



**Absolute NNN Lease | Recently Constructed Building (2018)**  
**Over 8.5 Lease Years Remaining**  
7115 Hamner Ave., Eastvale, CA 91752



Colliers



PRICING DETAILS	
List Price	\$7,350,000
CAP Rate	4.50%
Annual Rent	\$330,720
Taxes	NNN
Insurance	NNN
CAM	NNN
LEASE ABSTRACT	
Tenant Trade Name	99 Cent Only
Lease Start	March 9, 2017
Lease Expiration	January 31, 2030
Lease Term	13 Years
Term Remaining On Lease	8.5 Years
Base Rent	\$330,720
Rental Adjustments	12/1/2024: \$343,949
Option Periods	4 - 5 Year Options 8% Increases Each Option 2/1/2030: \$371,465 2/1/2035: \$401,182 2/1/2040: \$433,276 2/1/2045: \$467,939
Lease Type	NNN Lease
Roof & Structure	Tenant Responsible

## INVESTMENT HIGHLIGHTS

- **Absolute NNN Lease** – 99 Cents Only – Recently Constructed Building (2018)
- **Extremely High Barriers to Entry** – Long Term Value and Security
- **Over 8.5 Lease Years Remaining** – Tenant Responsible for all Maintenance & Repairs
- **Hard Corner Signalized Intersection** – Excellent Visibility & Easy Access
- **Located Directly Across from Hamner Place** – A Proposed 13 Acre Mixed-Use Development
- **Tenants/Users Include** Starbucks, 7-Eleven, Chevron, Plant Power & Staybridge Suites Hotel
- **Adjacent to the Brand New Silver Lake Sports and Equestrian Complex**
- **Silver Lake Sports Complex** – Estimated to Generate ~1.7 Million Visitors Annually
- Will Include a 10,000 Person Concert Facility, 5,000 Seat Capacity Stadium, 24 Full-Sized Soccer Fields and 5 Equestrian Arenas
- **Positioned on Hamner Ave.** – One of the Main North/South Corridors through Eastvale
- **Inflation Hedge** – 4% Increase in 2024 & 8% Increases Every 5 Years Thereafter (4 – 5 Year Options)
- **Strong Site Fundamentals** – 2.67 Acre Site – Approximately 19,104 SF Building – Hard Corner Signalized Intersection
- **Strong Demographics** – Over 232,459 Residents within a 5 Mile Radius
- **Average Household Income** of Over \$131,812 within a 3 Mile Radius





# TENANT OVERVIEW

Corporate Profile: Founded in 1982, 99 Cents Only Stores LLC is the leading operator of extreme value stores in California and the Southwestern United States. The Company currently operates 391 stores located in California, Texas, Arizona and Nevada. 99 Cents Only Stores LLC offers a broad assortment of name brand and other attractively priced merchandise and compelling seasonal product offerings.

Dollar store sales have been rising over the past few years, with sales growth further accelerating during the pandemic. The biggest players in the industry are Dollar General, Dollar Tree, Family Dollar (which was acquired by Dollar Tree in 2015), and 99 Cents Only Stores. In 2020, the dollar store industry saw average monthly sales growth of 12 percent year-over-year, compared to 7 percent in 2019. Additionally, the industry’s year-over-year growth rate in March 2020 was 35 percent, which elevated the yearly average.

COMPANY OVERVIEW	
Type	Private
Headquarters	Commerce, California
Employee	17,000 Nationally
Website	www.99only.com
Locations	391 in the U.S.
Annual Revenue	\$2.06B



