

# RARE VALUE ADD CO-ANCHOR & RETAIL SHOPS

## STATER BROS. AND AUTOZONE ANCHORED CENTER

1055-1097 BLOOMINGTON AVE., BLOOMINGTON, CA 92316

**\$3,358,225 PRICE / \$92.34 PSF**

PRESENTED  
BY

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# INVESTMENT SUMMARY

## INVESTMENT HIGHLIGHTS

Presented for purchase is  $\pm 10,800$  SF of shops and a currently demised  $\pm 25,567$  SF co-anchor space on two parcels totaling  $\pm 3.50$  acres. This offering provides a purchaser with an excellent value add retail strip center opportunity in a Stater Bros. and AutoZone anchored shopping center. Stater Bros. is the dominant grocer in the Inland Empire and has served this location for over 44 years.

## FEATURES INCLUDE:

- Priced Below Replacement Cost
- Short Term Leases Provide For Upside in Renewals
- Part of Stater Bros. and AutoZone Anchored Center
- No Debt Allows for 1031 Exchange Buyers Quick Close Requirements
- Property is Currently Owned and Managed by Stater Bros. Markets\*

\*Stater Bros. will continue to maintain the property common area under a management agreement with Buyer.





# FINANCIAL SUMMARY

## PROFORMA INCOME & EXPENSE

Scheduled Gross Income:	\$316,068
Expense Reimbursement:	NNN
Gross Operating Income:	\$316,068
Vacancy Factor (15%):	(\$47,410)
Proforma Net Operating Income (NOI):	\$268,658

## PRICING

Price:	\$3,358,225
Proforma NOI:	\$268,658
Capitalization Rate:	8.00% on Proforma NOI
Price Per Square Foot:	\$92.34





# RENT ROLL

TENANT INFORMATION			LEASE TERM	RENT SUMMARY					MISCELLANEOUS		CAM*		
TENANT	ADDRESS	SIZE	END	RENT (MONTHLY)	RENT/SF (MONTHLY)	PROFORMA RENT	PROFORMA RENT MONTHLY	LEASE TYPE	INCREASES	OPTIONS	CAM %	CURRENT CAM	CAM/SF FT/MO
Vacant	1055 Bloomington Ave.	13,295	VACANT	-	\$0	\$0.60	\$7,977.00	NNN	-	-	16.54%	\$2,527.00	\$0.19
Vacant	1057 Bloomington Ave	12,272	VACANT	-	\$0	\$0.60	\$7,362.00	NNN	-	-	15.26%	\$2,331.00	\$0.19
T Nails & Spa	1061 Bloomington Ave.	1,350	6/30/2020	\$1,657.68	\$1.23	\$1.25	\$1,887.00	NNN	CPI	N/A	1.68%	\$312.00	\$0.23
Vacant	1065 Bloomington Ave	1,350	VACANT	-	\$0	\$1.25	\$1,687.50	NNN	-	-	1.68%	\$312.00	\$0.23
Bundlez & Beauty	1071 Bloomington Ave	1,200	9/30/2019	\$1,209.43	\$1.01	\$1.25	\$1,500.00	NNN	3% Per Annum	1-3yr	1.49%	\$277.00	\$0.23
Z A Laundromat	1075/1087 Bloomington Ave.	3,000	2/28/2020	\$2,829.38	\$0.94	\$1.00	\$3,000.00	NNN	CPI	3-3yr	3.73%	\$693.00	\$0.23
Vacant	1097 Bloomington Ave	3,900	VACANT	-	\$0	\$0.75	\$2,925.00	NNN	-	-	4.85%	\$901.00	\$0.23

\*Stater Bros. will continue to maintain the property common area under a management agreement with Buyer. CAM Includes a 10% Management Fee by Stater Bros.

