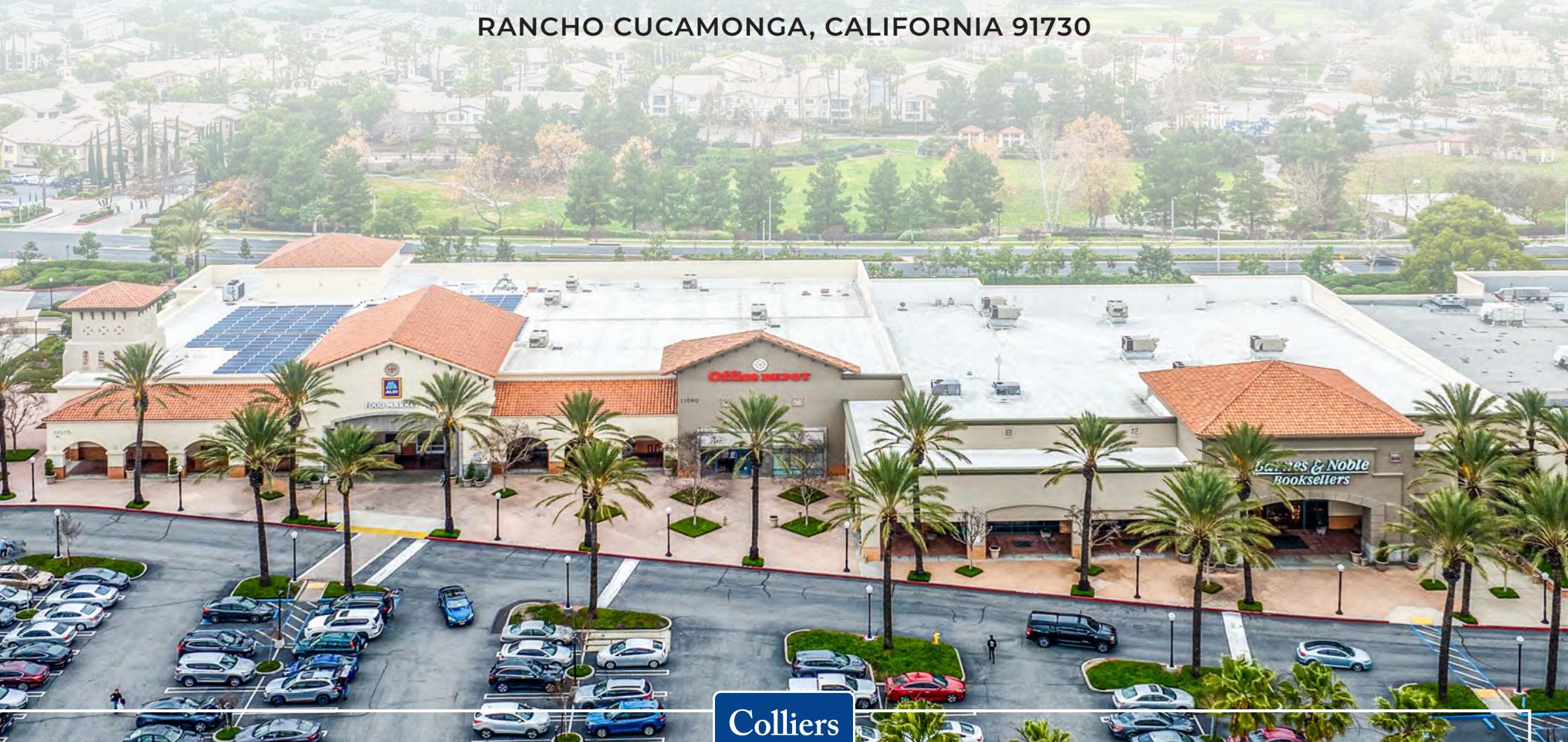


TOWN CENTER SQUARE

11070-11090 FOOTHILL BLVD

RANCHO CUCAMONGA, CALIFORNIA 91730



Colliers

FOR SALE EXCEPTIONAL FULLY-LEASED RETAIL OPPORTUNITY | \$15,000,000 - \$14,500,000



CONTACT

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EXECUTIVE SUMMARY

Colliers is pleased to present the opportunity to acquire a fee-simple 61,029 SF portion of the Rancho Cucamonga Town Center Square on 5.17 acres.

The property has been 100% leased since inception in 1996.

