



McDonald's - Outparcel to Victoria Gardens Mall

20-Year Initial Lease | 10.6 Years of Firm Term | 10% Increases every 5 Years | NNN (Ground Lease)



8070 MONET AVENUE, RANCHO CUCAMONGA, CA 91739



Single-Tenant Net Leased McDonald's

The Offering

Newmark, as an exclusive advisor, is pleased to present the opportunity to acquire a single-tenant, net leased McDonald's in Rancho Cucamonga, CA.

\$4,084,000

ASKING PRICE

4.00%

CAP RATE

NNN (GL)

LEASE STRUCTURE

10.6 Years

LEASE TERM REMAINING

Leased Fee

OWNERSHIP INTEREST



Net Lease Capital Markets

Matt Berres

Vice Chairman

t 949-608-2066

matt.berres@nmrk.com

CA RE Lic. #01977909

Samer Khalil

Director

t 949-608-2042

samer.khalil@nmrk.com

CA RE Lic. #02002301

Karick Brown

Associate

t 949-608-2175

karick.brown@nmrk.com

CA RE Lic. #02071955



Investment Highlights

Corporate McDonald's Ground Lease | 41,822 Global Locations in 118 Countries | S&P: BBB+ Credit Rating

- McDonald's Corporation (NYSE: MCD), investment grade credit rating S&P: BBB+
- Largest global QSR retailer with a network of 41,822 locations in 118 countries
- McDonald's is one of the largest employers in the world with over 2 million global employees
- \$25.49 Billion in Total Revenue and \$13.86 Billion in EBITDA for the fiscal year ending Dec-2023

NNN (Ground Lease) | 20-Year Primary Term plus 8 (5-Year) Options | 10.00% Rental Increases Every 5 Years

- NNN (Ground Lease) – Leased Fee Simple (Land ownership)
- 20-year primary term plus 8 (5-Year) options
- 10.00% increases every 5 years through the primary and option term(s)
- Zero landlord obligations- Absolute NNN Ground Lease

Dominant Retail Location Adjacent to Victoria Gardens, a 1.2M SF Super Regional Mall | Irreplaceable Retail Location with Excellent Visibility & Access | Direct On/Off Ramp Access to I-15 (204,249 VPD) along W Foothill Blvd (62,305 VPD) | 3 Miles from the I-10/I-15 Intersection (475,717 VPD) | Main-on-Main Retail Corridor with all Major National Retailers Present

- Adjacent to Victoria Gardens, a 1.2M SF Super Regional Mall anchored by Macy's, JCPenney, AMC, and Bass Pro Shops
- Highly visible and easily accessible, with curb cuts along Day Creek Blvd and Victoria Gardens Ln
- Direct on/off ramp access to I-15 (204,249 VPD) along W Foothill Blvd (62,305 VPD) and only 3 miles from one of the most trafficked interchanges in the country I-10/I-15 (475,717 VPD)
- Additional nearby national retailers/companies include: Walmart Supercenter, Floor & Decor, Living Spaces, REI, Home Depot, Target, and Lowe's

Located 37 Miles East of Downtown Los Angeles | Diverse & Dynamic Economic Center | Strong Demographics in Trade Area | 274,654 People with an Average Household Income of \$118,322 within 5 Miles

- 37 miles East of Downtown Los Angeles
- Rancho Cucamonga has a population of approximately 180,000 residents with a median age of 35
- Rancho Cucamonga is situated in San Bernardino County, California, within the Inland Empire region of Southern California.
- The city of Rancho Cucamonga has a diverse and dynamic economy with significant contributions from the Healthcare, Education, Government, Pharmaceuticals, and Manufacturing sectors
- 274,654 people with an average household income of \$118,322 within 5 miles of the subject property







Investment Overview

Price/Cap Rate

| | |
|---|-------------------------|
| Price (PSF) | \$4,084,000 (\$1,025) |
| Cap Rate | 4.00% |
| Annual Base Rent* | \$163,350 (\$41.00 PSF) |
| * Annual Base Rent reflects May 1, 2025 annual rent. Seller to credit any gap rent. | |

