

RETAIL INVESTMENT FOR SALE

# RIALTO FREEWAY CENTER



1133 CASAMALIA AVE,  
RIALTO, CA 92377

**Greg Martin**  
Principal

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COMMERCIAL REAL ESTATE SERVICES

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## EXECUTIVE SUMMARY:

1133 CASAMALIA AVE, RIALTO, CA 92377

Total Building Size:	±7,000 SF
Total Land Area:	±0.63 Acres
Year Built:	2021
Number of Tenants:	Four (4)
Building Signage:	Yes All Tenants
Freeway Pylon Sign:	Possible
Lease Type:	True Triple Net (NNN)
Annual Rent Increase:	3%
Personal Guarantee's:	Yes All Four (4) Tenants
Occupancy:	100%
Net Operating Income:	\$227,550
Purchase Price:	\$4,200,000
Cap Rate:	5.4%

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## RENT ROLL:

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Suite #	Tenant	Size	Commencement Date	Exp.Date	Monthly Rent	CAM / Month	Annual Increase	SEC DEP	Personal Guarantee	Options to Extend
101	Zalt Corp.	±2,200 SF	2/1/24	4/30/34	\$5,500.00 (\$2.50/SF)	\$,1870.00	3%	\$10,000	Yes	None
102	Ding Tea	±1,650 SF	11/1/23	3/31/34	\$4,537.50 (\$2.75/SF)	\$1,402.50	3%	\$7,000	Yes	None
103	Barrios Inc.	±1,650 SF	1/1/23	12/31/27	\$4,290.00 (\$2.60/SF)	\$1,402.50	3%	\$8,000	Yes	Two (2) - Five (5) Year
104	Don Peters Carneceria	±1,500 SF	8/1/23	12/31/28	\$4,635.00 (\$3.09/SF)	\$1,275.00	3%	\$15,235	Yes	None
		±7,000 SF			\$18,962.50 (Monthly) \$227,550 (Annual)	\$5,950.00		\$40,235		

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## PROPERTY FEATURES:

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- New Construction
- Freeway 210 Frontage
- Dynamic Retail Trade Area
- Adjacent McDonalds + Union 76 Service Station
- Across Freeway from Major ±430,000 SF Renaissance Marketplace Retail Development
- Good Demographics
- Multi-Tenant Investment Allowing for Investor to Lower Risk and Capitalize on Future Rent Increases
- Freeway Pylon Sign Location Possible (Locations Available For Purchase)
- Passive Investor Friendly Investment
- True Triple Net (NNN) Leases
- Growing Population Base with thousands (1000's) of Nearby Housing Units in Development/Planning

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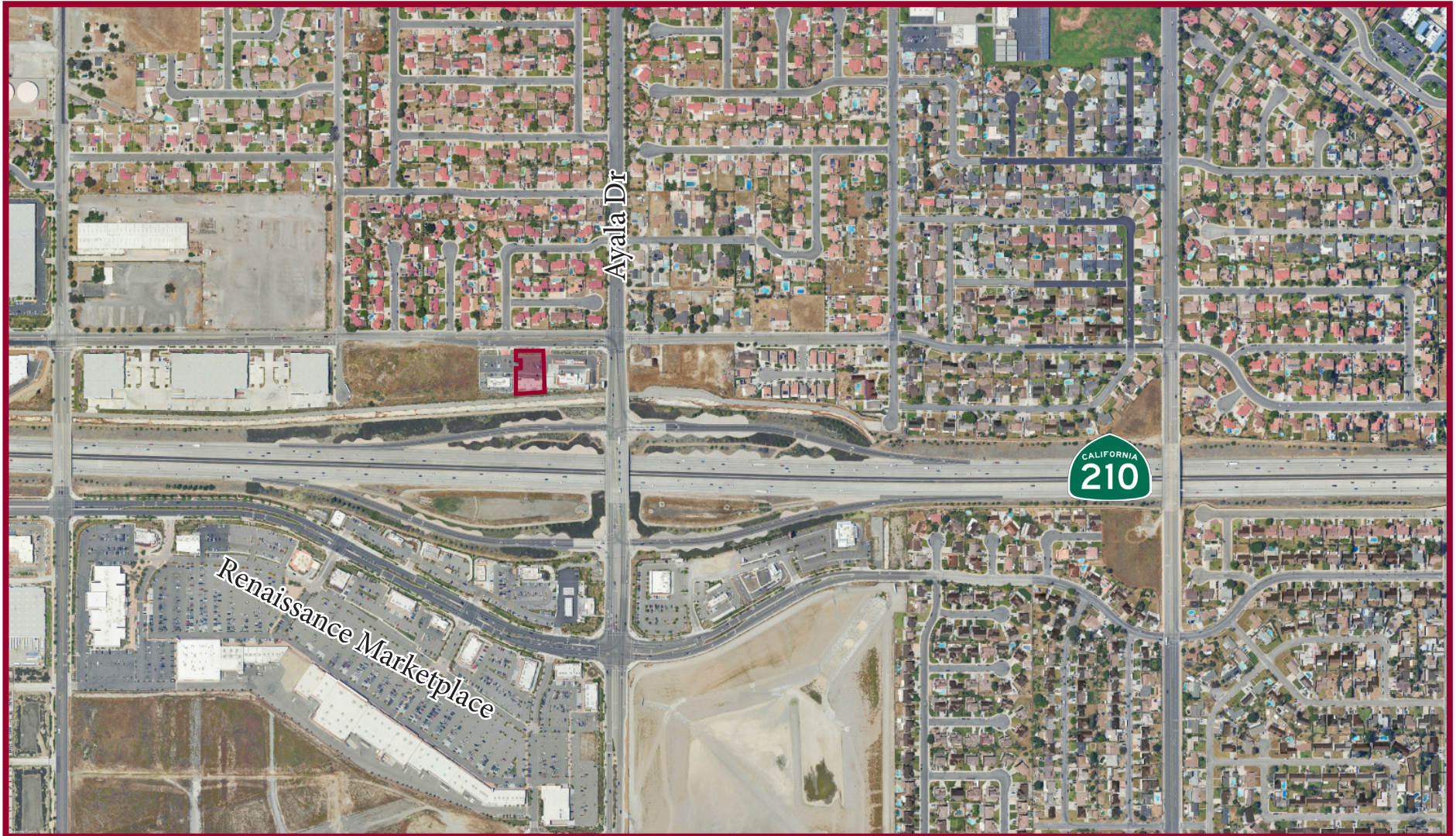
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## CLOSE AERIAL:

