investment opportunity at 10123 Foothill Blvd. Rancho Cucamonga, featuring a high-potential property in a vibrant commercial area. This prime location presents an exceptional chance for investors seeking stable, long-term returns in the robust commercial real estate market. The property is currently leased to a reliable long-term tenant under a triple net lease structure, guaranteeing a low-maintenance investment and a consistent income stream for the foreseeable future.