SUMMARY			
Total Size:	36,367 SF	Total Monthly Rent:	\$5,696.49
Total Available:	30,817 SF	Total Annual Rent:	\$68,357.88
Total Occupied:	18%	Proforma Monthly Rent:	\$26,339.00
		Proforma Annual Rent:	\$316,068.00



# PROPERTY DESCRIPTION

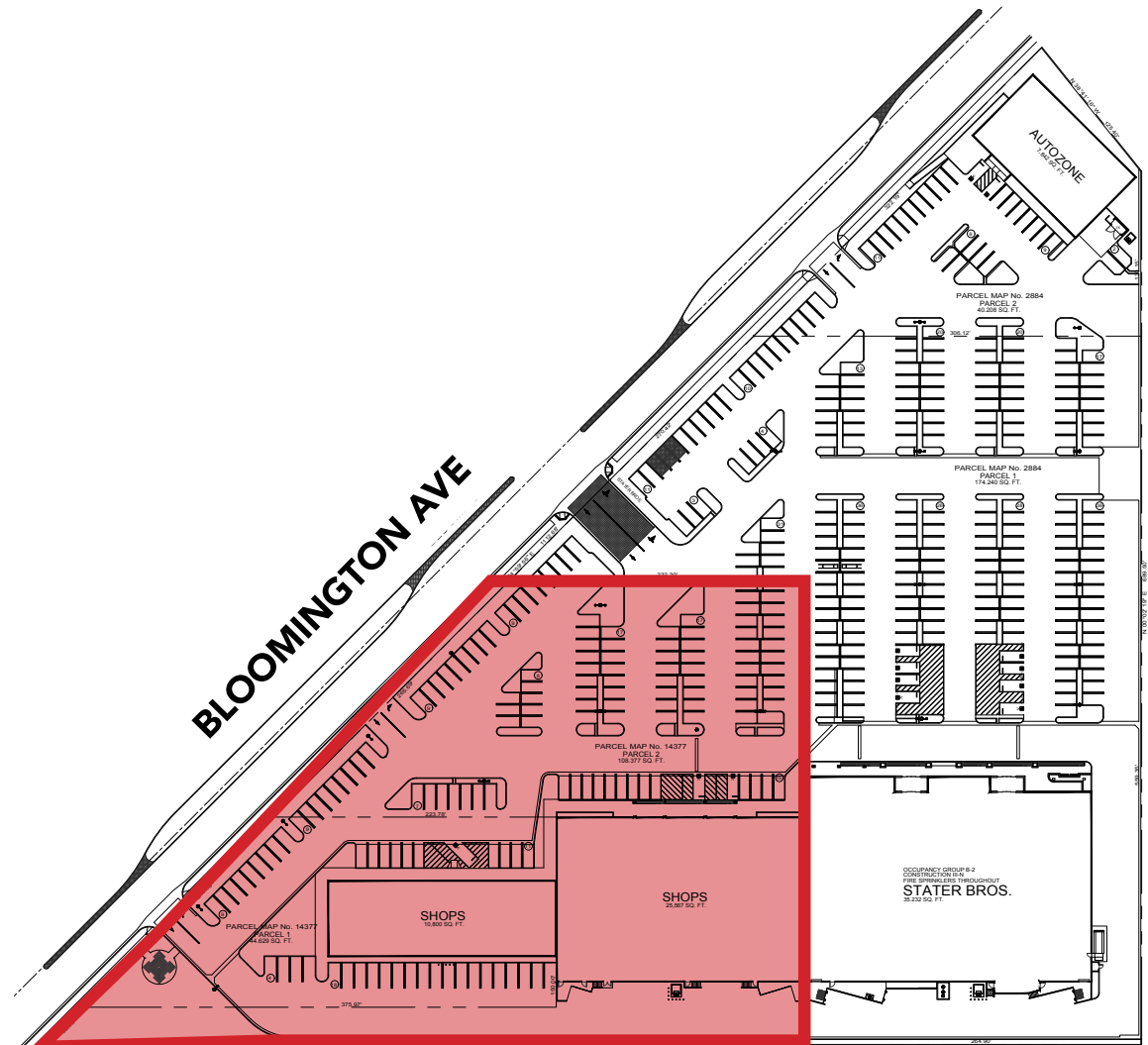
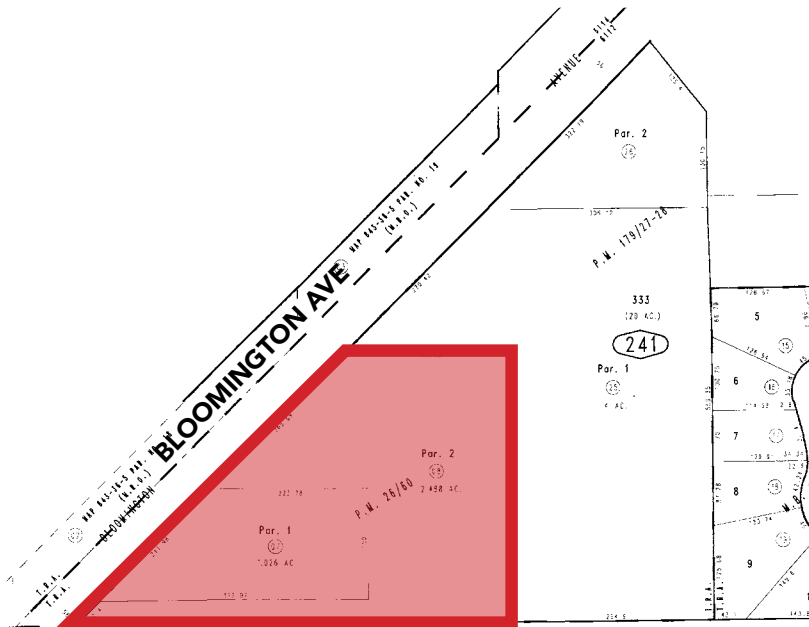
## LOCATION

