

**1108-1201 W. 2ND STREET**  
**SAN BERNARDINO, CA 92404**

*La Placita*



**Lidia Talavera**  
Executive Vice President  
909.243.7604  
ltalavera@naicapital.com  
Cal DRE Lic#01407598

**NAI Capital Commercial**  
3633 Inland Empire Blvd.  
Suite #900  
Ontario, CA 91764  
naicapital.com

**NAI Capital**  
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE



## NON-ENDORSEMENT AND DISCLAIMER NOTICE

### Confidentiality & Disclaimer

*The information contained in this Marketing Brochure is proprietary and confidential. It has been prepared by NAI Capital, Inc. ("NAI Capital") and is intended solely for the use of prospective purchasers to evaluate a potential investment opportunity. Distribution of this brochure to any party other than the recipient without the prior written consent of NAI Capital is strictly prohibited.*

*The information contained herein is provided for general informational purposes only and is not intended to serve as a representation or warranty by NAI Capital. All information, including but not limited to financial data, square footage, site characteristics, tenancy, and projections, has been obtained from sources deemed reliable; however, NAI Capital has not independently verified such information and makes no guarantees, warranties, or representations as to its accuracy or completeness.*

*Recipients of this brochure are advised to conduct their own independent due diligence, including but not limited to, verifying all physical, financial, and legal aspects of the property. NAI Capital assumes no responsibility for the accuracy or completeness of the information contained herein, and disclaims any and all liability for representations, express or implied, contained in or omitted from this brochure or any other written or oral communication transmitted to the recipient.*

*All interested parties should seek independent legal, tax, engineering, or other professional advice. This offering is subject to prior sale, change in terms, or withdrawal without notice.*

### Non-Endorsement Notice

*NAI Capital, Inc. is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee mentioned in this marketing package. The inclusion of any company name or logo is intended solely for informational purposes to identify current tenants and provide prospective purchasers with relevant property information.*

*The presence of any corporate logo or trademark does not imply any affiliation, sponsorship, or endorsement by the respective company of NAI Capital, Inc., its affiliates, agents, listings, products, or services.*

### Rent and Financial Disclaimer

*Any rent, income, or financial projections included in this Offering Memorandum—other than historical, actual rent collections—are provided as estimates based on assumptions made in good faith and are for illustrative purposes only. NAI Capital, Inc. makes no representation or warranty as to the accuracy, feasibility, or legal permissibility of such projections.*

*Prospective purchasers are advised that local, state, and federal laws, including but not limited to rent control and tenant protection regulations, may limit or restrict potential rent increases or income growth. It is the sole responsibility of the Buyer and their advisors to conduct an independent investigation to determine the legality, reasonableness, and attainability of any projected rental income or financial performance.*

# Table of Contents

## Investment Overview

3

## Property Details

8

## Financial Overview

12

*No warranty, express or implied, is made as to the accuracy of the information contained herein. This information is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and is subject to any special listing conditions imposed by our principals. Cooperating brokers, buyers, tenants and other parties who receive this document should not rely on it, but should use it as a starting point of analysis, and should independently confirm the accuracy of the information contained herein through a due diligence review of the books, records, files and documents that constitute reliable sources of the information described herein. Logos are for identification purposes only and may be trademarks of their respective companies. NAI Capital, Inc. Cal DRE Lic. #02130474.*





# *Investment Overview*



# Investment Overview

NAI Capital, represented by Lidia Talavera, is proud to present the exceptional opportunity to acquire La Placita Shopping Center, a well-positioned retail asset located at 1108-1201 W. 2nd Street in San Bernardino, California.

Strategically anchored by Superior Grocers, one of the largest Hispanic grocery chains in the Western U.S., La Placita spans approximately 85,915 square feet of gross leasable area across 8.1 acres. Originally constructed in 2008, the property showcases attractive Spanish-style architecture, is professionally maintained, and features abundant on-site parking. La Placita sits directly across from the San Bernardino Metrolink Station, which serves over 1 million riders annually, providing excellent transit-oriented visibility and accessibility.

Currently 67% leased, La Placita presents investors with a significant value-add opportunity through lease-up of the vacant junior anchor space, available shop space, and two developable pad sites. The center offers strong repositioning potential, both in its current retail format and as a candidate for partial redevelopment.