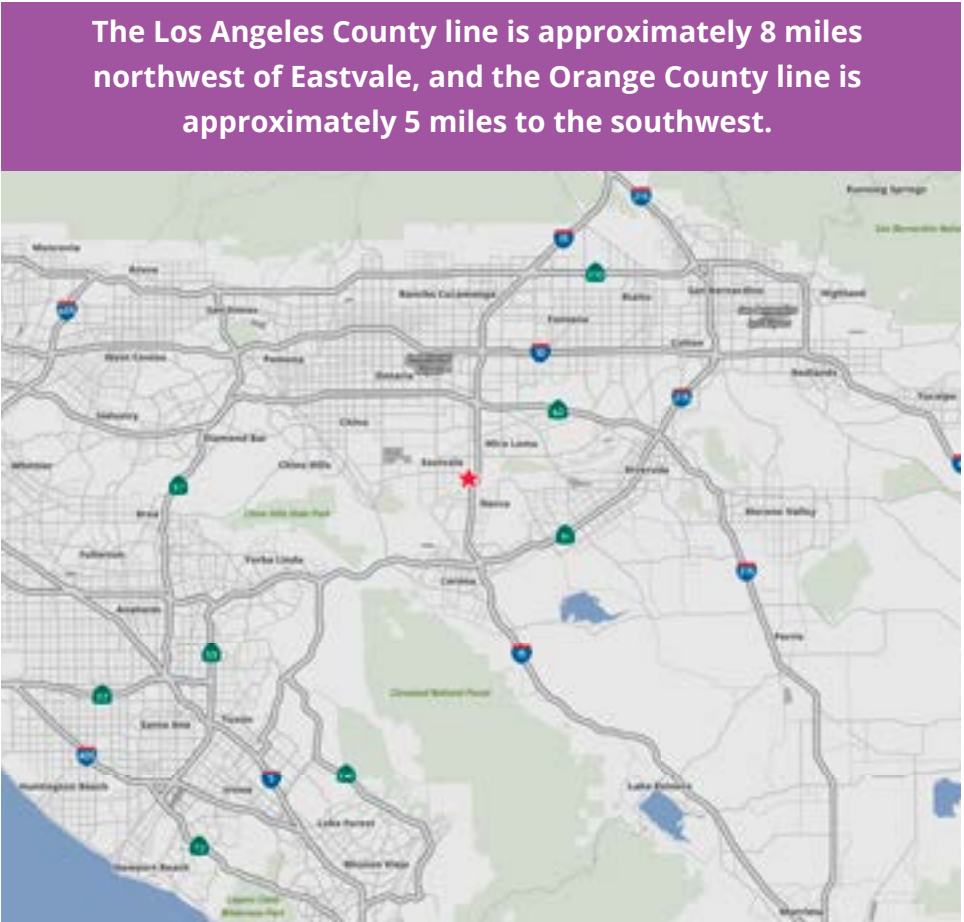




## City of EASTVALE

Eastvale is one of the newest cities in Western Riverside County. Eastvale incorporated on October 1, 2010 and has an ever-growing population of over 73,700 residents, making Eastvale one of the fastest growing cities in the State of California. Eastvale is 13.1 square miles strategically poised between Interstate 15 and California State Routes 91, 60, and 71, making access easy for residents, visitors and businesses alike. Residents and visitors find the close proximity of Ontario International Airport to be a metropolitan advantage yet enjoy the small-town, neighborly charm of our young community.

The landscape of the community has changed over the years from a former dairy enclave to a diverse, well-appointed community with highly desired amenities. With eight newly constructed, modern, award-winning schools and thirteen beautiful parks, Eastvale stands as the premiere location to raise a family and enjoy business success. The variety of the surrounding communities provides for a diversified consumer base and a culturally enriched experience.



## City of EASTVALE

### Economy

New business additions to Eastvale include Amazon, Burgerim, Costco, In N Out Burger, Smart & Final Extra, Pieology, Miguel's Jr., El Pollo Loco, and Volkswagen/Audi. Coming soon is Sprouts, Chick Fil-A, Mod Pizza and Dicks Sporting Goods.

- Among the world-class companies which have found Eastvale to be the perfect place for their facilities are: Amazon, which recently opened a 1-million-square-foot, state-of-the-art fulfillment center employing up to 2,500 persons; and VW/Porsche/Audi, which in 2016 will open a major consolidated training facility in the Goodman Commerce Center business park.
- Eastvale ranks in the top State of California for best place to raise a family by WalletHub and has one of the most racially diverse communities in the nation, along with having one of the top median incomes in California.
- Eastvale is strategically situated along Interstate 15 and nearby state routes 60, 71, and 91 providing commuters, visitors and businesses with convenient access to all that Southern California has to offer.
- Eastvale sales tax revenues grew 7% over the period between 2016 and 2018 calendar years. The growth is attributed to industrial development along the northern section of the city, which is an attractive strategic location for businesses with logistical needs and access to a qualified labor force.

### Education

Eastvale is included within the Corona-Norco Unified School District (CNUSD). CNUSD is the largest school district in Riverside County and the ninth largest school district in the State of California. The City of Eastvale has five elementary schools, two intermediate schools and one high school as follows.



