

Marcus & Millichap
NNN FITNESS



RIVERSIDE | CA

OFFERING MEMORANDUM



 **#1 LA Fitness**
Club Within 15 Miles

 **200K+**
Combined VPD

 **B/Stable**
S&P Rating

 **4.6 Million**
MSA Population

RETAIL AERIAL

Marcus & Millichap
NNN FITNESS



INVESTMENT OVERVIEW

\$17,565,600


Suggested Asking Price


7.00%
Cap Rate

5.4 Years
Term Remaining

OFFERING DETAILS

ADDRESS	3437 Arlington Ave
CITY, STATE	Riverside, CA
TOTAL GLA	49,661 SF
LOT SIZE	3.71 AC
PARKING	±253 Spaces
YEAR BUILT / RENOVATED	2010/2013
TENANT	LA Fitness

 [Click to View Google Map](#)

 [Click to View Street View](#)



Marcus & Millichap
NNN FITNESS

LEASE DETAILS	
RENT COMMENCEMENT	5/13/2013
LEASE EXPIRATION	3/31/2031
LEASE TYPE	NN
NOI	\$1,229,592
RENT PSF	\$24.75
PRICE PSF	\$353.71
OPTIONS	(3) 5 Years
INCREASES	10% Every 5 Years

Corporate-Backed Security

Leased by Fitness International, LLC, the parent company of LA Fitness, with 728+ locations and an S&P 'B/Stable' rating. LA Fitness' sales for FY24 are estimated to have grown 10% to \$2.30 billion, reflecting continued broad tailwinds in the health and fitness sector.

Long Term Corporate Lease | Recent Extension

LA Fitness has been operating at this location for almost 10 years and recently signed an extension casting the lease out through March 2031. The lease features 10% rental increases throughout the initial term and in each five-year option. The lease is corporately signed by Fitness International, LLC.

RENT SCHEDULE		
LEASE YEARS	ANNUAL RENT	RENT PSF
Current - 3/31/2031	\$1,229,592	\$24.75
Option 1	\$1,352,551	\$27.23
Option 2	\$1,487,806	\$29.96
Option 3	\$1,636,586	\$32.96

Top Performing Location

This location ranks in the top 3% of all fitness centers' in the nation according to Placer.Ai in the trailing 12 months. Strong performance and a recent lease extension show the long term viability of this site for LA Fitness.

Strong Retail Corridor & Demographics

Located in the prime retail corridor of Riverside, local tenants include Target, Nordstrom Rack, Ulta Beauty, Marshalls, JoAnn Fabrics, Vons, Trader Joe's and Regal Cinemas among many others. The gym is visible from the Riverside Freeway with 180,000+ vehicles per day and Arlington Ave. with 32,000+ vehicles per day.



TENANT SUMMARY

LA Fitness | Fitness International LLC

Fitness International, LLC, known as LA Fitness, is the largest non-franchised fitness club operator in the United States and Canada. Founded in 1984 and headquartered in Irvine, Calif., LA Fitness is one of the fastest growing sports club chains with more than 728+ locations across the United States and Canada. RetailStat, LLC estimates the company has annual revenue of \$2.09 billion in 2023. LA Fitness was also ranked #1 out of 100 in Club Industry's Top 100 Health Clubs of 2019.

LA Fitness clubs offer state-of-the-art equipment and cardio areas, group and specialty classes, indoor heated lap pools, whirlpool spas and saunas, racquetball and basketball courts, full locker facilities, personal trainers, and babysitting. In 2022, they launched its Club Studio Fitness brand, which operates as a cutting-edge fitness experience that brings together boutique fitness classes and luxury amenities into one gym.

WWW.LAFITNESS.COM



40+ YRS
In the Industry



728+
Locations in
the U.S.