With Superior Grocers as its anchor—an expanding regional grocery chain with over 70 locations across California and recently expanding in Nevada, and a recent acquisition of 22 Numero Uno Market stores- the center benefits from strong demographic alignment.

## Redevelopment Potential

The west side of the property, which includes underutilized areas and a 2.88-acre parcel across the street, offers an outstanding opportunity for urban infill redevelopment. Investors may choose to enhance the existing retail footprint or pursue a “Live, Work & Play” concept, integrating multifamily residential and street-level retail to create a dynamic community hub. The City of San Bernardino has expressed support for such progressive development strategies, especially in transit-rich locations like La Placita.





## Investment Highlights

- **Grocery-Anchored Center**  
Anchored by **Superior Grocers**, a leading Hispanic grocery chain with 70+ locations across CA and NV.
- **Value-Add Opportunity**  
Currently **67% leased**, offering significant upside.
- **Transit-Oriented Location**  
Directly across from the **San Bernardino Metrolink Station**, with over **1 million annual riders**
- **Attractive Architecture & Ample Parking**  
Built in **2008** with well-maintained, Spanish-style design and a strong parking ratio of **5 spaces per 1,000 SF**.
- **Strong Hispanic Demographics**  
Dense trade area with a growing Hispanic population
- **High Visibility**  
Excellent frontage and exposure on W. 2nd Street.
- **Large Site with Redevelopment Potential**  
Situated on **8.11 acres**, with an additional **2.74-acre parcel** across the street, ideal for **mixed-use or multifamily redevelopment**, supported by the City.



# Property Overview

## Shopping Center

1108-1201 W 2nd St,  
San Bernardino, CA 92410  
**PROPERTY ADDRESS**

67%  
**OCCUPANCY**

85,915  
**TOTAL GLA**

8.11 Ac (51,401 SF)  
**TOTAL LOT SIZE**

0138-263-03-0000  
**APN**

Fee Simple  
**OWNERSHIP INTEREST**

Commercial  
**ZONING**

2008  
**YEAR BUILT**

459 Spaces  
**PARKING**

1  
**NUMBER OF PARCELS**

4  
**NUMBER OF BUILDINGS**

## Land For Development

2.73ac (125,239 SF)  
**TOTAL LOT SIZE**

Lot	APN	SF	Building/SF
1	0138-302-26-0-000	46,173	
2	<b>0138-293-08-0-000</b>	<b>6,000</b>	<b>966</b>
3	0138-293-07-0-000	6,000	
4	0138-293-05-0-000	6,000	
5	<b>0138-293-04-0-000</b>	<b>6,000</b>	<b>520</b>
6	0138-293-03-0-000	5,625	
7	0138-291-19-0-000	18,753	
8	0138-291-05-0-000	6,216	
9	0138-291-04-0-000	6,145	
10	0138-291-03-0-000	6,074	
11	0138-291-02-0-000	6,003	
12	0138-291-10-0000	6,250	
		<b>125,239</b>	<b>1,486</b>

**APN**

Fee Simple  
**OWNERSHIP INTEREST**

CG2  
**ZONING**











# *Property Details*



# Property Details

La Placita	
Property Address	1108-1201 W 2nd St. San Bernardino, CA 92404
Price	\$17,950,000.00
Property Summary - Retail	
Price	\$16,112,000.00
Building 1 Size (SF)	85,915
Price/SF	\$208.93
Lot Size (Acres)	8.11
Lot Size (SF)	353,178
Number of Lots	1
Number of Units	9
Occupancy	67.47%
Year Built	2008
Zoning	CG2
Type of Ownership	Fee Simple
Property Summary - Land for Development	
Price	\$2,254,302.00
Building Size (SF)	1,486
Price/SF (Land)	\$18.00
Lot Size (Acres)	2.88
Lot Size (SF)	-
Number of Lots	12
Zoning	CG2
Number of Units	2
Type of Ownership	Fee Simple
Financial	
Current NOI	\$904,845.83
Cap Rate	5.62%
Performa NOI	\$2,028,871.92
Cap Rate	12.59%

