



Class A Industrial Outdoor Storage
100% NNN Ground Lease

CarMax Auction Site | 8.1 Acres | 14.3 Years WALT

11708

East End Avenue

CHINO, CA

A yellow circle containing the CARmax logo in a bold, black font.

East End Avenue

Francis Avenue

September 2025

NEWMARK

The Offering

Newmark is pleased to present the rare opportunity to acquire 11708 East End Ave. (the "Property" or "Project"), a recently developed, Class A industrial outdoor storage ("IOS") site optimally located in the Inland Empire West, a globally desired industrial submarket.

The Project is 100% leased on a triple-net basis to CarMax, the largest used car retailer in the United States. This site serves as a mission critical, dealer-only auction site for CarMax, who recently executed a brand new 15-year lease with five extension options, demonstrating their deep commitment to the Property.

The Project is situated on 8.1 acres of industrial zoned land located proximate to the region's critical transportation infrastructure, providing easy access to dense population centers, commercial hubs, and major economic drivers such as the Ports of Los Angeles and Long Beach and multiple international airports.

This newly improved, infill IOS site offers bond-like income from an investment grade caliber tenant with embedded growth via 3.00% annual rent escalations. The favorable NNN lease structure makes this offering an ideal, low-management, passive investment opportunity in one of the nation's most recognized industrial markets.



Investment Snapshot

8.08

Site Area (AC)

351,965

Site Area (SF)

2025

Year Built

M1 (Light Industrial)

Zoning

100%

Occupancy

Triple Net
(Ground Lease)

Lease Type

3.00%

Annual Contractual Rent Escalations

14.3 Years

Weighted Average Remaining Lease Term

Investment Highlights



Secure Income From Investment Grade Caliber Tenant

- CarMax, Inc. (NYSE:KMX) is the nation's leader in used car sales, generating \$26.4 billion in revenue in its 2025 fiscal year.
- 14.3 years of lease term remaining with 3.00% annual rent escalations, providing long-term, appreciating income.



Strategic IOS/Distribution Location

- Immediate access to SR-60, SR-71, I-10 and I-15, providing unmatched connectivity to the greater Southern California region.
- The property draws from a deep labor pool and is proximate to critical infrastructure, including Ontario International Airport, BNSF and UP Rail Terminals, and the Ports of Los Angeles and Long Beach.



