

FOR SALE



ZACUTO GROUP
COMMERCIAL REAL ESTATE



**THE SHOPPES AT
RANCHO DEL CHINO**
CHINO, CALIFORNIA

100% LEASED

HIGH TRAFFIC
ESTABLISHED TENANTS
SHADOW ANCHORED
BY HOME DEPOT

SALE DETAILS

14501-14529

RAMONA AVENUE

CHINO, CALIFORNIA 91710

PRICE

\$7,650,000

PPSF

\$495/SF

BLDG SIZE

15,465 SF

CAP

6%

LOT SIZE

± 1.81 acres
(78,844 SF)

PROFORMA CAP

7.5%

APN

1025-132-02-0000

PARKING

3.69/1,000

BUILT

2008

ADJACENT ANCHOR TENANTS

- Home Depot
- McDonald's

LISTING TEAM

JAKE ZACUTO

Managing Director
310.469.9012

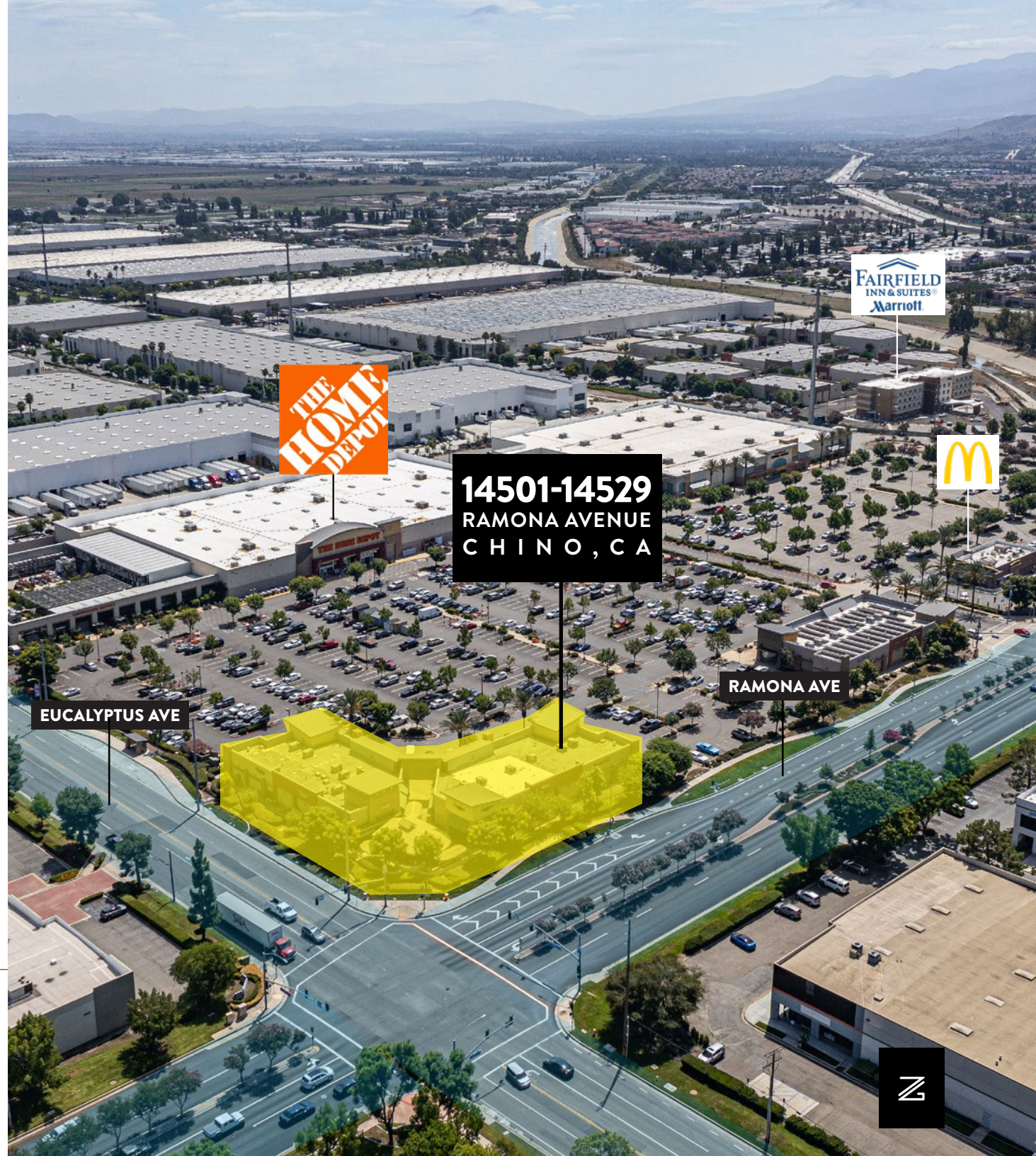
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14501-14529
RAMONA AVENUE
CHINO, CA

EUCALYPTUS AVE

RAMONA AVE



EXCEPTIONAL
LOCATION

14501-14529
RAMONA AVENUE
CHINO, CA



KAIYO

LOWE'S

BJ'S
RESTAURANT
BREWHOUSE

HOBBY LOBBY

71

Los Serranos Country Club

FAIRFIELD
INN & SUITES
Marriott

Ford

McDonald's

CALIBER
COLLISION

THE HOME
DEPOT

14501-14529
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CHINO, CA

RAMONA AVE

EUCALYPTUS AVE



FOR SALE

RANCHO DEL CHINO SHOPPING CENTER PROPERTY HIGHLIGHTS

- 100% LEASED
with stable tenants
- Highly trafficked shopping center shadow anchored by Home Depot
- Value-add opportunity
current rents are 25% below market
- New lodging/development projects in immediate area will bring in an influx of traffic to the property



Walmart



KOHL'S

sam's club

fabfitfun

LAIFITNESS.

