

10020 CHERRY AVE., FONTANA, CA

NNN GROUND LEASE INVESTMENT
OPPORTUNITY



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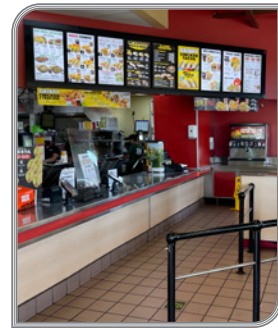
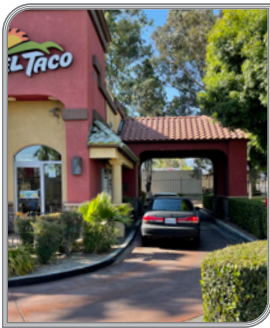
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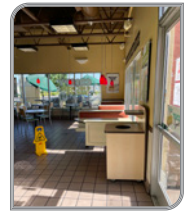
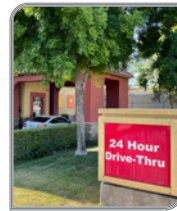
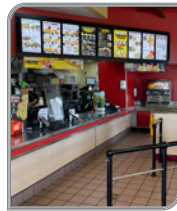
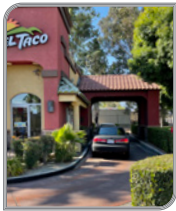
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SECTION I • PROPERTY INFORMATION



DEL TACO LEASE SYNOPSIS

PROPERTY ADDRESS: 10020 Cherry Ave., Fontana CA

LEASE TYPE: Absolute NNN (Ground Lease)

PRICE: \$3,400,000

LOT SIZE: approx. 38,896 SF

BUILT IN: 2006

BUILDING SIZE: approx. 2,164 SF

LEASE TERM: 20 years

OPTION TO EXTEND: 4 five (5) years

ADDITIONAL COSTS: None, absolute NNN

LEASE COMMENCEMENT DATE: December 18, 2005

CURRENT MONTHLY RENT: \$11923.54/mo (\$143,082.48 annual) 4.2% Cap Rate

LEASE EXPIRATION DATE: December 31, 2025

REMAINING LEASE TERM: 4 years and 6 months (Plus 4 five year options [20 years])

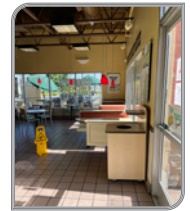
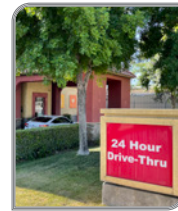
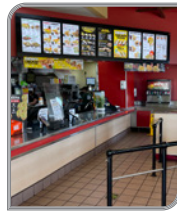
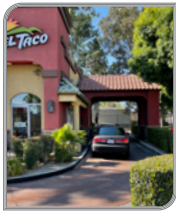
APN: 0234-071-39



SPECIAL FEATURES

- A block away from 10 Fwy & 15 Fwy
- Close proximity to AAA Speedway
- Strong Tenant Financial (30+ Papa John's Pizza franchise operator)
- Absolute NNN Ground Lease
- Open 24 hours (Drive - Through)
- Ownership has not been changed for 15 years