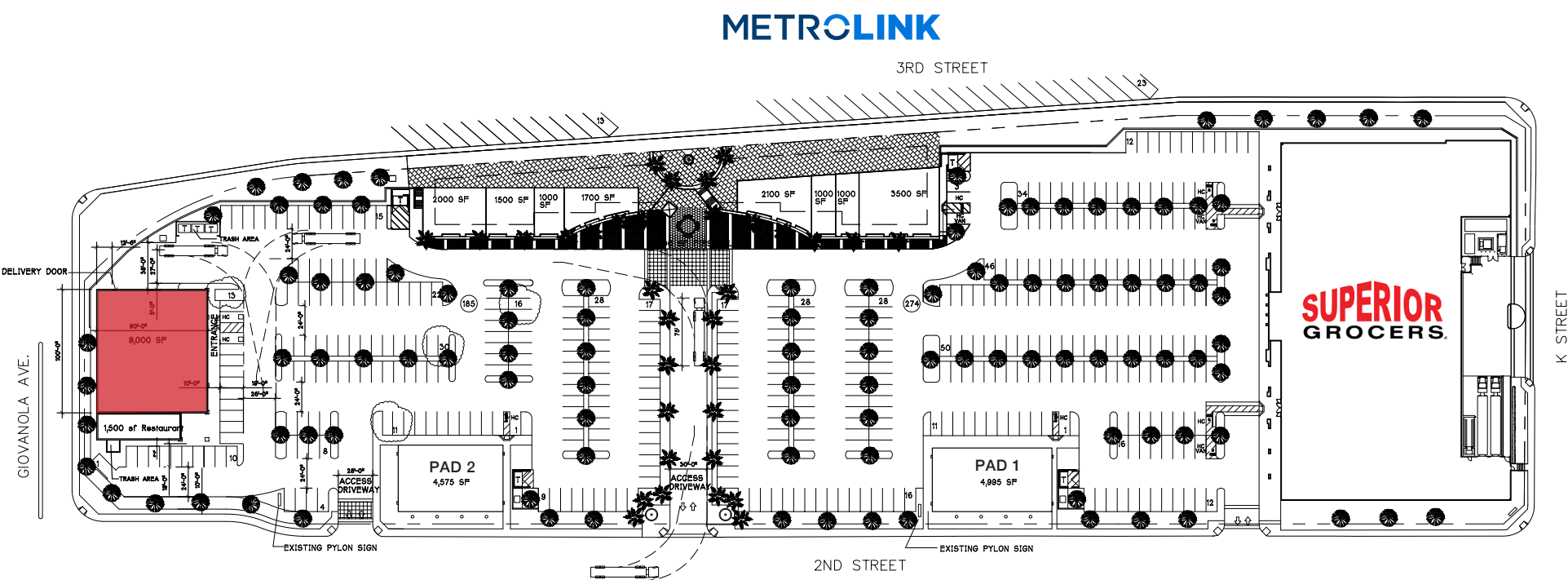
Property Value					
Retail	NOI	Cap Rate	Value	SF	Price PSF
Anchor Tenant: Superior	\$750,684.00	5.75%	\$13,055,373.91	47,000	\$277.77
Shop Spaces / Residential Income	\$305,659.08	10.00%	\$3,056,590.80	38,915	\$78.55
			\$16,111,964.71		
	SF	PSF			
Land for Development	125,239	\$18.00	\$2,254,302.00		
			\$18,366,266.71		



\*The CAP rate is based on the price provided in the Value Breakdown's price for the shopping center portion.