Existing tenants include Office Depot, Barnes & Noble, and Aldi, which are part of the 25-acre, 230,681 SF Community Center co-anchored with PetsMart, Seafood City, and Harbor Freight. The property has been well-managed and maintained by the current ownership for 20 years. The esteemed Lewis Homes development company built the property.

Ideally located in the high-growth Inland Empire area of Southern California east of Los Angeles with easy freeway access via I-10 and I-15 freeways. Foothill Blvd includes single-family homes, apartments, and retail properties constructed over the past fifty years. Nearby are the 1.25 million square foot Victoria Gardens Mall, the \$120 million state-of-the-art California Speedway racing facility, the 1.7 million square foot Ontario Mills Outlet Center, the Ontario Convention Center, and Citizens Business Bank Arena—an 11,000-seat entertainment/sports arena in Ontario.

The property offers the opportunity to purchase a stable, fully occupied retail property at a 6.6% CAP rate, with 5.25 year WALT and early lease extensions.

INVESTMENT SUMMARY

Address	11070-11090 Foothill Blvd Rancho Cucamonga, CA 91730
Center Name	Town Center Square
Asking Price	\$14,500,000
CAP Rate	6.6%
Existing Financing	\$6,908,073 assumable, non-recourse Balance Sheet Loan in favor of A10 Capital at 4.79% fixed rate due December 2031. \$51,301 monthly P+I payment.
Price/SF	\$238
Occupancy	100%
Rentable Area	61,029 SF
Below Market Rent	±20%
Year Built	1996
APN	1077-422-72
Property Type	Community Center
Zoning	C3
GLA	61,029 SF
Land Area	5.17 AC (225,205 SF)
Parking	Approximately 316 Allocated Parking Spaces