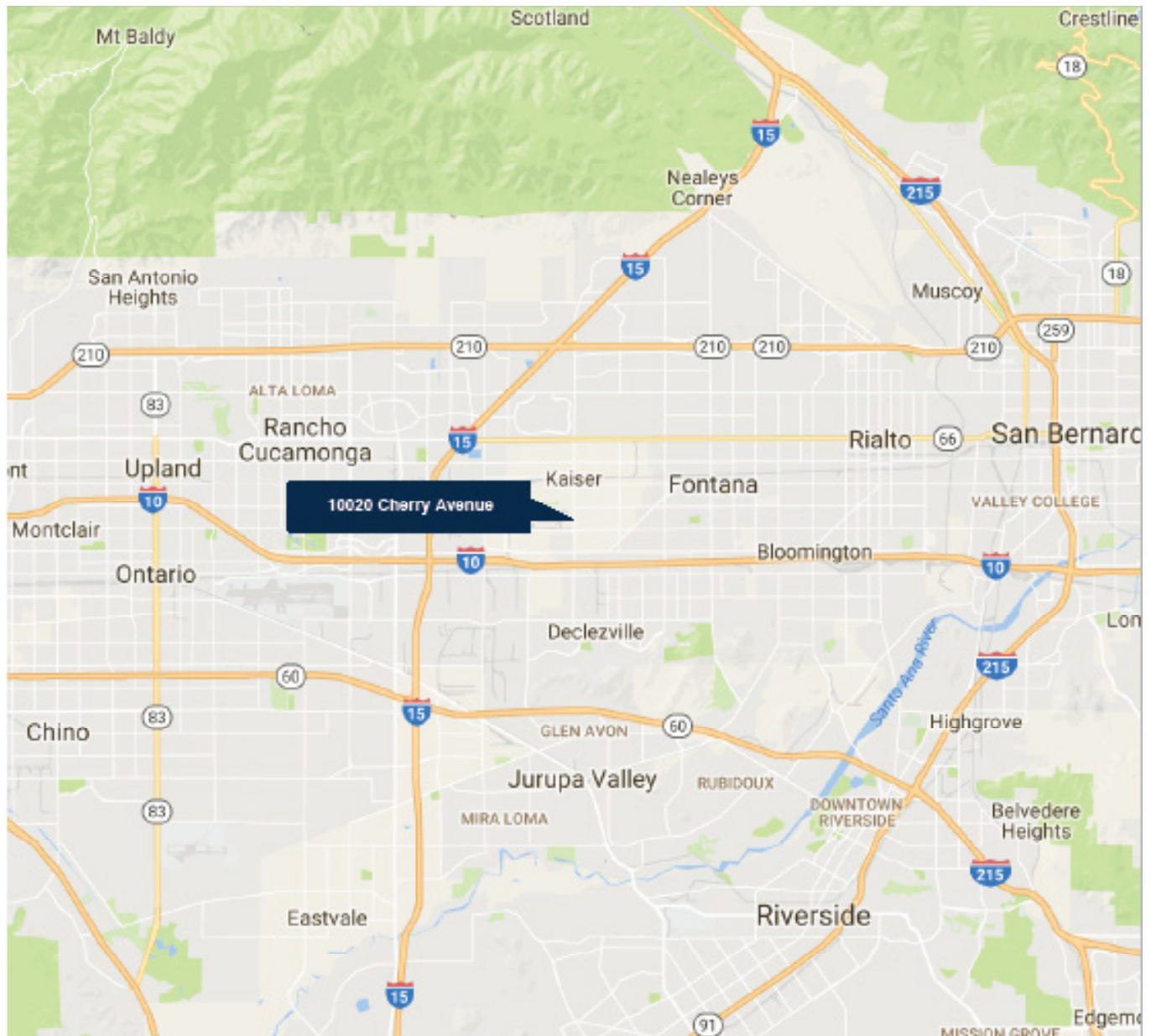
SECTION II • LOCATION INFORMATION



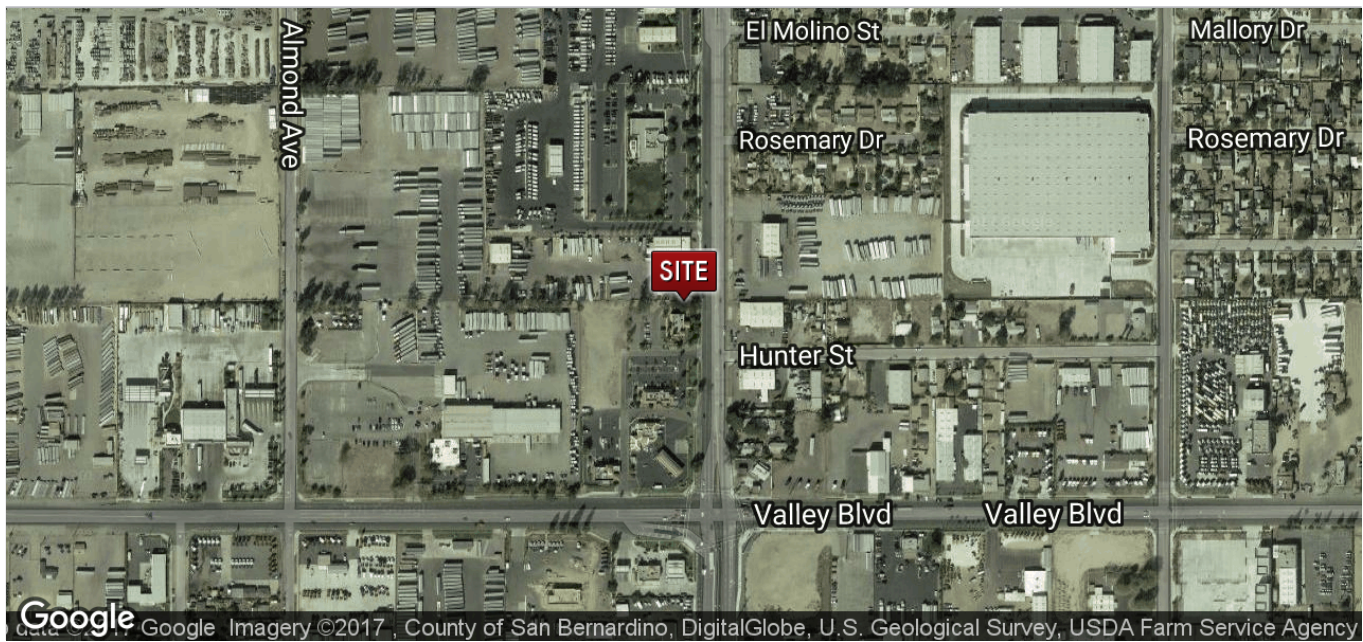
NNN GROUND LEASE INVESTMENT OPPORTUNITY