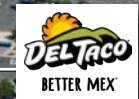
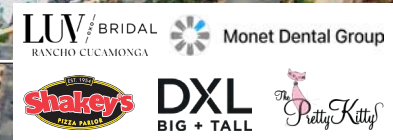
Executive Summary

| | |
|-----------------------------|---|
| Address | 8070 Monet Avenue Rancho Cucamonga, CA 91739 |
| Tenant | McDonald's |
| Lease Entity | McDonald's USA, LLC |
| Use | Retail |
| Rentable Building Area (SF) | 3,984 |
| Acreage | 0.74 Acres |
| Expense Structure | NNN (Ground Lease) |
| Rent Increases | 10% every 5 years |
| Rent Commencement Date | April 21, 2015 |
| Lease Expiration Date | June 21, 2035 |
| Initial Term | Twenty (20) Years |
| Lease Term Remaining | 10.6 Years Remaining |
| Ownership Interest | Leased Fee (Land Ownership) |





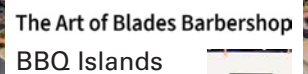
1.2M SF Super Regional Mall (Victoria Gardens)



Day Creek Blvd



W Foothill Blvd (62,305 VPD)





1.2M SF Super Regional Mall (Victoria Gardens)

- ★ macy's JCPenney AMC THEATRES Bass Pro Shops
- URBAN OUTFITTERS SEPHORA
- ZARA lululemon P.F. CHANG'S VANS NIKE
- WILLIAMS-SONOMA, INC. LANE BRYANT
- SoCal Bath & Body Works ANTHROPOLOGIE
- FRIDAYS FLEMING'S PRIME STEAKHOUSE & WINE BAR H&M 4A Gyu-Kaku Japanese BBQ
- The Cheesecake Factory See's CANDIES LUNA HOT TOPIC

- ULTA BEAUTY REI COOP BEST BUY
- Chick-fil-A BevMo! by gopuff MEN'S WEARHOUSE
- Starbucks DYNASTY REAL ESTATE Ben Bridge
- WELLS FARGO TEMPUR-PEDIC The Hat DAVID'S GIFTS & TOBACCO
- Red Robin Chevron with TECHRON DEL TACO Richie's DINER
- LONGHORN STEAKHOUSE TEXAS de BRAZIL McDonald's JARED
- On the Border MATTRESS Sleep Well, Live Well PetEmerg MATTRESS FIRM
- The Art of Blades Barbershop BBQ Islands PS HOLISTIC HEALING TALKS SPIN/STRENGTH
- FRIAR TUX Total Wine & MORE NATIONAL VISION

- THE SALVATION ARMY TACO BELL Food 4 Less
- Asia Buffet Deluxe Nails Barky's Bathtime
- STAR DENTAL GROUP COMFORT PEDIC W WENERSCHNITZER
- tropical CAFE Ono Hawaiian BBQ Mor

15 (204,249 VPD)

SKY ZONE

Walmart Supercentre

LIVING SPACES

jiffylube

IN-N-OUT BURGER



1.2M SF Super Regional Mall (Victoria Gardens)

★ macy's JCPenney AMC THEATRES Bass Pro Shops
 URBAN OUTFITTERS SEPHORA
 ZARA lululemon P.F. CHANG'S VANS NIKE
 WILLIAMS-SONOMA, INC. LANE BRYANT
 Bath & Body Works ANTHROPOLOGIE
 FRIDAYS FLEMING'S H&M Gyu-Kaku Japanese BBQ
 The Cheesecake Factory See's CANDIES LUNA HOT TOPIC

THE SALVATION ARMY TACO BELL Food 4 Less
 STARBUCKS PAINTS Spirit SUBWAY
 Asia Buffet Deluxe Nails Barky's Bathtime
 STAR DENTAL GROUP COMFORT PEDIC Weenschnitzel
 tropical CAFE Ono Hawaiian BBQ Mor



Foothill Fwy (210)



MEN'S WEARHOUSE



W Foothill Blvd (62,305 VPD)



The Art of Blades Barbershop BBQ Islands



Sacred Heart Catholic Church



LUY BRIDAL RANCHO CUCAMONCA Monet Dental Group



LIVING SPACES



(204,249 VPD) 15



1.2M SF Super Regional Mall (Victoria Gardens)