THE TENANTS



20,019 SF

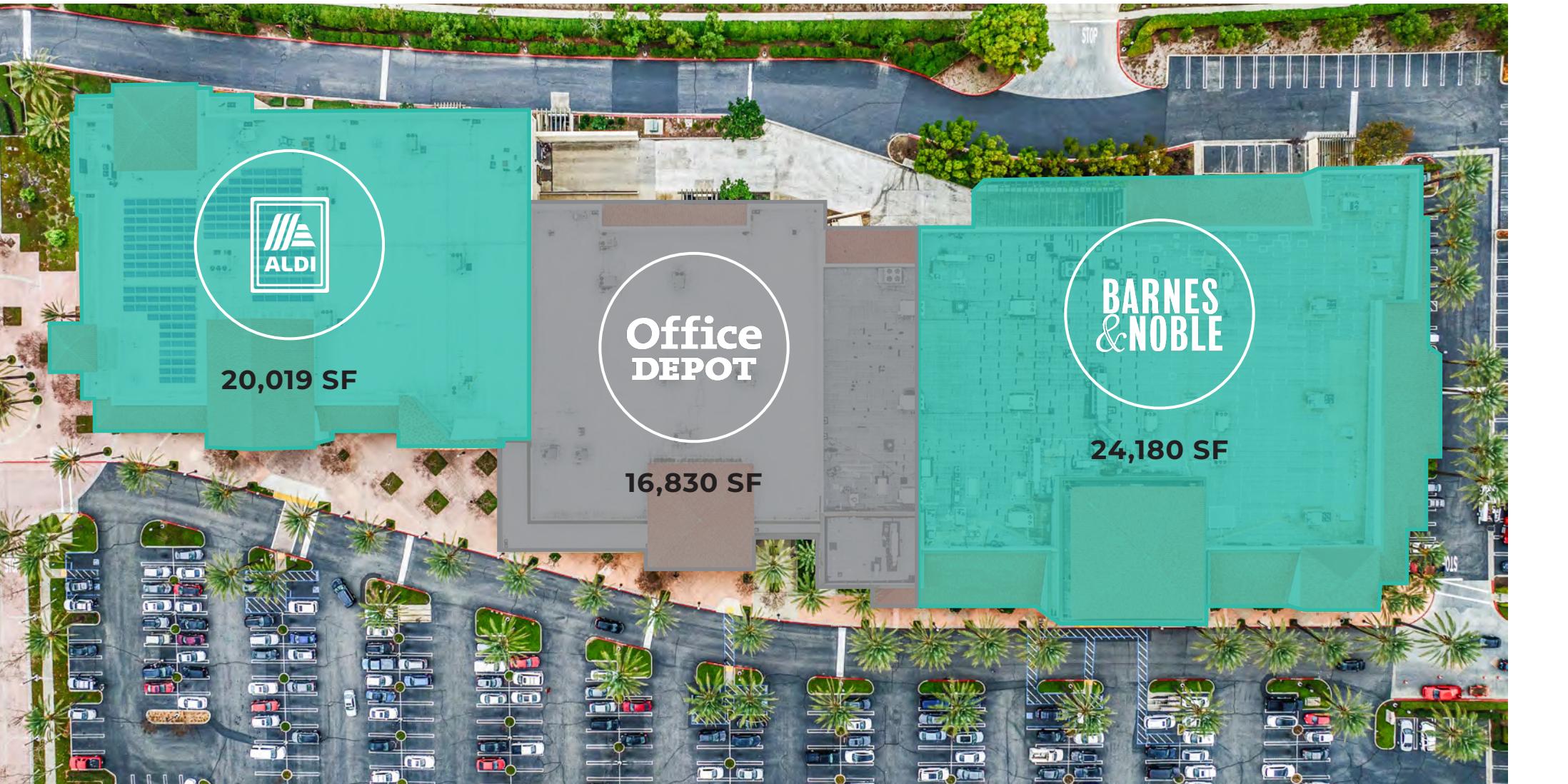


16,830 SF



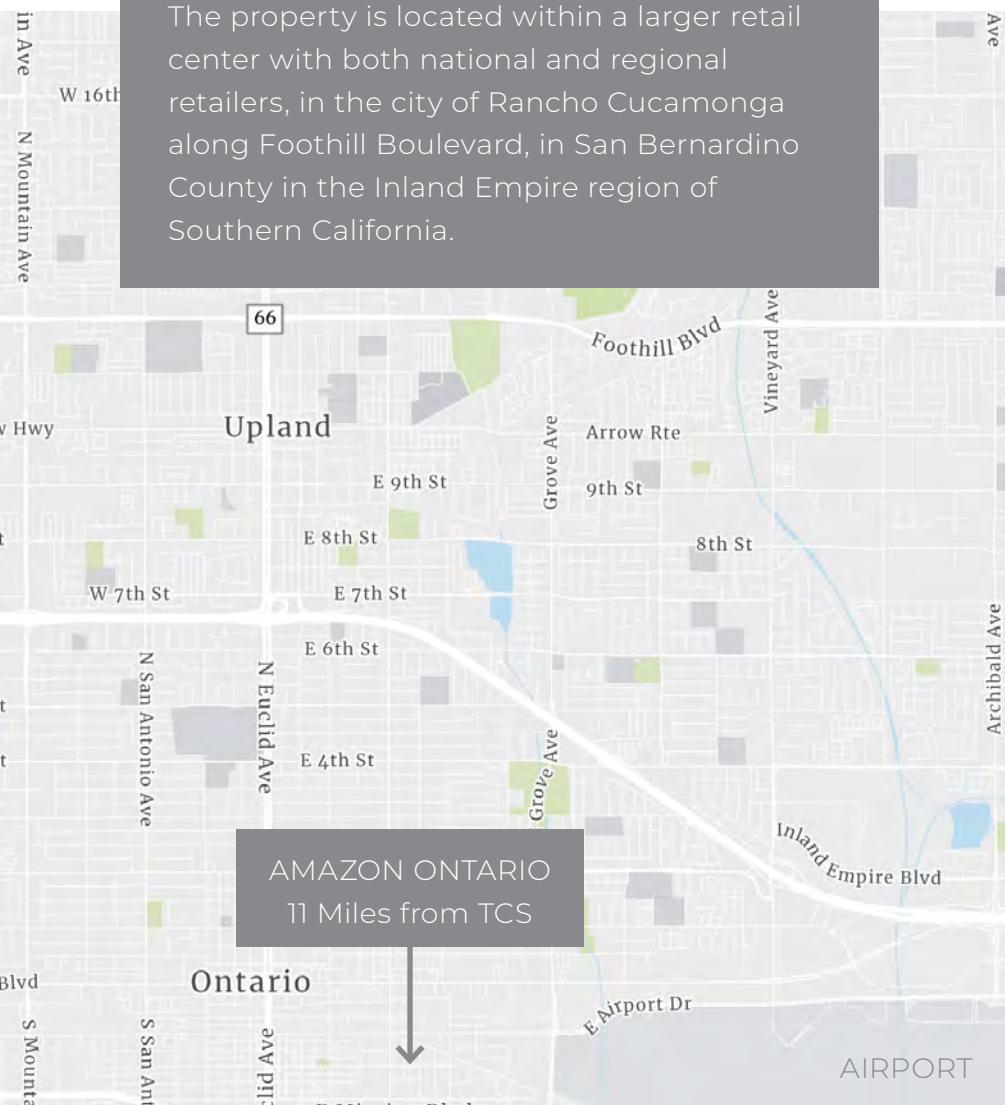
24,180 SF

SITE PLAN

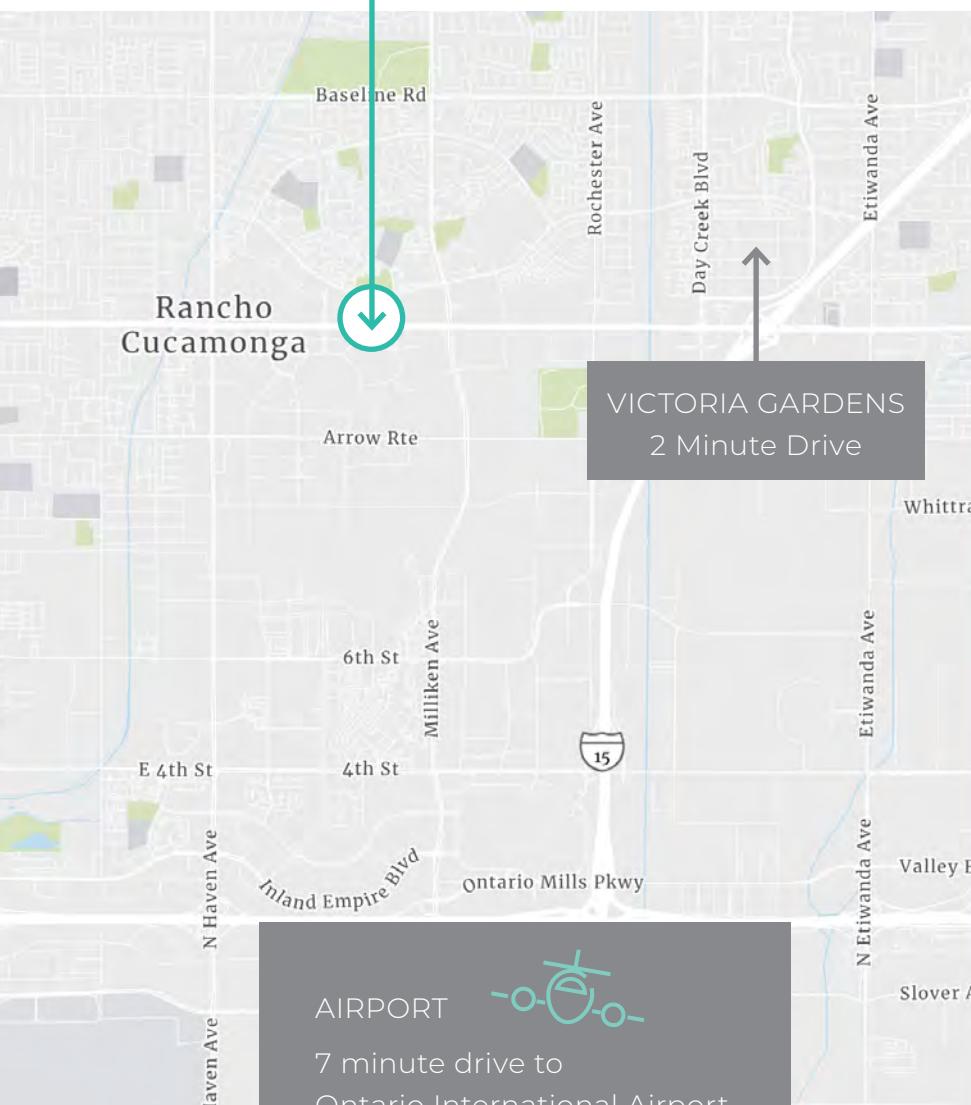


LOCATION MAP

The property is located within a larger retail center with both national and regional retailers, in the city of Rancho Cucamonga along Foothill Boulevard, in San Bernardino County in the Inland Empire region of Southern California.