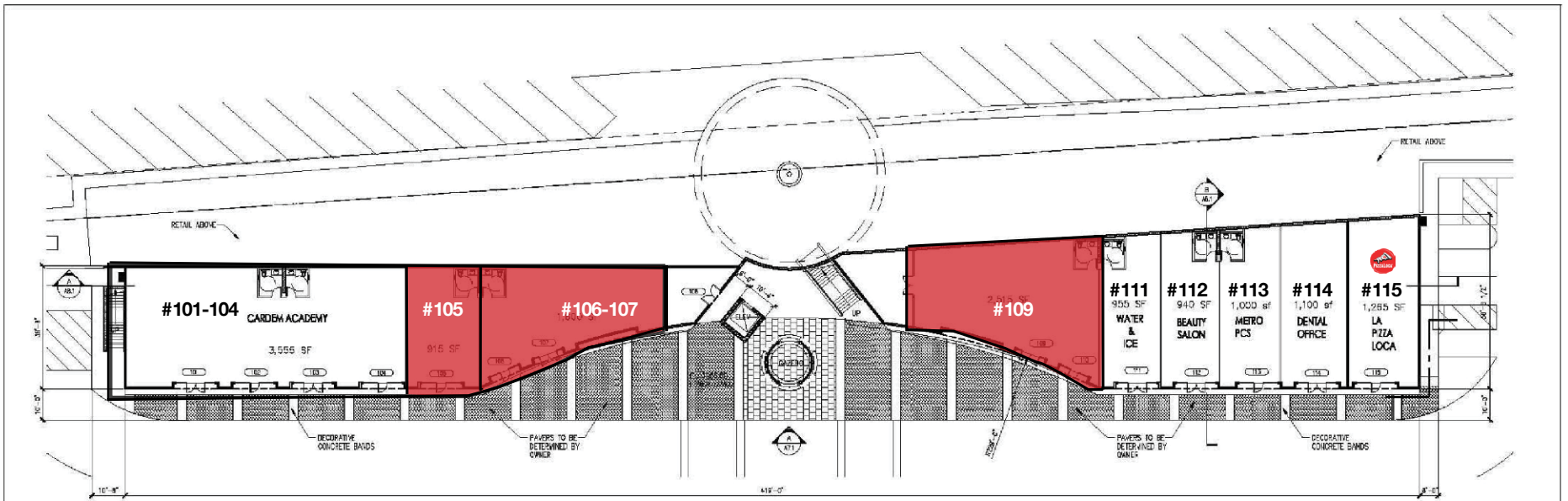


# Site Plan



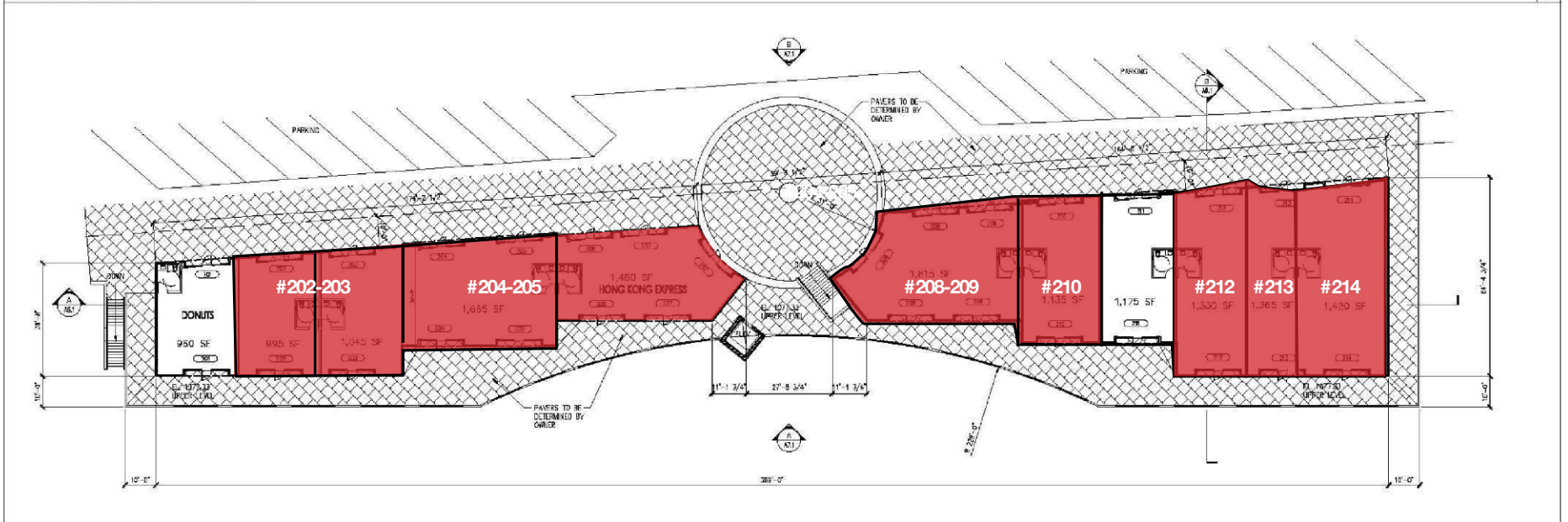


## Floor Plans



### LOWER LEVEL FLOOR PLAN

SCALE: 1/16"=1'-0"