### Awards & Recognitions

- #1 in CA - Money Magazine's Best Places to Live 2016
- #5 in CA - WalletHub's 2016's Best Places to Raise a Family in California
- #24 in CA – BackgroundCheck.org The Safest Cities in California 2016



### Employment Summary

Riverside-San Bernardino-Ontario MSA is the 2 nd largest metropolitan area in California by labor force and employment size. During the period between 2013 and 2018 the RiversideSan Bernardino-Ontario MSA labor force expanded by 8%, while total employed grew by 15%, adding nearly 300,000 new employees’ and decreasing the unemployment rate to 4.2%. Service producing industries added nearly 200,000 positions accounting for 85% of the total growth.

The largest volume increase was in Health Care & Social Assistance where 49,200 jobs were added representing a 32% growth. Other top growth categories were Transportation & Warehousing (74%, 54,400) and Construction (50%, 34,800) where each performed well above statewide growth levels. Eastvale’s unemployment rate declined from 3.2% in 2017 to 2.99% in 2018.



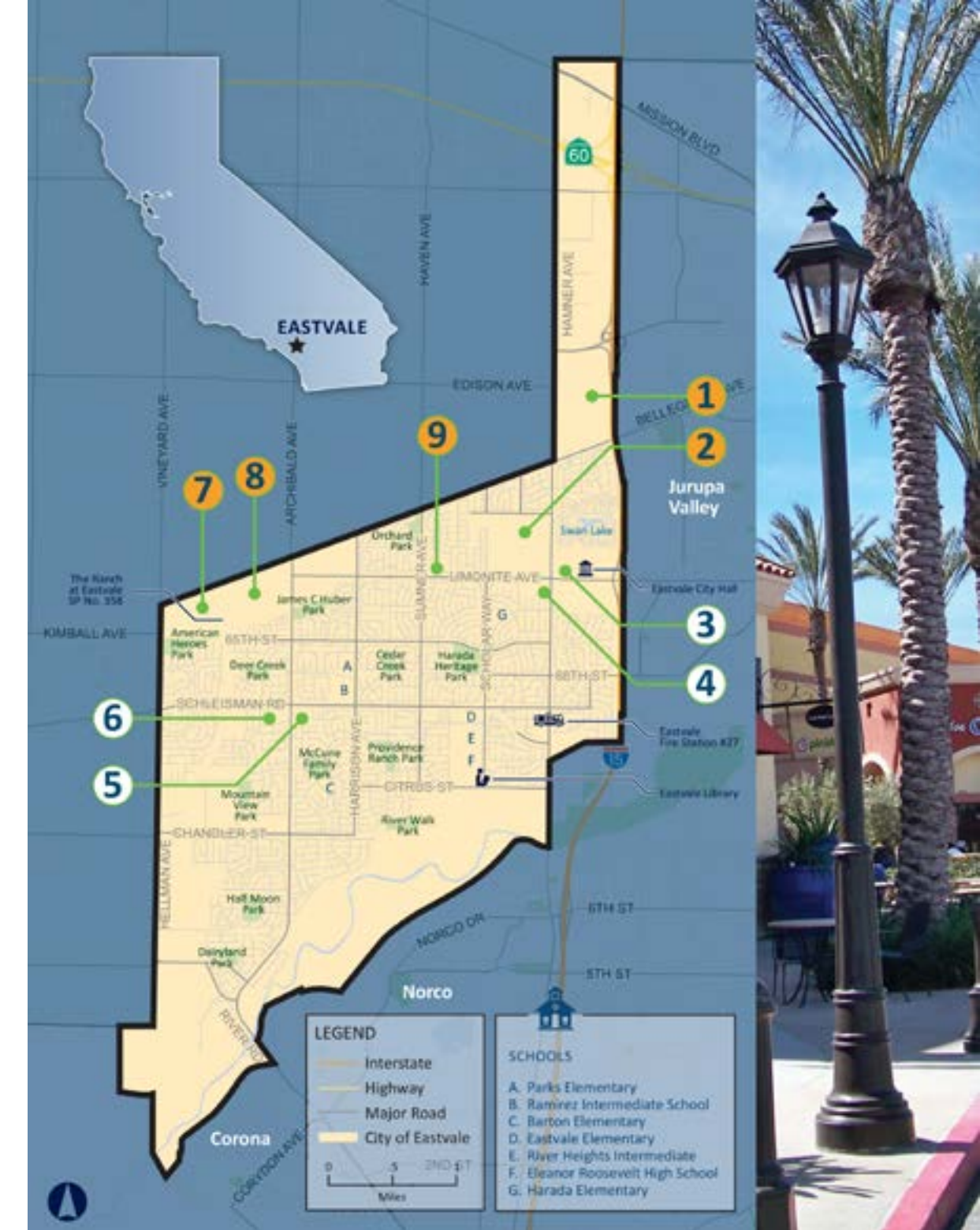
### Housing Market Statistics

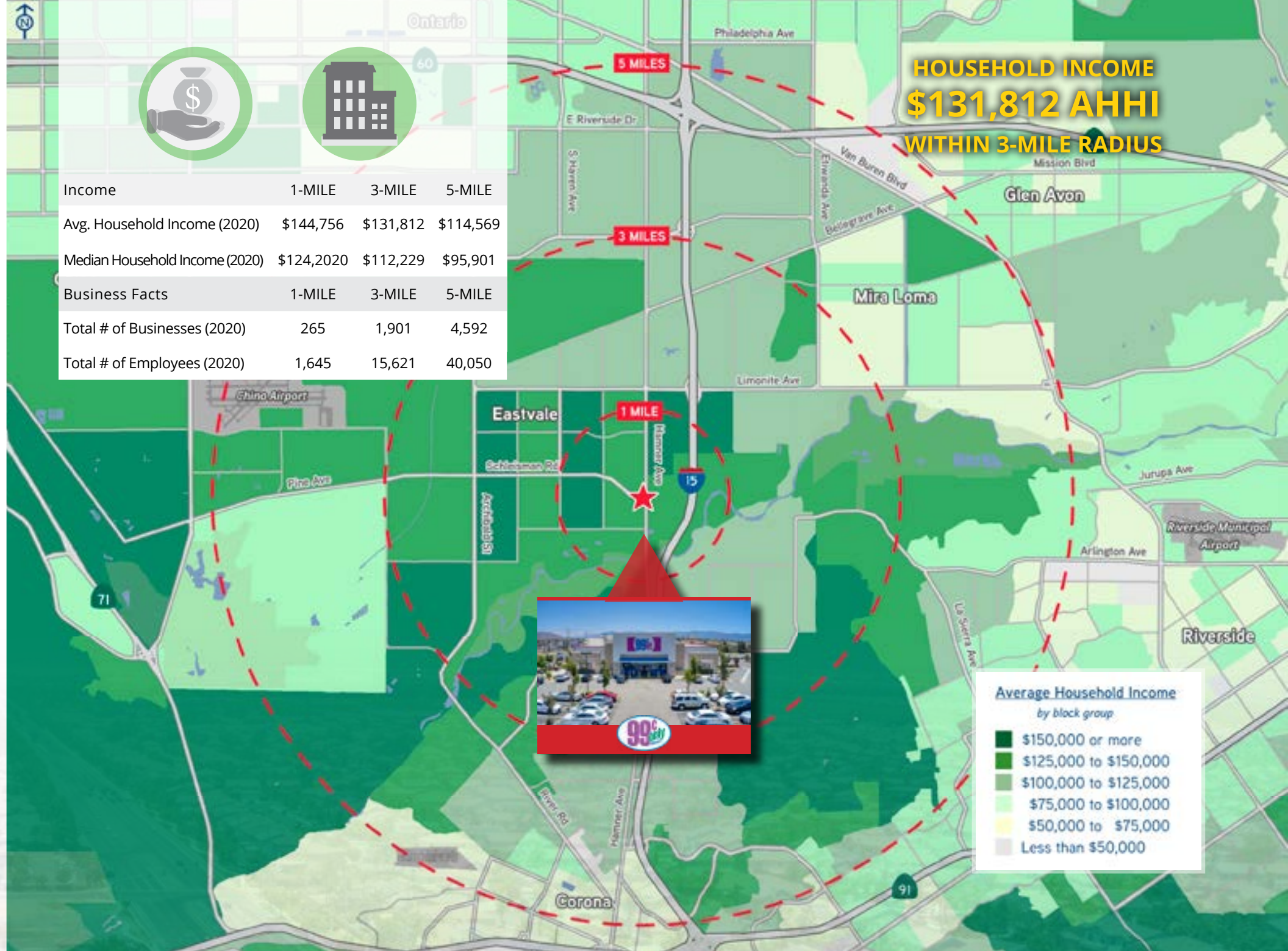
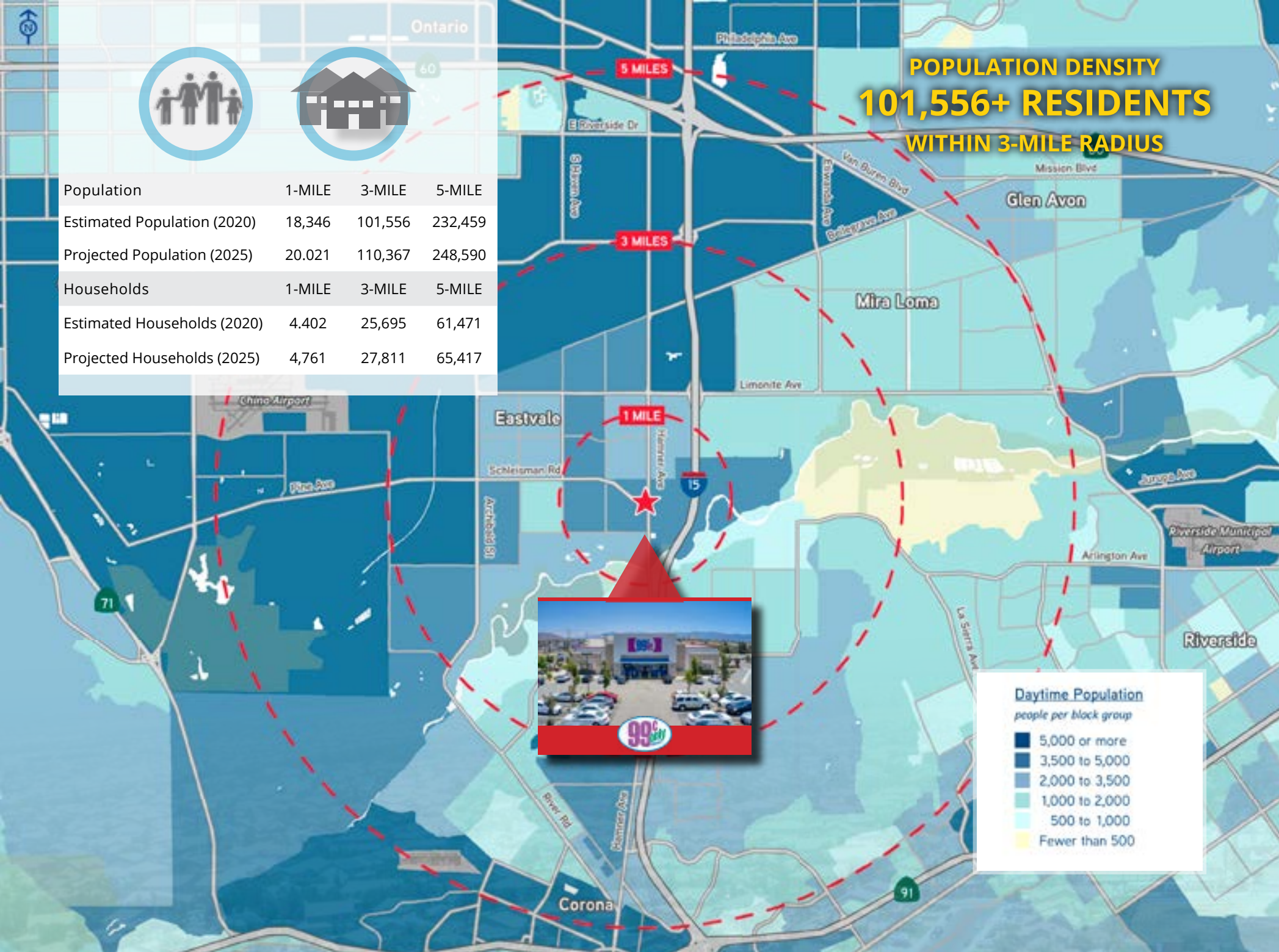
- Eastvale’s median home value is currently \$593,500 an increase of 3.7% over the prior year and projected to increase 2.5% in 2020.
- Owners vs. Renters 79.9% / 20.1%
- High vs. Low home values during the last decade
- High: February 2019 \$593,500
- Low: March 2009 \$358,200

### An Educated And Highly Skilled Workforce

The percentage of persons in Eastvale with a college degree or higher (36%) is significantly higher than the region (20.8%) and the state as a whole (29.6%), a reflection of the well-educated and affluent residents who choose to live in our community. (Source: US Census)

Eastvale is centrally located in an area rich in opportunities for higher education. Local colleges and universities include: University of California, Riverside; University of California, Irvine; University of California, Los Angeles; California State University, San Bernardino; California State University, Fullerton; the Claremont Colleges; University of Redlands; Whittier College; Loma Linda University; Norco College; and numerous other public and private learning institutions.







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