\$2.09 B
2023 Est.
Revenue



14,000+
Employees



RETAIL AERIAL



Marcus & Millichap
NNN FITNESS

STATER BROS.
markets

CVS
pharmacy

Pizza
hut

SUBWAY

CALIFORNIA SCHOOL
FOR THE DEAF

TARGET

JAZZERCISE

the
ptc
PERSONAL TRAINING CENTER

Starbucks

nékter
JUICE BAR

CALIBER
COLLISION

7
ELEVEN

DELTA
TACO

DOLLAR TREE

LA FITNESS
SUBJECT PROPERTY

attic
self storage

POSTAL ANNEX
YOUR HOME OFFICE

MORENA'S
MEXICAN CUISINE

CA-91 182,866 VPD

91

SITE MAP

Marcus & Millichap
NNN FITNESS



49,661 SF GLA



3.71 AC LOT SIZE



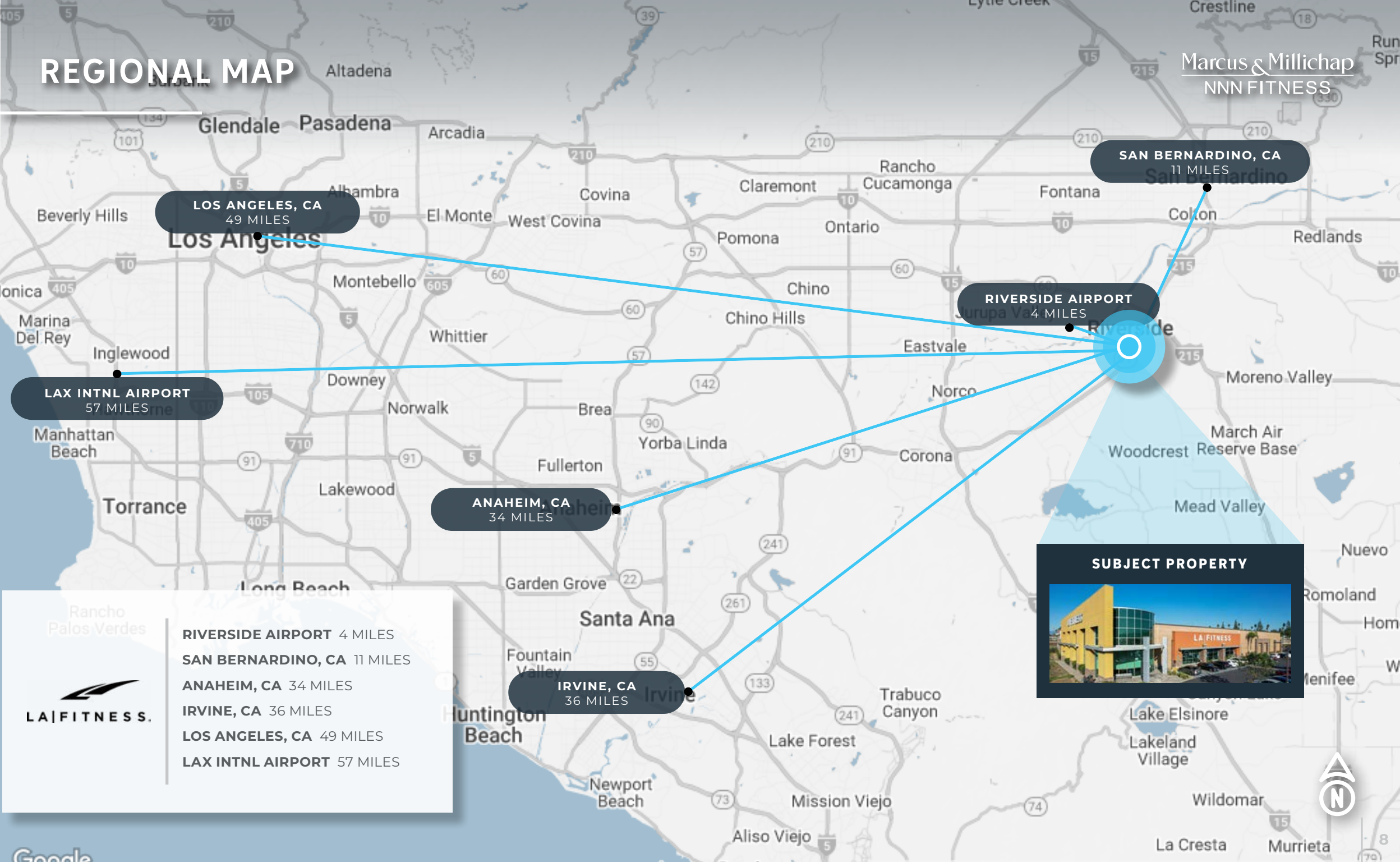
2013 YEAR RENOVATED

EXTERIOR PHOTOS



REGIONAL MAP

Marcus & Millichap
NNN FITNESS



LAX INTNL AIRPORT
57 MILES

LOS ANGELES, CA
49 MILES

ANAHEIM, CA
34 MILES

IRVINE, CA
36 MILES

SAN BERNARDINO, CA
11 MILES

RIVERSIDE AIRPORT
4 MILES



- RIVERSIDE AIRPORT 4 MILES
- SAN BERNARDINO, CA 11 MILES
- ANAHEIM, CA 34 MILES
- IRVINE, CA 36 MILES
- LOS ANGELES, CA 49 MILES
- LAX INTNL AIRPORT 57 MILES



STRATEGIC LOCATION

Access to multiple interstates and proximity to LAX and Ontario International airports, as well as ports in Long Beach and Los Angeles, contribute to the metro’s vast transportation network.

LABOR MARKET EXPANSION

The metro labor force exceeds 2.1 million with job growth outpacing national trends. Unemployment is slightly above the U.S. average, but the region has added over 130,000 jobs post-pandemic. Strong employment gains continue in transportation, healthcare, education, and government.

STRONG DEMOGRAPHIC TRENDS

Job growth, colleges and regionally affordable housing options draw thousands of new residents each year. The metro has a population of approximately 4.7 million and is expected to add more than 140,000 people through 2028. The region has a young, growing population with a median age around 34–36 and rising household incomes exceeding \$100,000.