### UPPER LEVEL FLOOR PLAN

SCALE: 1/16"=1'-0"





# *Financial Overview*



# Financial Details

## La Placita

### Shopping Center + Land For Development \$17,950,000

Year	In-Place		Stabilized	
Income	Total	\$/SF	Total	\$/SF
Rental Income	\$1,030,369.08	\$11.99	\$1,911,702.44	\$22.25
Residential Income	\$25,974.00		\$29,233.97	
Other Income				
Reimbursement Revenue	\$360,234.08		\$712,922.00	
Vacancy Factor 10%			\$(10.00)	
<b>Effective Gross Income</b>	<b>\$1,416,577.16</b>		<b>\$2,653,848.41</b>	
<b>Expenses</b>				
Real Estate Taxes	\$215,400.00		\$233,155.89	
Insurance	\$36,195.82		\$36,195.82	
CAM	\$245,230.71		\$276,009.32	
Management Fees	\$14,904.80		\$79,615.45	
EGI (%)	3%		3%	
<b>Total Operating Expense</b>	<b>\$511,731.33</b>	<b>\$5.96</b>	<b>\$624,976.51</b>	<b>\$7.27</b>
<b>Net Operating Income</b>	<b>\$904,845.83</b>		<b>\$2,028,871.89</b>	



## Rent Roll

Suite	Tenant	Lease Start	Lease End	SF Available	SF Occupied	% of NRA	Current		Pro Forma		Notes
							\$PSF/Yr	\$PSF/Mo	\$PSF/Yr	\$PSF/Mo	
Major Tenant											
1108	Superior Grocer	6/26/08	6/30/33	47000	47000	54.71%	\$15.97	\$1.33	\$47,000.00	\$3,916.67	Five 5-year Options
Shop Spaces											
101-102	El Proyecto del Barrio	9/1/25	8/31/27	1,778	1,778	2.07%	\$13.20	\$1.10	\$13.60	\$1.13	One 2-Year Option
103-104	El Proyecto del Barrio	9/1/25	8/31/27	1,777	1,777	2.07%	\$13.20	\$1.10	\$13.60	\$1.13	One 2-Year Option
105	VACANT			915		1.07%			\$21.00	\$1.75	
106-107	VACANT			1,785		2.08%			\$18.00	\$1.50	
109	VACANT			1,250		1.45%			\$18.00	\$1.50	
110	Nail Salon	11/1/15	10/31/27	850	850	0.99%	\$25.97	\$2.16	\$25.97	\$2.23	No Options left
111	Water Store	12/1/10	3/31/29	1,000	1,000	1.16%	\$24.72	\$2.06	\$25.46	\$2.12	No Options left
112	Beauty Salon	10/15/10	7/31/28	940	940	1.09%	\$21.90	\$1.82	\$22.56	\$1.88	No Options left
113	Gift Shop	7/1/25	06/31/28	1,000	1,000	1.16%	\$19.20	\$1.60	\$19.78	\$1.65	One 3-year Option
114	Dentist	5/2/14	2/28/26	1,100	1,100	1.28%	\$25.47	\$2.12	\$26.24	\$2.19	No Options left
115	Pizza Loca		M/M	1,300	1,300	1.51%	\$24.09	\$2.01	\$24.82	\$2.07	Month to Month
1226	VACANT			9,000		10.48%			\$18.00	\$1.50	
1228	VACANT			1,500		1.75%			\$16.20	\$1.35	One 5-year Option
201	Hidden Paradise Restaurant	7/1/14	6/24/24	1,000	1,000	1.16%	\$28.80	\$2.40	\$28.80	\$2.40	No Options left
202	VACANT			1,020		1.19%		\$-	\$18.00	\$1.50	
203	VACANT			1,020		1.19%			\$16.20	\$1.35	
204	VACANT			885		1.03%			\$18.00	\$1.50	
205	VACANT			885		1.03%			\$18.00	\$1.50	
206-207	VACANT - Former Restaurant			1,560	1,560	1.82%	\$22.68	\$1.89	\$30.00	\$2.50	In Negotiations
208-209	VACANT			1,815		2.11%			\$24.00	\$2.00	
210	VACANT - Former Restaurant			1,200		1.40%			\$16.20	\$1.35	
211	Barber Shop	3/1/23	2/28/26	1,200	1,175	1.40%	\$18.88	\$1.57	\$12.00	\$1.00	One 3-year Option
212	VACANT			1,350		1.57%			\$16.20	\$1.35	
213	VACANT			980		1.14%			\$16.20	\$1.35	
214	VACANT			1,805		2.10%			\$16.20	\$1.35	
				38915	13480		\$21.47				