1



RANCHO CUCAMONGA

A Southern California City Known for its Picturesque Surroundings

Nestled at the foothills of the San Gabriel Mountains, Rancho Cucamonga boasts stunning views and a delightful climate. The city prides itself on well-planned neighborhoods, offering diverse housing options from modern developments to established suburban enclaves. With over 175,000 residents, it ranks as California's 17th largest city.



COMMUNITY HIGHLIGHTS



Rancho Cucamonga, with a median household income of \$83,000, ranks among the state's wealthiest cities. Its diverse economy includes logistics, healthcare, and technology industries, driven by its strategic location near major transportation routes.

The city's robust economic growth is complemented by numerous community events and festivals, fostering strong community bonds and cultural engagement.



Victoria Gardens Mall, located just a few blocks from Town Center Square at the intersection of I-15 Freeway and Foothill Blvd, spans 1.25 million square feet. This modern mall houses numerous national anchor retailers, renowned restaurants, and small retail shops.



Rancho Cucamonga is known for its commitment to education, with several top-rated schools and educational institutions. The city values its parks and recreational facilities, providing residents with ample opportunities for outdoor activities. Parks like Central Park and Red Hill Community Park offer green spaces, playgrounds, and sports facilities, contributing to the city's family-friendly atmosphere.

Rancho Cucamonga is bordered by Ontario to the south, Upland to the west, and Fontana to the east. Spanning 23,425 acres, it includes 5,332 acres zoned for industry, leaving approximately 62.5% for future development.

The Rancho Cucamonga Quakes are a Minor League Baseball team based in Rancho Cucamonga. Affiliated with the Los Angeles Dodgers, they compete in the High-A West league.