10020 Cherry Avenue,
Fontana, CA 92335

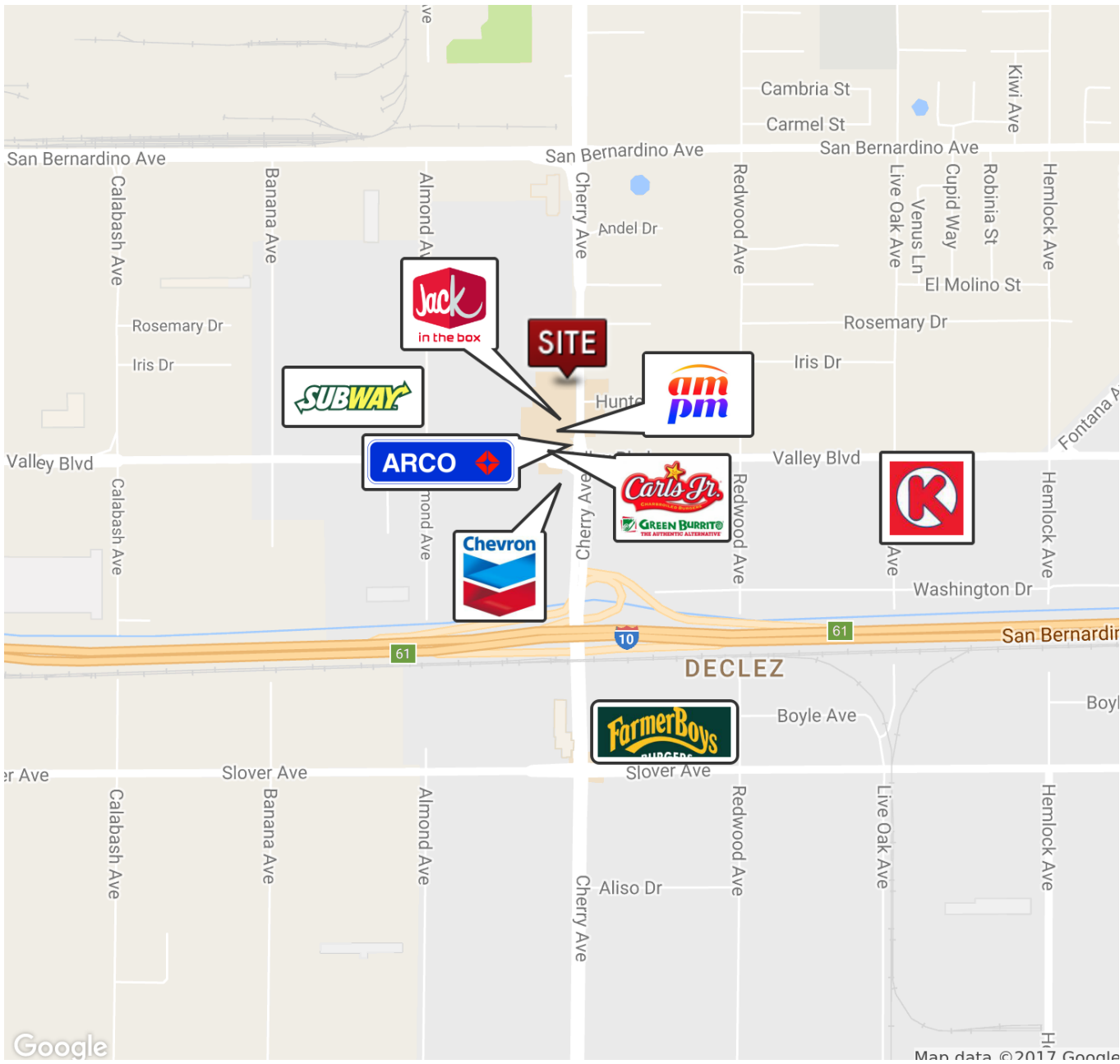
REGIONAL MAP



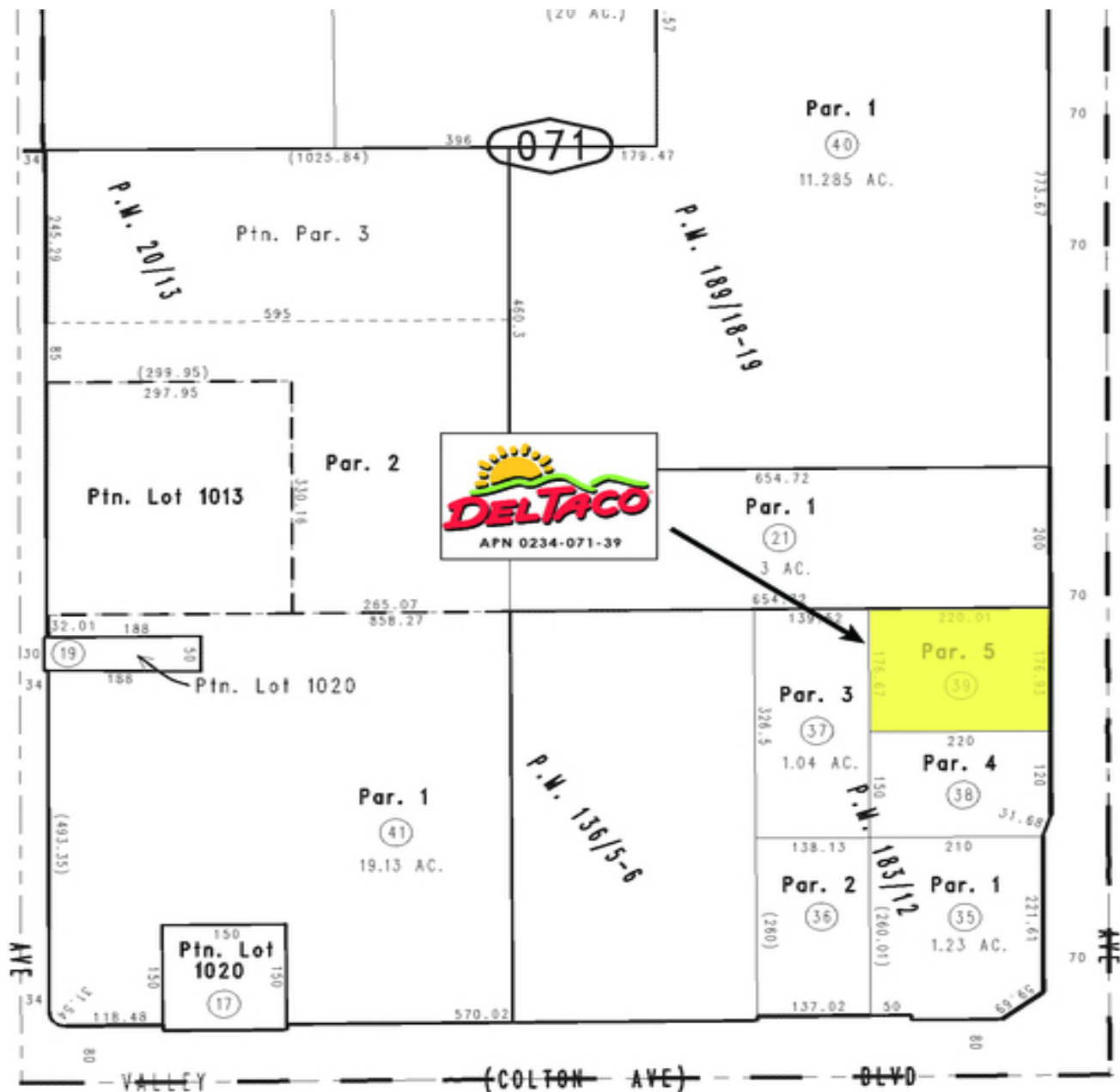
LOCATION MAPS



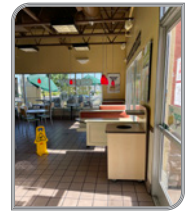
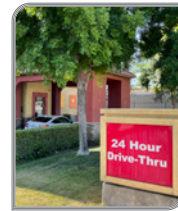
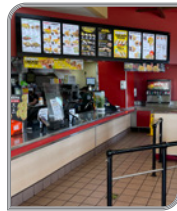
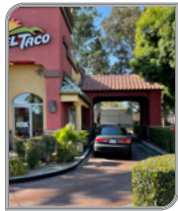
RETAILER MAP