★ macy's JCPenney AMC THEATRES Bass Pro Shops PINKI KARO'S GOLF
 URBAN OUTFITTERS SEPHORA ZARA Ω lululemon P.F. CHANG'S VANS NIKE
 WILLIAMS-SONOMA, INC. LANE BRYANT
 /SoCal Bath & Body Works ANTHROPOLOGIE
 FRIDAYS FLEMING'S H&M 42 Gyu-Kaku Japanese BBQ
 The Cheesecake Factory See's CANDIES. LUNA HOT TOPIC

THE SALVATION ARMY TACO BELL Food 4 Less
 Duro Paints SPIN SUBWAY
 Asia Buffet Deluxe Nails Barky's Bathtime
 STAR STAR DENTAL GROUP COMFORT PEDIC W
 tropical CAFE Ono Hawaiian BBQ Mor

IN-N-OUT BURGER
 jiffylube

Sacred Heart Catholic Church

LUV BRIDAL Rancho Cucamonga Monet Dental Group
 Shakey's DXL BIG + TALL The Petty Kitty's

Richie's Diner

kb HOME

JARED

LIVING SPACES

DAVID'S GIFTS & TOBACCO

The Hat

DEL TACO BETTER MEX

Walmart Supercentre

Ben Bridge

TEMPUR-PEDIC

SKY ZONE

BEST BUY

Starbucks

DYNASTY REAL ESTATE

Chevron with TECHRON

Pollo Loco

MATTRESS FIRM

THE HOME DEPOT

REI co-op

BevMo! by gopuff

MEN'S WEARHOUSE

WELLS FARGO

McDonald's

TEXAS DE BRAZIL CHURRASCO & STEAKHOUSE

PetEmerg EMERGENCY ANIMAL HOSPITAL

ULTA BEAUTY

target

Chick-fil-A

LOWE'S

AT&T FLOOR DECOR TILE • WOOD • STONE

W Foothill Blvd (62-305 VPD)

SAKE 2 ME SUSHI RANCHO CUCAMONGA

OrthoMATTRESS Sleep Well, Live Well

LONGHORN STEAKHOUSE

UNDO TOSTER MARKET MERCADO

RENAISSANCE NAILS & SPA

BUFFALO WILD WINGS

The Art of Blades Barbershop

Red Robin

BBQ Islands PS SPIN/STRENGTH HOLISTIC



1.2M SF Super Regional Mall (Victoria Gardens)

★ macy's JCPenney AMC THEATRES
 URBAN OUTFITTERS SEPHORA Bass Pro Shops
 ZARA lululemon P.F. CHANG'S VANS NIKE
 WILLIAMS-SONOMA, INC. LANE BRYANT
 Bath & Body Works ANTHROPOLOGIE
 FRIDAYS Fleming's H&M Gyu-Kaku Japanese BBQ
 The Cheesecake Factory See's CANDIES LUNA HOT TOPIC

Dunn Edwards PAINTS

Asia Buffet TACO BELL

Ono Hawaiian BBQ

W Wenschnetzl

Barky's Bathtime Deluxe Nails SUBWAY FOOD 4 LESS

tropical CAFE STAR DENTAL GROUP



COMFORT PEDIC LUXURIOUS COMFORT IN FINE BEDDING

Mor SPIRIT THE SALVATION ARMY

kb HOME

Sacred Heart Catholic Church

jiffylube

LIVING SPACES

Walmart Supercentre

LUY BRIDAL MONET DENTAL GROUP Shakey's DXL Party Kitty's

MATTRESS FIRM

SKY ZONE

DAVID'S GIFTS & TOBACCO

The Hat

Chevron with TECHRON

TEXAS de BRAZIL CHURRASCARIA STEAKHOUSE



(204,249 VPD)