Highlighted Tenants are Leases under negotiations.



## Rent Roll (continued)

Suite	Tenant	Lease Start	Lease End	SF Available	SF Occupied	% of NRA	Current		Pro Forma		Notes
							\$PSF/Yr	\$PSF/Mo	\$PSF/Yr	\$PSF/Mo	
Pad Retail											
	PAD 1								\$130,000.00	\$10,833.33	
	PAD 2								\$130,000.00	\$10,833.33	
Total Retail Income				85,915	60,480	70.40%			\$1,752,015.33	\$146,001.28	
Residential Rental											
	1185			966	966				\$15,282.00	\$1,273.50	
	1207			520	520				\$10,692.00	\$891.00	
Total Residential Income									\$25,974.00	\$2,164.50	
Total Income									\$1,777,989.33	\$148,165.78	



## Cash Flow Projections

	Current	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
<b>Income</b>										
<b>Rental Revenue (Potential Gross Revenue)</b>										
Grocer	\$750,684	\$750,684	\$750,684	\$825,752	\$825,752	\$825,752	\$825,752	\$825,752	\$825,752	\$867,040
Shop Spaces	\$279,685	\$391,559	\$548,183	\$767,456	\$1,085,950	\$1,118,529	\$1,152,084	\$1,186,647	\$1,222,246	\$1,258,914
	\$1,030,369	\$1,142,243	\$1,298,867	\$1,593,208	\$1,911,702	\$1,944,281	\$1,977,837	\$2,012,399	\$2,047,999	\$2,125,954
Shops Vacancy Rate 10%	\$0	\$0	\$0	\$0	\$10	-\$111,853	-\$115,208	-\$118,665	-\$122,225	-\$125,891
<b>Total Rent Revenue</b>	<b>\$1,030,369</b>	<b>\$1,142,243</b>	<b>\$1,298,867</b>	<b>\$1,593,208</b>	<b>\$1,911,692</b>	<b>\$2,056,134</b>	<b>\$2,093,045</b>	<b>\$2,131,064</b>	<b>\$2,170,223</b>	<b>\$2,251,845</b>
<b>Other Tenant Revenue</b>										
Total Expense Recoveries	\$360,234	\$415,652	\$477,969	\$560,207	\$712,922	\$776,546	\$750,085	\$779,931	\$811,780	\$845,722
Other Income										
<b>Total Expense Recoveries</b>	<b>\$360,234</b>	<b>\$415,652</b>	<b>\$477,969</b>	<b>\$560,207</b>	<b>\$712,922</b>	<b>\$776,546</b>	<b>\$750,085</b>	<b>\$779,931</b>	<b>\$811,780</b>	<b>\$845,722</b>
Residential Income	\$25,974	\$26,753	\$27,556	\$28,382	\$29,234	\$30,111	\$31,014	\$31,945	\$32,903	\$33,890
<b>Potential Gross Revenue</b>	<b>\$1,416,577</b>	<b>\$1,584,649</b>	<b>\$1,804,392</b>	<b>\$2,181,798</b>	<b>\$2,653,848</b>	<b>\$2,862,791</b>	<b>\$2,874,145</b>	<b>\$2,942,940</b>	<b>\$3,014,907</b>	<b>\$3,131,458</b>
<b>Operating Expenses</b>										
CAM	\$245,231	\$252,588	\$260,165	\$267,970	\$276,009	\$284,290	\$292,818	\$301,603	\$310,651	\$319,970
Real Estate Taxes	\$215,400	\$219,708	\$224,102	\$228,584	\$233,156	\$237,819	\$242,575	\$247,427	\$252,375	\$257,423
Insurance	\$36,196	\$36,196	\$36,196	\$36,196	\$36,196	\$36,196	\$36,196	\$36,196	\$36,196	\$36,196
Management Fee	\$14,905	\$34,267	\$54,132	\$55,756	\$79,615	\$85,884	\$86,224	\$88,288	\$90,447	\$93,944
<b>Total Operating Expenses</b>	<b>\$511,731</b>	<b>\$542,759</b>	<b>\$574,595</b>	<b>\$588,506</b>	<b>\$624,976</b>	<b>\$644,188</b>	<b>\$657,814</b>	<b>\$673,514</b>	<b>\$689,669</b>	<b>\$707,533</b>
<b>Net Operating Income</b>	<b>\$904,846</b>	<b>\$1,041,890</b>	<b>\$1,229,797</b>	<b>\$1,593,292</b>	<b>\$2,028,872</b>	<b>\$2,218,602</b>	<b>\$2,216,331</b>	<b>\$2,269,426</b>	<b>\$2,325,237</b>	<b>\$2,423,925</b>