**10020 Cherry Avenue,
Fontana, CA 92335**



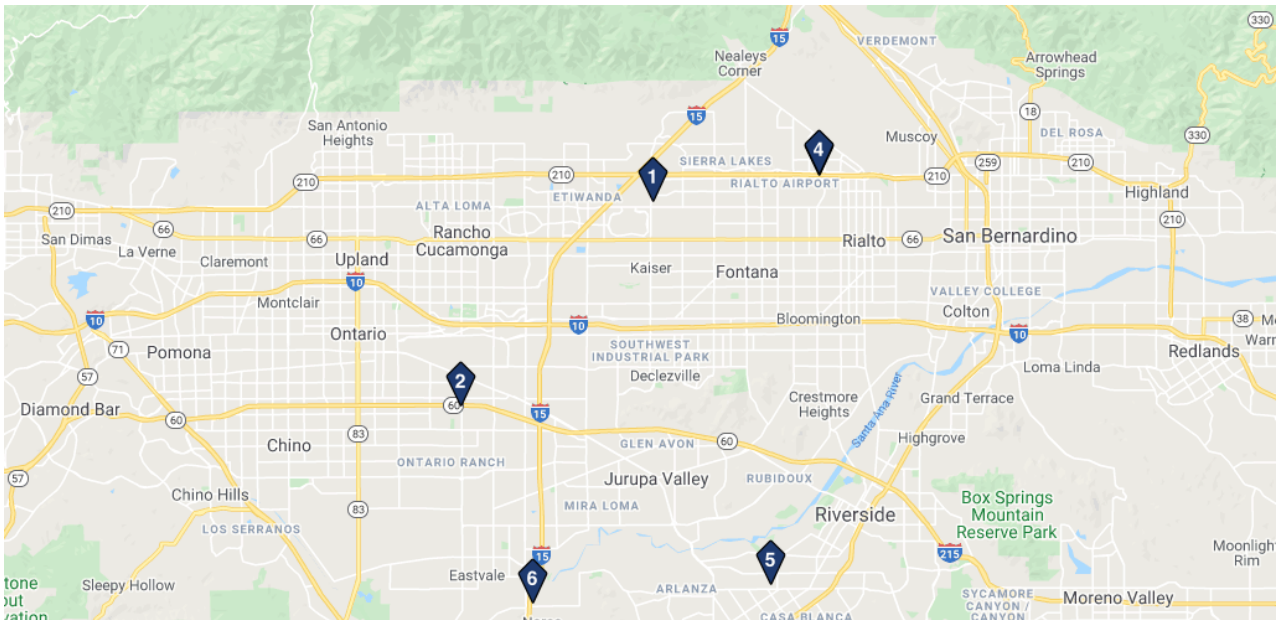
SECTION III • SALES COMPARABLES













































SALES COMPS MAP

Sale Comparables	Avg. Cap Rate	Avg. Price/SF	Avg. Vacancy At Sale
6	4.4%	\$984	-

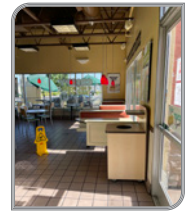
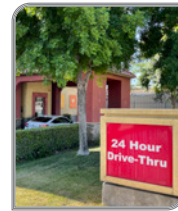
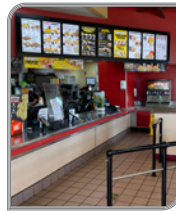
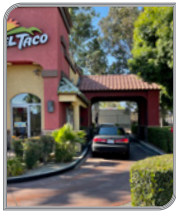
SALE COMPARABLES LOCATIONS



SALES COMPS REPORT

		Property				Sale			
Property Name - Address		Type	Yr Built	Size	Vacancy	Sale Date	Price	Price/SF	Cap Rate
1  Morningside Market...  14570 Baseline Ave Fontana, CA 92336		Freestanding     	2001	2,800 SF	-	6/7/2021	\$2,050,000	\$732/SF	5.0%
2  Taco Bell  2544 S Archibald Ave Ontario, CA 91761		Fast Food     	1989	2,313 SF	-	12/17/2020	\$2,950,000	\$1,275/SF	3.7%
3  El Pollo Loco  1225 Renaissance Pky Rialto, CA 92376		Restaurant     	2018	2,995 SF	-	9/16/2019	\$2,650,000	\$885/SF	4.3%
4  Miguel's Jr.  1240 Renaissance Pky Rialto, CA 92376		Restaurant     	2018	3,053 SF	-	9/16/2019	\$2,322,000	\$761/SF	4.7%
5  Popeyes  5445 Arlington Ave Riverside, CA 92504		Fast Food     	2020	2,163 SF	-	12/31/2020	\$2,564,500	\$1,186/SF	5.0%
6  Taco Bell  1470 6th St Norco, CA 92860		Freestanding     	2020	2,500 SF	-	10/22/2020	\$2,670,000	\$1,068/SF	3.9%

SECTION IV • DEMOGRAPHICS



NNN GROUND LEASE INVESTMENT OPPORTUNITY

10020 Cherry Avenue,