TEMPUR-PEDIC

DYNASTY REAL ESTATE

El Pollo Loco

PetEmerg EMERGENCY ANIMAL HOSPITAL

Total Wine & MORE

Ben Bridge

WELLS FARGO

Orto MATTRESS Sleep Well, Live Well

The Art of Blades Barbershop

Starbucks

DELTA CO. BETTER MEX

McDonald's

LONGHORN STEAKHOUSE

BBQ Islands Bubblicity HOLISTIC BEAUTY SPA PS SPIN/STRENGTH

target

THE HOME DEPOT

LOWE'S

ULTA BEAUTY

REI CO-OP

BevMo! by gopuff

BEST BUY

Chick-fil-z

Red Robin

RENAISSANCE NAILS & SPA BUFFALO WILD WINGS

FLOOR & DECOR TILE WOOD & STONE

AT&T

MEN'S WEARHOUSE

W Pothill Blvd (2-205 VPD)

The Investment





Lease Abstract & Property Details

Property Overview

| | |
|-----------------------------|------------------|
| Rentable Building Area (SF) | 3,984 |
| Acreage | 0.74 |
| Year Built/Renovated | 2006/2015 |
| Parcel | 1090-551-10-0000 |

Lease Abstract

| | |
|---------------------------|---|
| Address | 8070 Monet Avenue Rancho Cucamonga, CA 91739 |
| Tenant Trade Name | McDonald's |
| Lease Entity | McDonald's USA, LLC |
| Credit Rating | S&P: BBB+ |
| Rent Commencement Date | April 21, 2015 |
| Lease Expiration Date | June 21, 2035 |
| Lease Term Remaining | 10.6 Years |
| Renewal Options | 8 (5-Year) |
| Annual Rent (PSF) | \$163,350 (\$41.00 PSF) |
| Percentage Rent | None |
| Rent Increases | 10% every 5 years |
| Lease Structure | NNN (Ground Lease) |
| Landlord Responsibilities | None |
| Utilities | Tenant Responsibility |
| Taxes | Tenant Responsibility |
| CAM | Tenant Responsibility |
| HVAC | Tenant Responsibility |
| Insurance | Tenant Responsibility |
| ROFR | Yes, 15-day |
| Financial Reporting | None |

Rent Schedule

| Rent Period | Annual Rent | PSF | Monthly Rent | PSF | % Increase |
|------------------------------------|---------------------|----------------|--------------------|---------------|------------|
| 5/1/2025 - 4/30/2030 | \$163,350.00 | \$41.00 | \$13,612.50 | \$3.42 | - |
| 5/1/2030 - 5/31/2035 | \$179,685.00 | \$45.10 | \$14,973.75 | \$3.76 | 10.00% |
| 6/1/2035 - 6/21/2035 | \$195,257.64 | \$49.01 | \$16,271.47 | \$4.08 | 8.67% |
| Option 1: 6/22/2035 - 6/21/2040 | \$197,653.44 | \$49.61 | \$16,471.12 | \$4.13 | 1.23% |
| Option 2: 6/22/2040 - 6/21/2045 | \$217,418.76 | \$54.57 | \$18,118.23 | \$4.55 | 10.00% |
| Option 3: 6/22/2045 - 6/21/2050 | \$239,160.72 | \$60.03 | \$19,930.06 | \$5.00 | 10.00% |
| Option 4: 6/22/2050 - 6/21/2055 | \$263,076.72 | \$66.03 | \$21,923.06 | \$5.50 | 10.00% |
| Option 5: 6/22/2055 - 6/21/2060 | \$289,384.44 | \$72.64 | \$24,115.37 | \$6.05 | 10.00% |
| Option 6: 6/22/2060 - 6/21/2065 | \$318,322.92 | \$79.90 | \$26,526.91 | \$6.66 | 10.00% |
| Option 7: 6/22/2065 - 6/21/2070 | \$350,155.20 | \$87.89 | \$29,179.60 | \$7.32 | 10.00% |
| Option 8: 6/22/2070 - 6/21/2075 | \$385,170.72 | \$96.68 | \$32,097.56 | \$8.06 | 10.00% |

Bold = Current Rent



Market Overview - Rancho Cucamonga, CA

Rancho Cucamonga, CA

Rancho Cucamonga is a city located in San Bernardino County, California, situated within the Inland Empire region of Southern California. It is roughly 37 miles east of Downtown Los Angeles. The city has a population of approximately 180,000 residents with a median age of 35. It is known for its diverse community, welcoming a wide range of ethnic backgrounds including Hispanic, Caucasian, African American, and Asian populations.