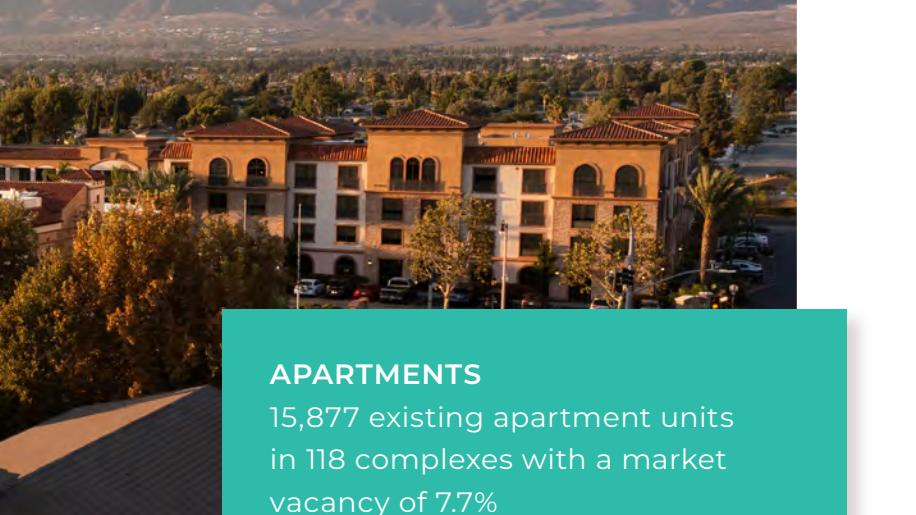
DEMOGRAPHICS

POPULATION

	1 Mile	2 Miles	5 Miles
	19,991	67,266	276,377

AVERAGE HOUSEHOLD INCOME

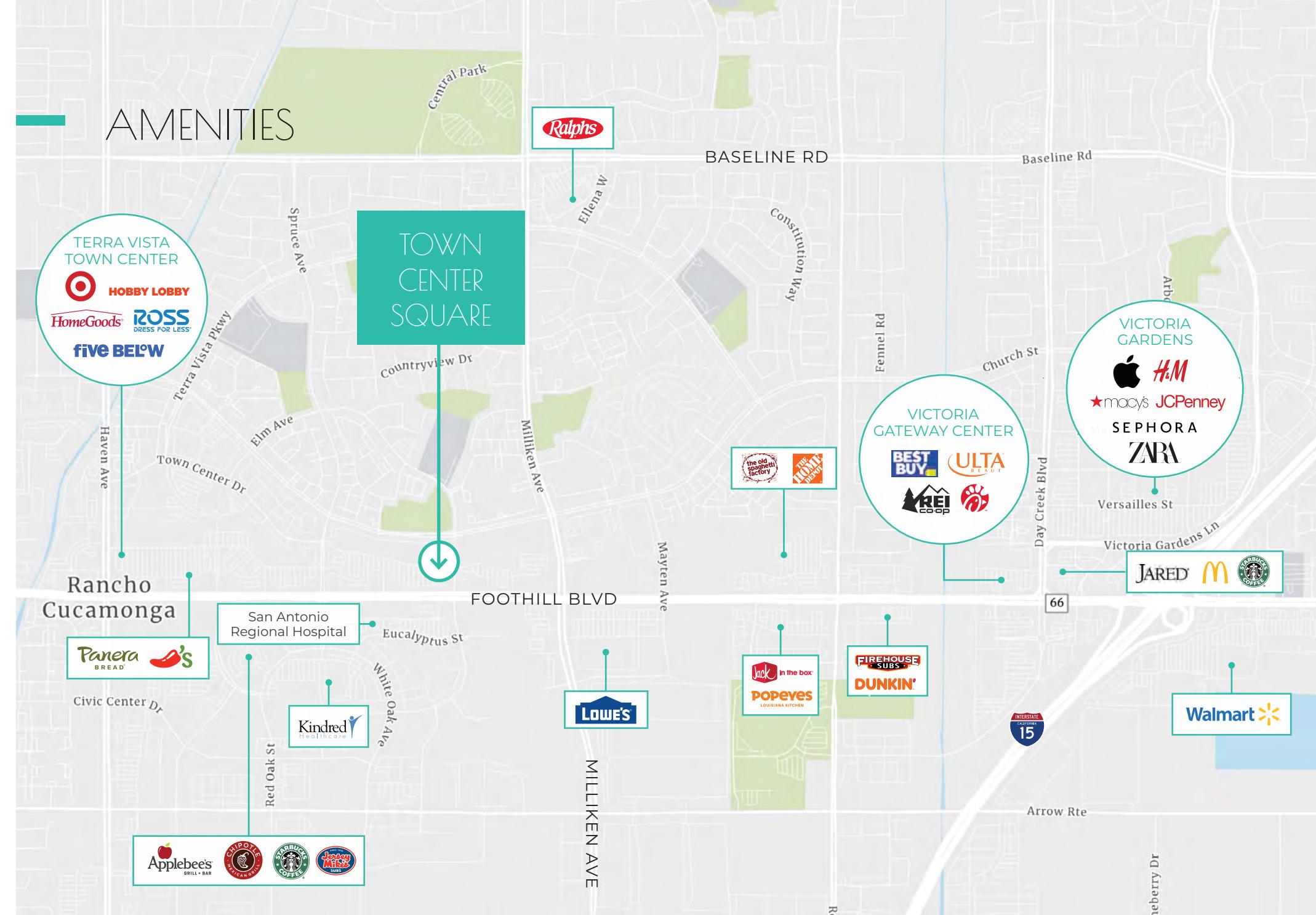
	1 Mile	2 Miles	5 Miles
	\$108,997	\$118,934	\$124,199



APARTMENTS

15,877 existing apartment units in 118 complexes with a market vacancy of 7.7%

AMENITIES



AMAZON LOGISTICS FACILITY

Amazon Opens Its Largest Logistics Facility Ever Developed in the United States in Ontario, CA

Covering almost 4.1 million square feet, Amazon's largest logistics facility is situated just a short distance from Town Center Square, serving as the focal point of Ontario's thriving industrial market.