Fontana, CA 92335

DEMOGRAPHIC DETAIL REPORT

Building Type: **General Retail**
Secondary: **Fast Food**
GLA: **2,164 SF**
Year Built: **2006**

Total Available: **0 SF**
% Leased: **100%**
Rent/SF/Yr: **-**



Radius	1 Mile		3 Mile		5 Mile	
Population						
2026 Projection	5,406		108,540		293,982	
2021 Estimate	5,302		105,445		284,231	
2010 Census	5,237		98,477		259,314	
Growth 2021 - 2026	1.96%		2.94%		3.43%	
Growth 2010 - 2021	1.24%		7.08%		9.61%	
2021 Population by Age	5,302		105,445		284,231	
Age 0 - 4	387	7.30%	7,876	7.47%	20,845	7.33%
Age 5 - 9	406	7.66%	8,287	7.86%	21,866	7.69%
Age 10 - 14	427	8.05%	8,705	8.26%	22,885	8.05%
Age 15 - 19	413	7.79%	8,448	8.01%	21,986	7.74%
Age 20 - 24	436	8.22%	8,701	8.25%	22,147	7.79%
Age 25 - 29	488	9.20%	9,542	9.05%	24,150	8.50%
Age 30 - 34	414	7.81%	8,447	8.01%	21,882	7.70%
Age 35 - 39	361	6.81%	7,712	7.31%	20,659	7.27%
Age 40 - 44	318	6.00%	6,942	6.58%	18,907	6.65%
Age 45 - 49	314	5.92%	6,695	6.35%	18,307	6.44%
Age 50 - 54	304	5.73%	6,090	5.78%	16,774	5.90%
Age 55 - 59	304	5.73%	5,628	5.34%	15,794	5.56%
Age 60 - 64	252	4.75%	4,460	4.23%	12,988	4.57%
Age 65 - 69	182	3.43%	3,125	2.96%	9,546	3.36%
Age 70 - 74	128	2.41%	2,097	1.99%	6,706	2.36%
Age 75 - 79	80	1.51%	1,273	1.21%	4,152	1.46%
Age 80 - 84	47	0.89%	767	0.73%	2,506	0.88%
Age 85+	38	0.72%	649	0.62%	2,131	0.75%
Age 65+	475	8.96%	7,911	7.50%	25,041	8.81%
Median Age	31.10		30.70		31.90	
Average Age	33.40		32.60		33.50	