1055-1097 Bloomington Ave., Bloomington, CA

APN: 0128-241-07-0000 (1.02 AC)  
0128-241-08-0000 (2.48 AC)

Rentable Area: 36,367 SF

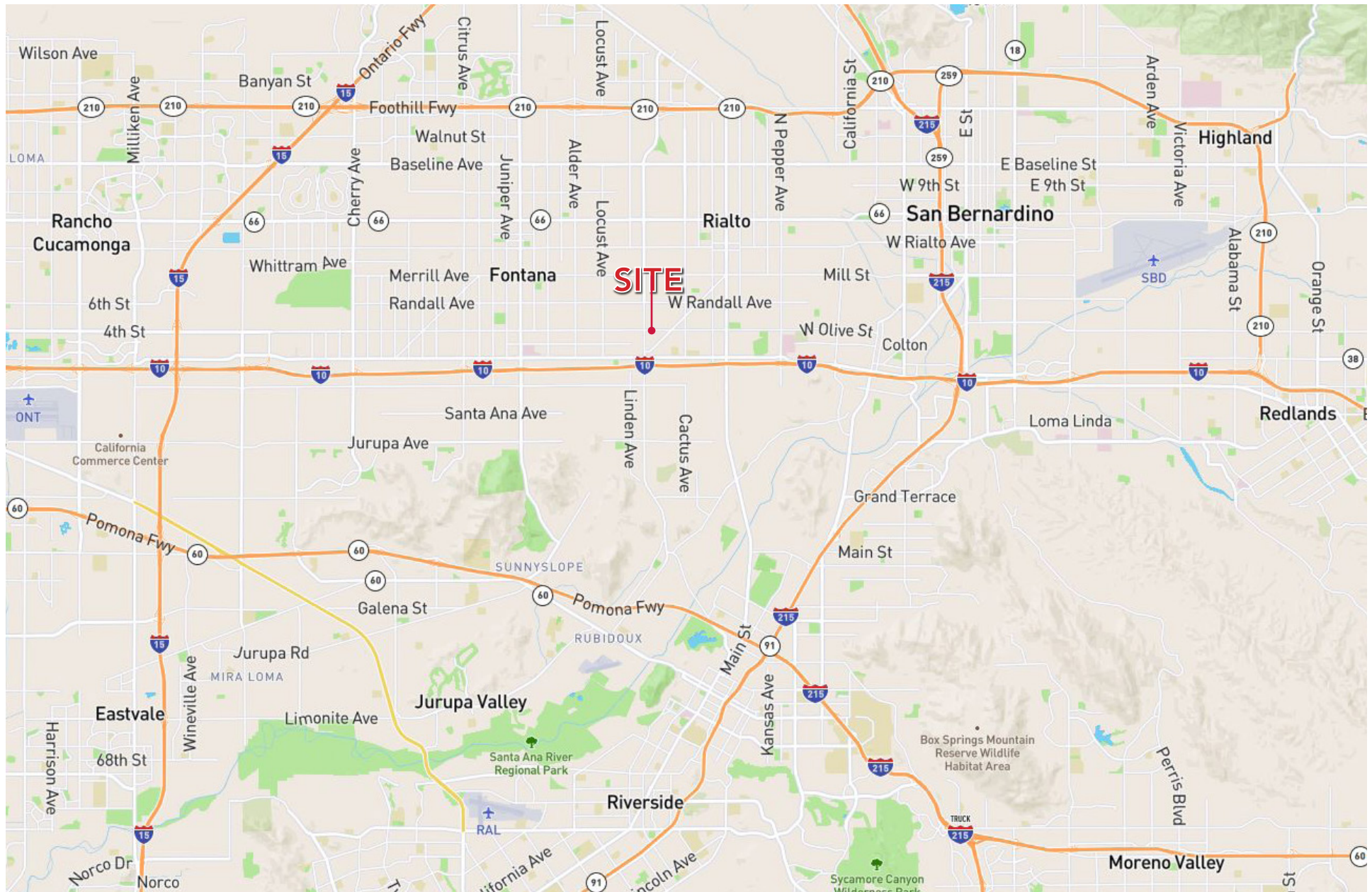
Lot Size (Acres): 3.50 AC



**E HIGHLAND AVE**

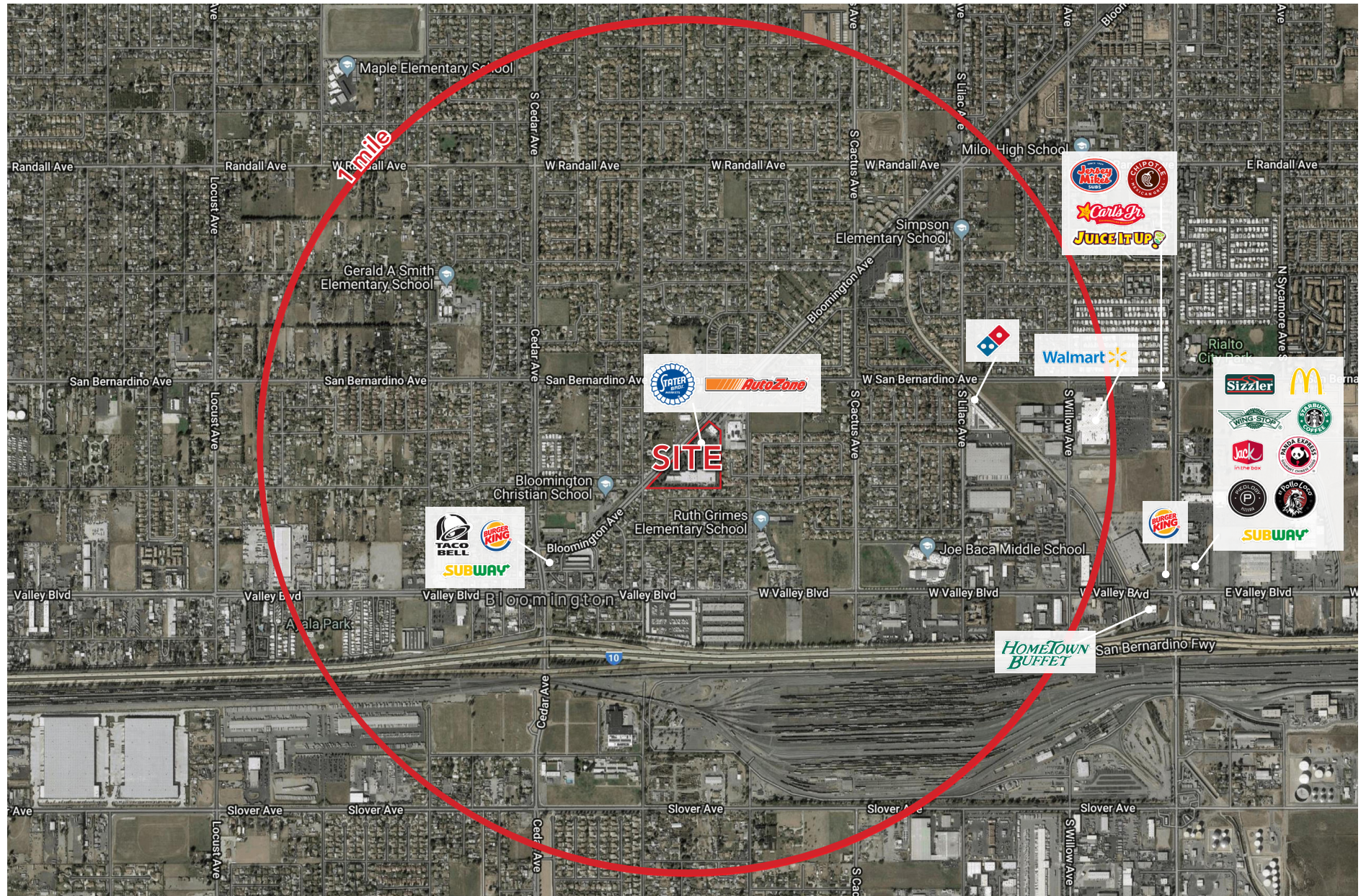


# REGIONAL MAP





# RETAILER MAP





# DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
<b>POPULATION</b>			
Estimated Population (2018)	17,189	151,169	360,871
Projected Population (2023)	17,833	156,678	375,064
Census Population (2010)	16,750	143,278	34,555
Projected Annual Growth (2018-2023)	0.7%	0.7%	0.8%
Estimated Population Density (2018)	5,476	5,348	4,596
Trade Area Size	3.1 sq. mi.	28.3 sq. mi.	78.5 sq. mi.
<b>MEDIAN AGE</b>			
The median age in this area	31	30	30
<b>RACE AND ETHNICITY</b>			
2018 White	50%	46%	45%
2018 Black	8%	9%	10%
2018 American Indian / Alaskan Native	1%	1%	1%
2018 Asian	3%	3%	3%