ONTARIO INDUSTRIAL MARKET

 Ontario Industrial Market
118M SF

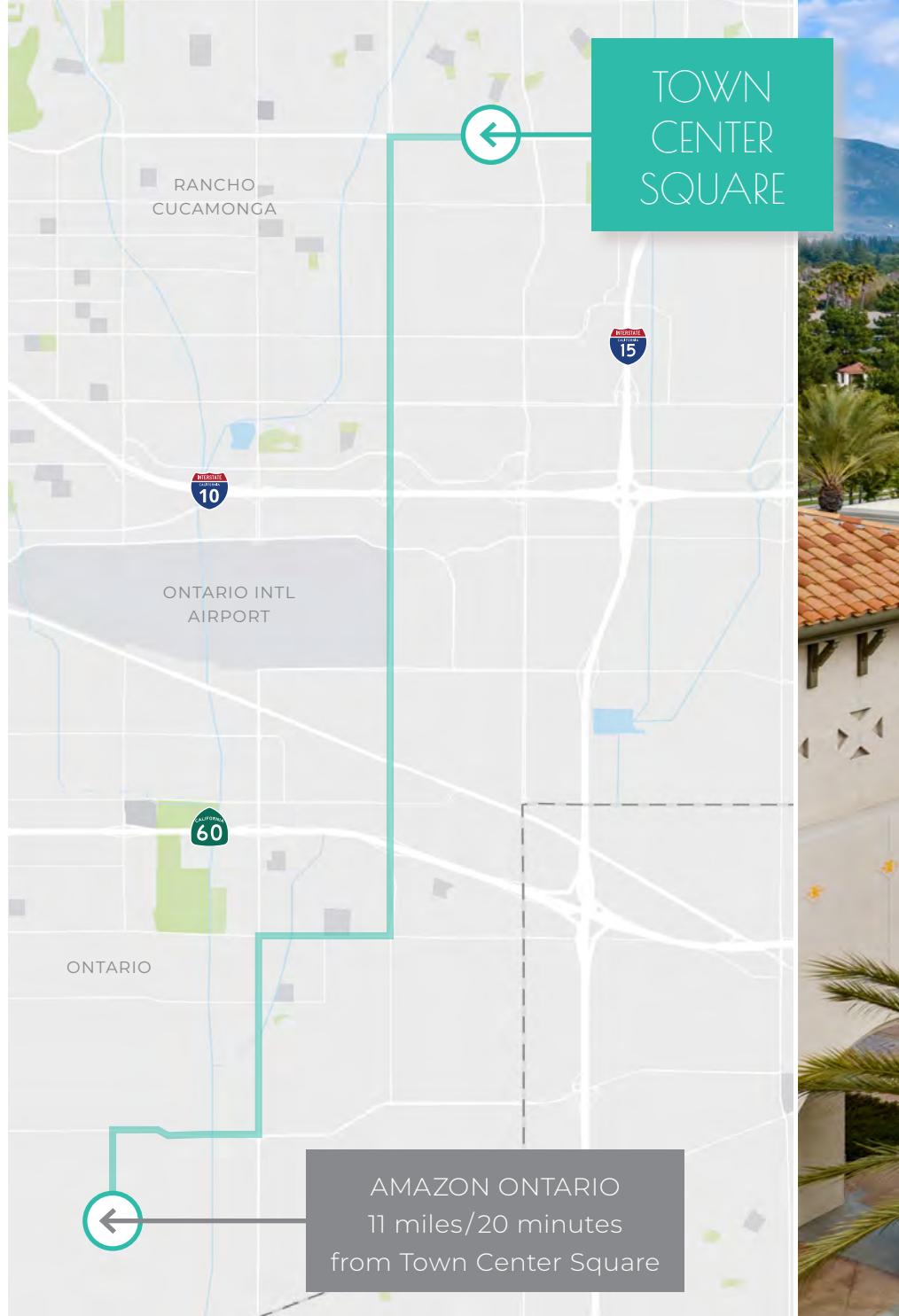
 Vacancy Rate
4.9%
As of Year-End 2023

 Industrial Inventory
337M SF
1/3 of Western Inland Empire Submarket

 Avg Asking Rental Rates
\$1.60/SF NNN
Highest Rental Rates in Inland Empire

 Net Absorption
+2.5M SF
Despite Net Loss of -855K in Q4 2023

 New Development
+5.5M SF
Under Construction





FINANCIALS

INCOME STATEMENT	BUDGET 2025
Base Rent	\$ 1,82,600
Common Area Maintenance	\$ 14,878
Real Estate Tax Recapture	\$ 10,500
Insurance	\$ 2,376
TOTAL INCOME	\$ 1,466,064
REPAIRS & MAINT. EXPENSE	
General Maint.-Repairs/Roof	\$ 8,200
Fire & Life Safety	\$ 6,000
Management Fees	\$ 4,435
Property Taxes (\$14,500,000 x 1.17%)	\$ 169,650
Building Insurance	\$ 7,673
COMMON AREA MAINT. EXP.	\$ 199,044
TOTAL REPAIRS & MAINT. EXP	\$ 504,102
ADMINISTRATIVE EXPENSES/ACCT.	\$ 9,384
TOTAL OPERATING EXPENSES	\$ 53,486
NET OPERATING INCOME	\$ 92,578