DEMOGRAPHIC DETAIL REPORT

Radius	1 Mile		3 Mile		5 Mile	
2021 Population By Race	5,302		105,445		284,231	
White	4,811	90.74%	86,649	82.17%	223,190	78.52%
Black	134	2.53%	8,605	8.16%	25,151	8.85%
Am. Indian & Alaskan	139	2.62%	2,177	2.06%	5,792	2.04%
Asian	96	1.81%	4,826	4.58%	20,527	7.22%
Hawaiian & Pacific Island	8	0.15%	472	0.45%	1,181	0.42%
Other	114	2.15%	2,716	2.58%	8,390	2.95%
Population by Hispanic Origin	5,302		105,445		284,231	
Non-Hispanic Origin	518	9.77%	21,136	20.04%	82,700	29.10%
Hispanic Origin	4,784	90.23%	84,309	79.96%	201,531	70.90%
2021 Median Age, Male	31.10		30.30		31.10	
2021 Average Age, Male	33.20		32.10		32.90	
2021 Median Age, Female	31.10		31.10		32.70	
2021 Average Age, Female	33.70		33.00		34.20	
2021 Population by Occupation Classification	3,999		78,893		214,246	
Civilian Employed	2,525	63.14%	46,237	58.61%	128,983	60.20%
Civilian Unemployed	120	3.00%	3,589	4.55%	9,433	4.40%
Civilian Non-Labor Force	1,354	33.86%	29,065	36.84%	75,701	35.33%
Armed Forces	0	0.00%	2	0.00%	129	0.06%
Households by Marital Status						
Married	716		14,629		42,972	
Married No Children	296		5,250		17,115	
Married w/Children	420		9,379		25,857	
2021 Population by Education	3,478		67,550		185,983	
Some High School, No Diploma	1,267	36.43%	20,315	30.07%	46,193	24.84%
High School Grad (Incl Equivalency)	848	24.38%	18,513	27.41%	48,121	25.87%
Some College, No Degree	853	24.53%	17,107	25.32%	49,679	26.71%
Associate Degree	246	7.07%	4,123	6.10%	11,480	6.17%
Bachelor Degree	264	7.59%	6,036	8.94%	21,281	11.44%
Advanced Degree	0	0.00%	1,456	2.16%	9,229	4.96%

DEMOGRAPHIC DETAIL REPORT

Radius	1 Mile		3 Mile		5 Mile	
2021 Population by Occupation	4,662		85,338		237,984	
Real Estate & Finance	69	1.48%	1,607	1.88%	5,684	2.39%
Professional & Management	548	11.75%	12,392	14.52%	42,630	17.91%
Public Administration	44	0.94%	1,384	1.62%	5,088	2.14%
Education & Health	353	7.57%	7,905	9.26%	24,989	10.50%
Services	521	11.18%	8,201	9.61%	22,249	9.35%
Information	33	0.71%	475	0.56%	1,320	0.55%
Sales	595	12.76%	10,659	12.49%	29,145	12.25%
Transportation	12	0.26%	697	0.82%	2,458	1.03%
Retail	274	5.88%	5,936	6.96%	15,620	6.56%
Wholesale	106	2.27%	1,581	1.85%	4,458	1.87%
Manufacturing	243	5.21%	5,050	5.92%	13,609	5.72%
Production	841	18.04%	13,563	15.89%	31,684	13.31%
Construction	284	6.09%	5,305	6.22%	14,069	5.91%
Utilities	417	8.94%	7,706	9.03%	16,903	7.10%
Agriculture & Mining	68	1.46%	268	0.31%	610	0.26%
Farming, Fishing, Forestry	39	0.84%	134	0.16%	468	0.20%
Other Services	215	4.61%	2,475	2.90%	7,000	2.94%
2021 Worker Travel Time to Job	2,392		43,602		122,166	
<30 Minutes	1,533	64.09%	25,699	58.94%	68,204	55.83%
30-60 Minutes	644	26.92%	11,674	26.77%	33,825	27.69%
60+ Minutes	215	8.99%	6,229	14.29%	20,137	16.48%
2010 Households by HH Size	1,169		22,546		66,880	
1-Person Households	124	10.61%	2,037	9.03%	8,639	12.92%
2-Person Households	171	14.63%	3,372	14.96%	12,674	18.95%
3-Person Households	157	13.43%	3,533	15.67%	10,869	16.25%
4-Person Households	186	15.91%	4,436	19.68%	12,544	18.76%
5-Person Households	196	16.77%	3,833	17.00%	9,748	14.58%
6-Person Households	126	10.78%	2,340	10.38%	5,585	8.35%
7 or more Person Households	209	17.88%	2,995	13.28%	6,821	10.20%
2021 Average Household Size	4.40		4.20		3.80	
Households						
2026 Projection	1,209		25,521		77,183	
2021 Estimate	1,185		24,704		74,452	
2010 Census	1,169		22,547		66,881	
Growth 2021 - 2026	2.03%		3.31%		3.67%	
Growth 2010 - 2021	1.37%		9.57%		11.32%	