DEMOGRAPHICS



POPULATION	1 MILE	3 MILES	5 MILES
2024 Population	12,964	114,898	269,147
2029 Projection	13,626	120,951	283,194



HOUSEHOLDS			
2024 Households	4,131	35,551	80,651
2029 Projection	4,322	37,297	84,566



HOUSEHOLD INCOME			
Avg Household Income	\$106,615	\$100,143	\$98,584
Median Household Income	\$85,247	\$78,109	\$77,908



EDUCATION			
Some College, No Degree	2,918	23,407	53,339
Associate Degree	581	5,008	11,858
Bachelor's Degree	1,316	11,283	23,510
Advanced Degree	819	7,861	17,287



EMPLOYMENT			
Civilian Employed	6,519	54,890	129,622
Civilian Unemployed	229	2,494	5,677
U.S. Armed Forces	4	85	135



182,866 VPD

CALIFORNIA
91

91

NON-ENDORSEMENT & DISCLAIMER NOTICE

CONFIDENTIALITY & DISCLAIMER

The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Marcus & Millichap and should not be made available to any other person or entity without the written consent of Marcus & Millichap. This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Marcus & Millichap has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Marcus & Millichap has not verified, and will not verify, any of the information contained herein, nor has Marcus & Millichap conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

NON-ENDORSEMENT NOTICE

Marcus & Millichap is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing package. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of Marcus & Millichap, its affiliates or subsidiaries, or any agent, product, service, or commercial listing of Marcus & Millichap, and is solely included for the purpose of providing tenant lessee information about this listing to prospective customers.

ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONSULT YOUR MARCUS & MILLICHAP AGENT FOR MORE DETAILS.

SINGLE TENANT NET LEASE MARKETING PACKAGE DISCLAIMER

Marcus & Millichap hereby advises all prospective purchasers as follows:

The information contained in this and any other marketing materials provided by Marcus & Millichap has been obtained from sources believed to be reliable. However, Marcus & Millichap has not verified or conducted any due diligence, and will not verify or conduct any due diligence, regarding information communicated to potential buyers. Marcus & Millichap makes no promise, guarantee, warranty, or representation about the accuracy or completeness of any information and expressly denies any obligation to conduct a due diligence examination of this information or of any property for any buyer.

Any projections, forecasts, opinions, pro formas, assumptions, estimates, or expressions of potential future performance used in this or any other marketing material provided by Marcus & Millichap are for example only, represent only what might occur, and do not represent the current, actual, or future performance of this property or tenant. The value to any buyer of any property depends on factors that should be evaluated by each buyer together with the buyer's tax, financial, legal, and other professional advisors (collectively "Professional Advisors"). All buyers should conduct a careful, independent investigation of any property, tenant, and information deemed material to that buyer, to determine to their satisfaction the suitability of a particular property for each buyer's particular needs. All potential buyers should be comfortable with and rely solely on their own projections, analyses, and decision-making when purchasing this or any other property. Information provided by Marcus & Millichap, including this marketing material, is never a substitute for nor satisfaction of each buyer's responsibility to conduct thorough due diligence of this or any other property the buyer might purchase.

Like all real estate transactions, this potential investment carries significant risks. Each buyer and Professional Advisors must request and carefully review all information and documents related to the property and tenant which the buyer deems material to their particular needs. While the tenant's past performance at this or other properties might be an important consideration, past performance is not a guarantee or necessarily a reliable indication of future performance. Similarly, the lease rate for some properties, including newly-constructed facilities or newly-acquired locations, may be based on a tenant's projected sales with little or no record of actual performance or comparable rents for the area. Future performance and investment returns are never guaranteed. Tenants and guarantors may fail to pay the lease rent or property taxes, or may fail to comply with other material terms of their lease. Cash flow may be interrupted in part or in whole due to market, economic, environmental, or other conditions. Regardless of tenant history and lease guarantees, every buyer is responsible for conducting their own investigation of all matters affecting the intrinsic value of the property and any lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property as well as the lease rates and other terms the buyer might be able to negotiate with potential replacement tenants, considering the location of the property, market rental rates, and the buyer's legal ability to make alternate use of the property.

All potential buyers are strongly advised to take advantage of their opportunities and obligations to conduct thorough due diligence and seek expert opinions as they may deem necessary. All potential buyers are admonished and advised to engage Professional Advisors on legal issues, tax, regulatory, financial and accounting matters, and for questions involving the property's physical condition or financial outlook.

By accepting this or any other marketing materials from Marcus & Millichap you agree to release Marcus & Millichap Real Estate Investment Services and its affiliated entities and agents, and hold them harmless, from any claim, cost, expense, or liability arising out of your purchase of this property.

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, express or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. Marcus & Millichap is a service mark of Marcus & Millichap Real Estate Investment Services, Inc. © 2025 Marcus & Millichap. All rights reserved.

Marcus & Millichap
NNN FITNESS



RIVERSIDE | CA

OFFERING MEMORANDUM

MARK THIEL

Senior Managing Director
San Diego | (858) 373-3206
Mark.Thiel@marcusmillichap.com
License: CA 01469342

JAKE BORDELON

Senior Director Investments
San Diego | (858) 373-3133
Jake.Bordelon@marcusmillichap.com
License: CA 02048307