2018 Pacific Islander	0.1%	0.3%	0.3%
2018 Other Race	34%	36%	36%
2018 Hispanic	83%	83%	82%
<b>HOUSEHOLDS</b>			
Total Households (2018)	4,222	38,679	91,680
Average Household Size (2018)	4.5	4.4	4.4
<b>AVERAGE HOUSEHOLD INCOME</b>			
Average Household Income (2018)	\$79,555	\$67,317	\$69,427



# CITY INFORMATION

## ABOUT BLOOMINGTON

Like many such metro areas in the Southwest, it extends far into uninhabited desert areas, in this case east through the Mojave Desert to the Nevada/Arizona border. Larger than nine U.S. states, it is often referred to as the Inland Empire. Cities in the western portion, including Riverside, San Bernardino, Ontario, and a patchwork of other communities, are developed suburbs of the Los Angeles area with a rapidly growing and increasingly self-sufficient economy.

Today the main economic activities include a host of diversified light manufacturing, international trade and offices of overseas companies. The area is semiarid to arid with dry valleys surrounded by desert mountain ranges. Most of the valley floor to the west is developed. Moving east, coastal grasses and brush give way to desert foliage, including brush, creosote bush, and cactus. The climate varies by altitude and distance from the Pacific Ocean. Summers are warm in the western portion of the counties to extremely hot and dry eastward. Evenings, consistent with the desert climate and with some marine cooling, are comfortable. Winters are mild and mostly dry, but most annual precipitation, including rainy spells, occurs during this season. There are a few days each winter with below-freezing temperatures, but many winters are frost-free. Snow is rare but can occur.

(2019, February 22) Retrieved from: [www.bestplaces.net/california/bloomington](http://www.bestplaces.net/california/bloomington)