DEMOGRAPHIC DETAIL REPORT

Radius	1 Mile	3 Mile	5 Mile
2021 Households by HH Income	1,184	24,705	74,452
<\$25,000	116 9.80%	3,149 12.75%	9,343 12.55%
\$25,000 - \$50,000	354 29.90%	5,214 21.11%	13,716 18.42%
\$50,000 - \$75,000	297 25.08%	5,063 20.49%	13,922 18.70%
\$75,000 - \$100,000	211 17.82%	4,080 16.51%	12,473 16.75%
\$100,000 - \$125,000	99 8.36%	3,107 12.58%	9,297 12.49%
\$125,000 - \$150,000	80 6.76%	2,032 8.23%	5,616 7.54%
\$150,000 - \$200,000	17 1.44%	1,195 4.84%	5,819 7.82%
\$200,000+	10 0.84%	865 3.50%	4,266 5.73%
2021 Avg Household Income	\$67,284	\$81,835	\$90,947
2021 Med Household Income	\$61,607	\$69,851	\$75,491
2021 Occupied Housing	1,185	24,704	74,452
Owner Occupied	771 65.06%	15,205 61.55%	45,777 61.49%
Renter Occupied	414 34.94%	9,499 38.45%	28,675 38.51%
2010 Housing Units	1,182	24,770	73,959
1 Unit	1,144 96.79%	19,442 78.49%	56,157 75.93%
2 - 4 Units	2 0.17%	779 3.14%	2,927 3.96%
5 - 19 Units	30 2.54%	1,953 7.88%	6,652 8.99%
20+ Units	6 0.51%	2,596 10.48%	8,223 11.12%
2021 Housing Value	771	15,205	45,776
<\$100,000	14 1.82%	341 2.24%	1,240 2.71%
\$100,000 - \$200,000	27 3.50%	457 3.01%	1,051 2.30%
\$200,000 - \$300,000	127 16.47%	3,176 20.89%	6,462 14.12%
\$300,000 - \$400,000	416 53.96%	6,975 45.87%	16,153 35.29%
\$400,000 - \$500,000	88 11.41%	2,681 17.63%	12,148 26.54%
\$500,000 - \$1,000,000	81 10.51%	1,312 8.63%	8,103 17.70%
\$1,000,000+	18 2.33%	263 1.73%	619 1.35%
2021 Median Home Value	\$352,283	\$352,021	\$387,506
2021 Housing Units by Yr Built	1,247	25,452	76,671
Built 2010+	48 3.85%	1,886 7.41%	6,578 8.58%
Built 2000 - 2010	4 0.32%	1,898 7.46%	16,773 21.88%
Built 1990 - 1999	322 25.82%	6,282 24.68%	12,418 16.20%
Built 1980 - 1989	189 15.16%	7,571 29.75%	17,040 22.22%
Built 1970 - 1979	150 12.03%	2,612 10.26%	7,981 10.41%
Built 1960 - 1969	138 11.07%	1,723 6.77%	5,616 7.32%
Built 1950 - 1959	247 19.81%	2,051 8.06%	6,136 8.00%
Built <1949	149 11.95%	1,429 5.61%	4,129 5.39%
2021 Median Year Built	1975	1985	1987



DEL TACO

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