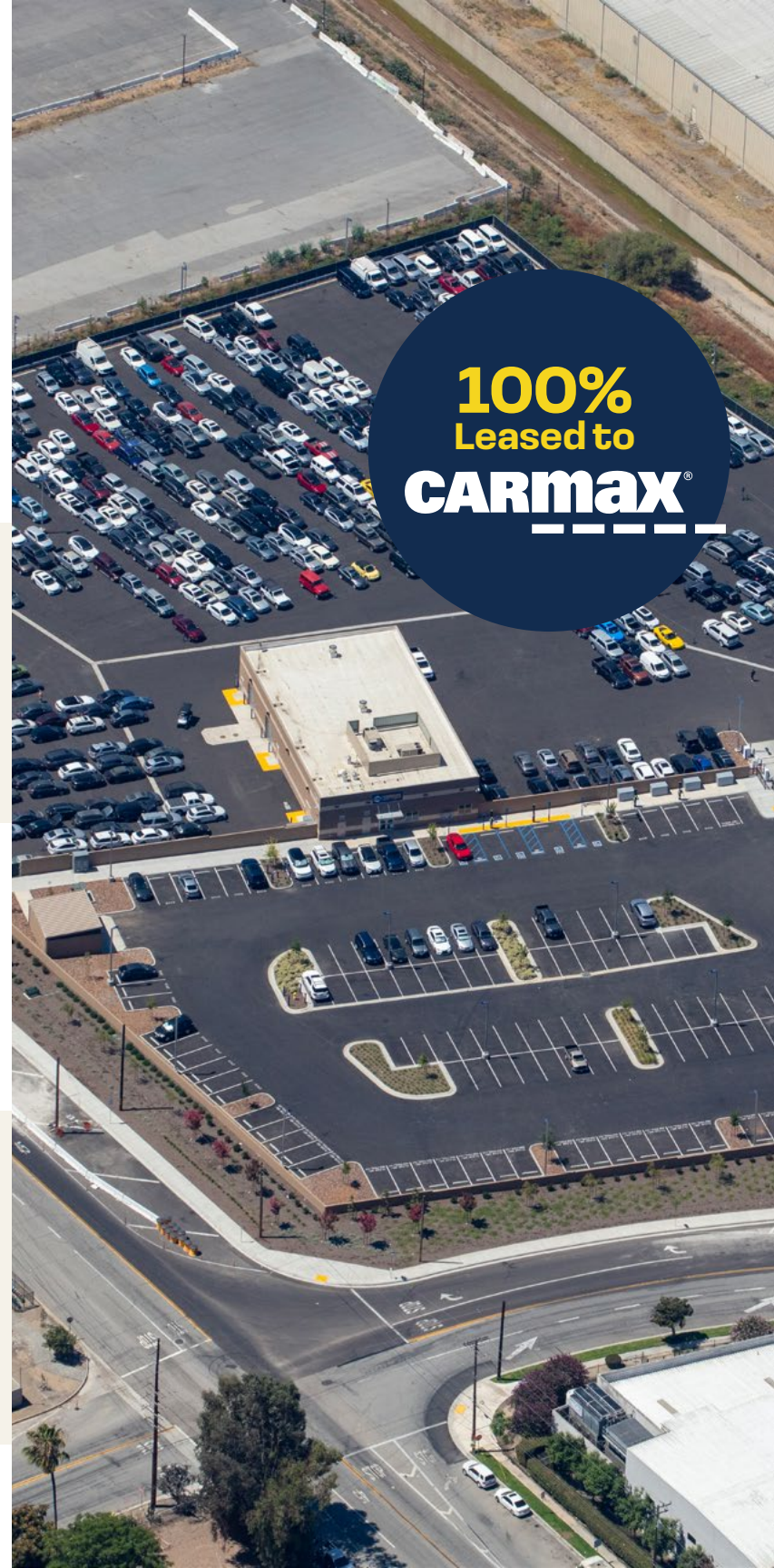
Recently Developed Class A Property

- The Project is a purpose-built property equipped with modern IOS features, enabling CarMax to seamlessly perform its auction operations.
- The site is paved, lit, fenced/secured, striped and offers two freestanding buildings for office, maintenance and storage uses.



Highly Desirable Gateway Industrial Market

- The Inland Empire is historically considered one of the strongest industrial markets in the country. The Inland Empire experienced 3.6 million square feet of net absorption in the first half of 2025, representing healthy tenant demand.
- The Inland Empire West is the tightest submarket in the Inland Empire with a vacancy rate of 5.2%.





The Industrial Outdoor Storage “IOS” Advantages



Difficult to replicate as entitlements for IOS are becoming increasingly challenging to obtain from municipalities.



Limited speculative construction enhances the supply-demand imbalance for developers in this highly sought after product type.



Very few alternative sites with rising tenant demand increase the renewal probability for in-place tenants.



Ability to attract tenants from a wide array of industries, including e-commerce, import/exports, construction materials, auto industry, and other logistically focused users.



IOS sites are cost-effective investments as they require lower amounts of capital expenditures than traditional industrial facilities and offer reduced operating expenses.



Future flexibility for redevelopment and owner/user sales.

Local Map



Proximity



1.5
Miles



3.6
Miles



2.4
Miles



11.9
Miles

ONTARIO
INTERNATIONAL AIRPORT

8.5
Miles

Chino Airport

11
Miles

Downtown
Los Angeles



33.5
Miles



The Port of
LONG BEACH

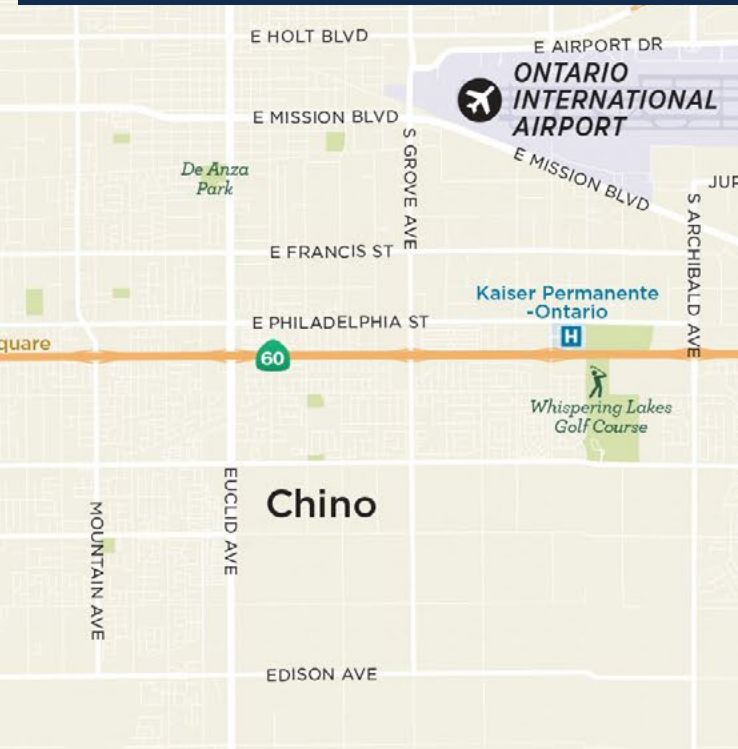


THE PORT
OF LOS ANGELES

47.9
Miles

LAX

48.3
Miles





Notable corporate neighbors prove out the location as highly desirable for an assortment of industrial uses.

Corporate Neighbors

- | | | |
|----------------------------------|------------------------------------------|----------------------|
| 1 Bainuo, Inc. | 9 Exclusive RV Services | 17 Ferguson |
| 2 Prologis Future Development | 10 Never Ending Express | 18 Henkels & McCoy |
| 3 Pomona Valley Transfer Station | 11 Golden Management Future Development | 19 Anheuser-Busch |
| 4 JW Fulfillment | 12 FDS Manufacturing | 20 Kingston Brass |
| 5 Cal Spas | 13 Siemens | 21 Traveler's Choice |
| 6 Verizon | 14 Dealer Tire (at existing development) | 22 Kenco Logistics |
| 7 Scott Brothers Dairy | 15 U-Haul | 23 Ryder |
| 8 Marmon Keystone | 16 Cilbert USA | |

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East End Avenue CHINO, CA



CARmax

East End Avenue

Francis Avenue

September 2025

Corporate License #01355491

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