14501-14529
RAMONA AVENUE
CHINO, CA

RAMONA AVE

CALIBER
COLLISION



RANCHO DEL CHINO SHOPPING CENTER PROPERTY HIGHLIGHTS

- Dynamic tenant mix includes restaurant/cafes, fitness facilities and lifestyle retail
 - Drench Fitness
 - Glow Me Nails
 - Canabru Coffee
 - Always Beautiful Cosmetics
 - Bike Fix
 - Papachino's Grill & Greens
 - Coqua Aquatics
- Strategically located in a growing Southern California market.
- In-fill location with several new hospitality developments in the immediate area including the Fairfield Inn & Suites.



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RENT ROLL / PROFORMA

TENANT	SF	CURRENT RENT	CURRENT PSF	PROFORMA RENT	PSF PROFORMA	LEASE EXPIRATION	RENEWALS
Papachino's	4,365	\$139,536	\$31.97	\$157,140	\$36.00	10/1/27	none
Glow Me Nails	2,876	\$86,338	\$30.02	\$103,536	\$36.00	3/1/26	1 @ 60 months
Canabru Coffee	1,498	\$40,095	\$26.77	\$62,916	\$42.00	8/1/26	1 @ 36 months
Coqua Aquatics	2,938	\$85,344	\$29.05	\$105,768	\$36.00	12/1/24	1 @ 36 months
Drench Fitness	2,248	\$61,815	\$27.50	\$80,928	\$36.00	10/1/27	1 @ 60 months
Bike Fix	1,229	\$33,669	\$27.40	\$51,618	\$42.00	8/1/29	1 @ 60 months
Always Beaut Cosmetics	200	\$7,977	\$39.89	\$9,600	\$48.00	1/1/28	2 @ 60 months
ATRS Inc/ TNT		\$3,000		\$3,000			
TOTAL BASE RENT	15,354	\$457,774	\$29.81	\$574,506	\$37.42		

EXPENSES (ASSUMING NNN)

Property Taxes	NNN
Property Management	NNN
Misc. Center Expenses	\$3,180
Misc. Common Area Expenses	\$8,600
Utilities (Common Area)	\$38,400
Insurance	\$8,509
Accounting/Legal	\$3,500
Repairs & Maintenance	\$4,500
Misc Expense	\$3,600

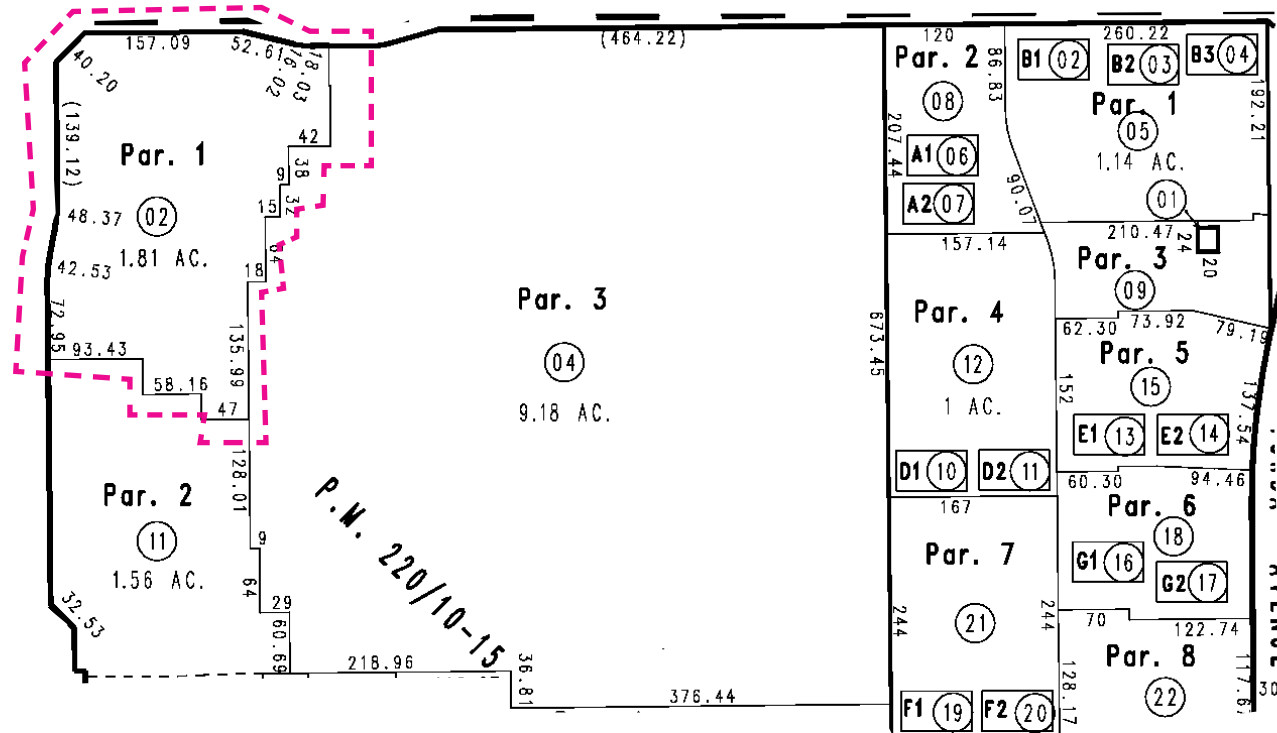




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PLAT MAP





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