### Assumptions

Approx 40% increase, from the previous year, of Shop Spaces occupancy in years 2,3 & 4  
 10% vacancy was applied on Shop Spaces only , commencing Year 5  
 3% annual increases on CAM Expenses  
 2% annual increases on Property Taxes  
 3% Management Fee  
 Approx 40% increase, from the previous year, of Shop Spaces occupancy in years 2,3 & 4



# Aerial Map







## San Bernardino, CA

Located approximately 60 miles east of Los Angeles, 120 miles northeast of San Diego, and 55 miles northwest of Palm Springs, the City of San Bernardino sits at an elevation of 1,049 feet and spans roughly 62.24 square miles. It is the largest city in San Bernardino County and serves as a vital hub in Southern California's Inland Empire.

San Bernardino is a community rich in history and cultural diversity. The area reflects the influences of Native American tribes, Mexican settlers, Spanish missionaries, and Mormon emigrants. Since 1810, when Franciscan missionary Father Dumetz named the area San Bernardino, the city has been recognized for its scenic setting—nestled south of the San Bernardino Mountains and west of the desert—and its strategic location.

For over a century, San Bernardino has played a key role as a transportation corridor between the east and west coasts. The city boasts excellent connectivity through its extensive freeway network, rail access, proximity to two international airports, and the Port of Los Angeles, all within an hour's drive. The Metrolink commuter rail, operating from the Santa Fe Depot, links residents to major employment centers like Downtown Los Angeles and Orange County within 90 minutes. A new light rail line, currently in development, will extend service through San Bernardino to Redlands with stations located in key civic and hospitality districts. The San Bernardino Transit Center, opened in 2015, connects the city to more than ten surrounding cities and regional transit systems, including transcontinental bus services.

Healthcare access is anchored by two major hospitals within city limits—Community Hospital of San Bernardino and St. Bernardine Medical Center—both of which are state-of-the-art facilities. Residents also benefit from nearby medical centers including Arrowhead Regional Medical Center and the renowned Loma Linda University Medical Center.

The city is home to 35 parks, 11 community centers, and a vibrant range of recreational programs for youth, adults, and seniors. Its public library system, consisting of one main and three branch libraries, supports lifelong learning and access to ideas, information, and creative experiences.

San Bernardino is entering a new era of economic growth and revitalization. Located in the heart of inland Southern California, it offers affordable housing, a workforce-ready education pipeline, an innovative California State University campus, a large labor pool, and one of the lowest costs of doing business in the region. As a dynamic and multifaceted transportation and logistics hub, the city presents unique opportunities for first-time homebuyers, entrepreneurs, investors, and employers alike.

San Bernardino is, now more than ever, a city of opportunity.