Key Highlights:

- **Location:** 37 miles east of Downtown Los Angeles
- **Population:** Approximately 180,000 residents
- **Diverse Ethnic Population:** (52% Hispanic, 30% Caucasian, 9% African American, 13% Asian)

Major Attractions/Landmarks:

- **Victoria Gardens:** A 1.2M SF super regional mall anchored by Macy's, JCPenney, AMC, and Bass Pro Shops
- **Ontario International Airport:** 6.4 million passengers
- **Toyota Arena:** 11,089 seat multi-purpose arena
- **Greater Ontario Convention & Visitors Bureau:** 5,500 seat convention center

Economic Overview

Rancho Cucamonga is a thriving city in San Bernardino County, California, recognized for its dynamic and diversified economy. The healthcare sector is a prominent employer in the city, with significant contributions from facilities like the Inland Empire Health Plan (IEHP). Education also plays a crucial role, supported by numerous school districts and higher education institutions that contribute to the city's economic stability. The retail sector is robust, with Victoria Gardens serving as a major commercial hub, while manufacturing and logistics benefit from the city's strategic location near major highways and airports, facilitating various distribution centers.

Largest Employers in Rancho Cucamonga, CA

| Employer | Industry | Number of Employees |
|--|-----------------|---------------------|
| Inland Empire Health Plan (IEHP) | Healthcare | ±2,000 |
| Chaffey Joint Union High School District | Education | ±1,900 |
| Etiwanda School District | Education | ±1,500 |
| City of Rancho Cucamonga | Government | ±1,100 |
| Amphastar Pharmaceuticals | Pharmaceuticals | ±1,000 |
| Coca-Cola Bottling Company | Manufacturing | ±800 |
| Central School District | Education | ±700 |

| Demographics | 1 Mile | 3 Mile | 5 Mile |
|----------------------------|-----------|-----------|-----------|
| 2024 Population | 15,949 | 112,995 | 274,654 |
| 2024 Households | 5,523 | 36,374 | 84,048 |
| 2024 Avg. Household Income | \$136,287 | \$120,741 | \$118,322 |



Ontario International Airport



Tenant Synopsis - McDonald's

Tenant Synopsis

McDonald's is the world's leading global food service retailer with over 40,000 locations in over 100 countries. Approximately 95% of McDonald's restaurants worldwide are owned and operated by independent local business owners. McDonald's corporation franchises and operates fast-food restaurants in the global restaurant industry serving approximately 70 million customers across the globe annually. Despite most restaurants being franchised, McDonald's Corporation guarantees the leases on all of their locations, making the company a desired tenant for real estate investors.

Today, McDonald's is one of the most recognizable brands in the world. McDonald's is known for its unique menu items including the McRib, Big Mac, and McPick offerings. The full menu includes hamburgers, various types of chicken, chicken sandwiches, French fries, soft drinks, breakfast items, and desserts. Founded in 1955 in Southern California, today McDonald's is headquartered in Oak Brook, IL.

McDonald's

| | |
|--------------------------|---------------------------|
| Trade Name | McDonald's |
| Credit Rating | S&P: BBB+ |
| Number of Locations | 41,822 |
| Geographic Dispersion | 50 States / 100 Countries |
| Fortune 500 (2024) | No. 131 |
| 2023 Full Time Employees | 150,000+ |
| 2023 Revenue | \$25.49 Billion |
| 2023 EBITDA | \$13.86 Billion |
| 2023 Assets | \$56.15 Billion |



YEAR FOUNDED
1940



COMPANY TYPE
Public (NYSE: MCD)



HEADQUARTERS
Chicago, IL



WEBSITE
mcdonalds.com



LOCATIONS
41,822



S&P CREDIT RATING
BBB+





Net Lease Capital Markets:

Matt Berres
Vice Chairman

t 949-608-2066
matt.berres@nrmk.com
CA RE Lic. #01977909

Samer Khalil
Director

t 949-608-2042
samer.khalil@nrmk.com
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Karick Brown
Associate

t 949-608-2175
karick.brown@nrmk.com
CA RE Lic. #02071955

18401 Von Karman Ave, Suite 150
Irvine, CA 92612

nrmk.com

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Corporate License #01355491

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