1133 CASAMALIA AVE, RIALTO, CA 92377



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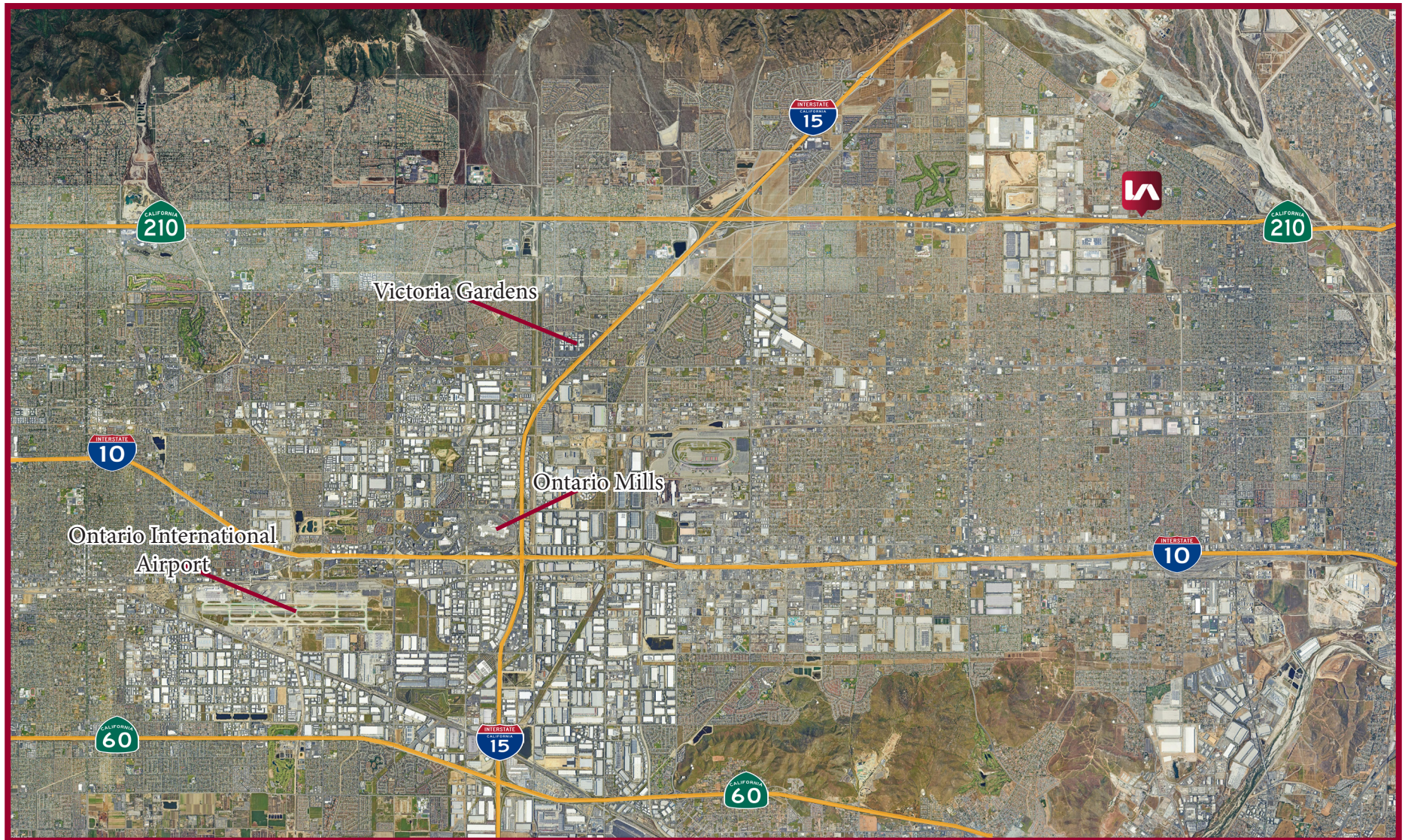
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## MARKET AERIAL:

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