LEASE SUMMARY

LEASES								
Tenant	Occupancy Date	SF	Rent	Lease Terms	Options Years Rent	Comments		
ALDI Early Lease Extension	2015	20,019	\$ 17.55 NN \$ 19.31 NN	10/31/16-10/31/28 10/31/28-10/31/33	18-22 \$21.24 23-27 \$23.36 28-32 \$25.70 33-37 \$28.70	Landlord responsible for roof and structure.		
OFFICE DEPOT Early Lease Extension	1996	16,830	\$ 19.98 NN \$ 18.75 NN	11/24/96-4/30/26 5/1/26 – 4/30/28	NONE	Original 1996 tenant. Landlord responsible for roof and parking lot. Office Depot, in conjunction with Atlas Holdings, has approved a 2-year lease extension at \$18.75/yr. There will be no remaining options.		
BARNES & NOBLE Early Lease Extension	1995	24,180	\$20.47 Gross	02/23/96-01/31/31	NONE	Original 1995 Tenant. Gross lease at a rent 40% below market. Store Sales for 2021, 2022 and 2023 over \$230 PSF.		



RENT COMPS

Town Center Square - Retail Rent Comparables															
#	PROPERTY INFORMATION						LEASE INFORMATION								
	Property Name & Address	Center GLA	Anchor GLA	Year Built	Year Renovated	Parking/1,000 SF	Tenant Name	Lease Date	Size (NRA)	Term (years)	Initial Rent/SF	Rent Steps	Lease Type	Months Free	TI / SF
1	Amazon, 2340 Bedford Canyon Road, Corona, CA	35,000	35,000	2022	N/A	4.00	Amazon	1/22	35,000	15	\$22.00	10% Every 5 years	Net	N/A	N/A
2	Gateway Mountain Village, 1520 North Mountain Ave, Ontario, CA	61,544	10,000	2006		4.40	Bin Store	3/22	10,000	3	\$23.40	4% Annually	Net	Two months of free rent	\$0
3	Van Buren Marketplace, SEC Van Buren Blvd and Rutile Street, Riverside, CA	62,180	50,000	2023		4.30	Vallarta Supermarkets	5/22	50,000	30	\$17.40	10% every five years	Net	None	\$22
4	Foothill Marketplace, 12449-12489 Foothill Blvd, Rancho Cucamonga, CA	86,878	34,477	1994		4.00	Defy Trampoline Park	5/22	34,477	11	\$15.96	2.5% Annually	Net	N/A	\$9
5	Montclair Plaza, 5060 East Montclair Plaza Lane, Montclair, CA	1,345,293	21,181	1967	2008	4.65	H&M	7/20	21,181	10	\$21.95	N/A	Gross	N/A	N/A
6	Town Center, 10930 Foothill Blvd Rancho Cucamonga, CA	80,237	37,355	1996	N/A	4.54	JoAnn Fabric	12/23	37,355	10	\$ 19.75	2% Annually	NNN	N/A	N/A



SALES COMPS

Town Center Square - Sale Comparables										
#	PROPERTY INFORMATION				PROPERTY INFORMATION					
	Property Name & Address	Land (AC)	Sold GLA	Year Built	Sale Date	Sale Price	\$/SF	NOI/SF	CAP rate	
1	Vernola Marketplace 6205-6477 Pats Ranch Road, Jurupa Valley, CA	23.19	210,963	2007	10/22	\$62,000,000	\$293.89	\$18.99	6.46%	86%
2	Murrieta Town Center East 40355-40385 Murrieta Hot Springs Road, Murrieta, CA	7.65	39,430	2000	9/22	\$16,750,000	\$424.80	\$24.04	5.66%	100%
3	Margarita Crossings 29025-29121 Overland Drive, Temecula, CA	4.66	36,990	2007	3/22	\$17,250,000	\$466.34	\$25.18	5.40%	100%
4	Chino Hills Plaza 14550-14660 Pipeline Avenue, Chino, CA	3.34	33,583	1983	12/21	\$13,215,000	\$393.50	\$25.22	6.41%	100%
5	Buena Park Place, 8191-8301 La Pawn Ave, Buena Park, CA 90620	10.25	208,572	1961	12/23	\$53,000,000	\$254	\$16.51	6.50%	100%



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