OFFERING MEMORANDUM

Mega Thrift Store

Rialto, CA (Riverside-San Bernardino-Ontario MSA)

Fisher James Capital

Fisher James Capital

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PUTNAM DAILY
Managing Partner
(510) 289-1166
putnam@fisherjamescapital.com
CA RE License #01750064

LINDSEY SNIDER
Senior Partner
(831) 566-6270
lindsey@fisherjamescapital.com
CA RE License #01443387

Fisher James Corp. ("Broker") has been retained on an exclusive basis to market the property described herein ("Property"). Broker has been authorized by the Seller of the Property ("Seller") to prepare and distribute the enclosed information ("Material") for the purpose of soliciting offers to purchase from interested parties. More detailed financial, title and tenant lease information may be made available upon request following the mutual execution of a letter of intent or contract to purchase between the Seller and a prospective purchaser. You are invited to review this opportunity and make an offer to purchase based upon your analysis. If your offer results in the Seller choosing to open negotiations with you, you will be asked to provide financial references. The eventual purchaser will be chosen based upon an assessment of price, terms, ability to close the transaction and such other matters as the Seller deems appropriate.

The Material is intended solely for the purpose of soliciting expressions of interest from qualified investors for the acquisition of the Property. The Material is not to be copied and/or used for any other purpose or made available to any other person without the express written consent of Broker or Seller. The Material does not purport to be all-inclusive or to contain all of the information that a prospective buyer may require. The information contained in the Material has been obtained from the Seller and other sources and has not been verified by the Seller or its affiliates. The pro forma is delivered only as an accommodation and neither the Seller, Broker, nor any of their respective affiliates, agents, representatives, employees, parents, subsidiaries, members, managers, partners, shareholders, directors, or officers, makes any representation or warranty regarding such pro forma. Purchaser must make its own investigation of the Property and any existing or available financing, and must independently confirm the accuracy of the projections contained in the pro forma.

Seller reserves the right, for any reason, to withdraw the Property from the market. Seller has no obligation, express or implied, to accept any offer. Further, Seller has no obligation to sell the Property unless and until the Seller executes and delivers a signed agreement of purchase and sale on terms acceptable to the Seller, in its sole discretion. By submitting an offer, a purchaser will be deemed to have acknowledged the foregoing and agreed to release Seller and Broker from any liability with respect thereto. Property walk-throughs are to be conducted by appointment only. Contact Broker for additional information.

Shadow-Anchored by Food 4 Less
Centrally Located between I-10, SR-210, I-15, and I-215

981,002 Total Population
within 10 Miles

$113,184 Average Household Income
within a 10-Mile Radius

- Long Term NNN Lease to Mega Thrift Store with a Personal Guaranty
  - → Approximately 7 Years Remaining with 3% Annual Rent Increases
- Established Tenant with Long-Term Commitment to the Location
  - → Established Thrift Retailer Operating Since 2013, Offering a Wide Selection of Clothing, Toys, Electronics, and Household Goods
  - → Tenant Signed a New 10-Year Lease Extension in December 2023
- Attractive Below Market Rent of $14.12/SF with Future Upside Potential
- Shadow-Anchored by Food 4 Less within Renaissance Center
  - → Additional Tenants include BioLife Plasma, McDonald's, Wingstop, Wienerschnitzel, Metro by T-Mobile, & More
- Prominent Grocery-Anchored Retail Center at the Intersection of W Foothill Blvd/US-66 & N Cedar Ave
  - → Signalized Hard Corner with Multiple Access Points
  - → Major East-West Commercial Thoroughfare Connecting Rialto, Fontana, and San Bernardino
- Dense, Infill Inland Empire Location with Excellent Regional Accessibility
  - → Centrally Located Between I-10, SR-210, I-15, and I-215, Connecting Rialto to Greater Los Angeles and the Surrounding Inland Empire
- Established Retail Corridor Serving the Surrounding Inland Empire Communities
  - → Nearby National Retailers Include The Home Depot, Walmart, ALDI, Walgreens, Dollar Tree, AutoZone, Denny's, Stater Bros., Ross Dress for Less, Burlington, New Quick Quack Car Wash Coming Soon, & More
- Surrounded by Dense, Established Neighborhoods, Numerous Schools, & Major Employment Centers
  - → Total Population of 981,002 within 10 Miles
  - → 284,324 Households within a 10-Mile Radius with an Average Household Income of $113,184
  - → Significant Industrial and Logistics Presence with Regional Employers Including Amazon, FedEx, Target Distribution, and Niagara Bottling
- Approximately 13 Miles from Ontario International Airport (ONT) and 50 Miles from Los Angeles
  - → Major Southern California Passenger and Air Cargo Hub Serving Over 7.1 Million Passengers Annually

$4,446,000

7.75% CAP RATE

View on Map ↗

ANNUAL RENT			
Year		**Annual Rent**	**Return**
Jan 1, 2026 – Dec 31, 2026	(Current)	$334,531	N/A
Jan 1, 2027 – Dec 31, 2027	**(Capitalized)**	**$344,567**	**7.75%**
Jan 1, 2028 – Dec 31, 2028		$354,904	7.98%
Jan 1, 2029 – Dec 31, 2029		$365,551	8.22%
Jan 1, 2030 – Dec 31, 2030		$376,517	8.47%
Jan 1, 2031 – Dec 31, 2031		$387,813	8.72%
Jan 1, 2032 – Dec 31, 2032		$399,447	8.98%
Jan 1, 2033 – Dec 31, 2033		$411,431	9.25%

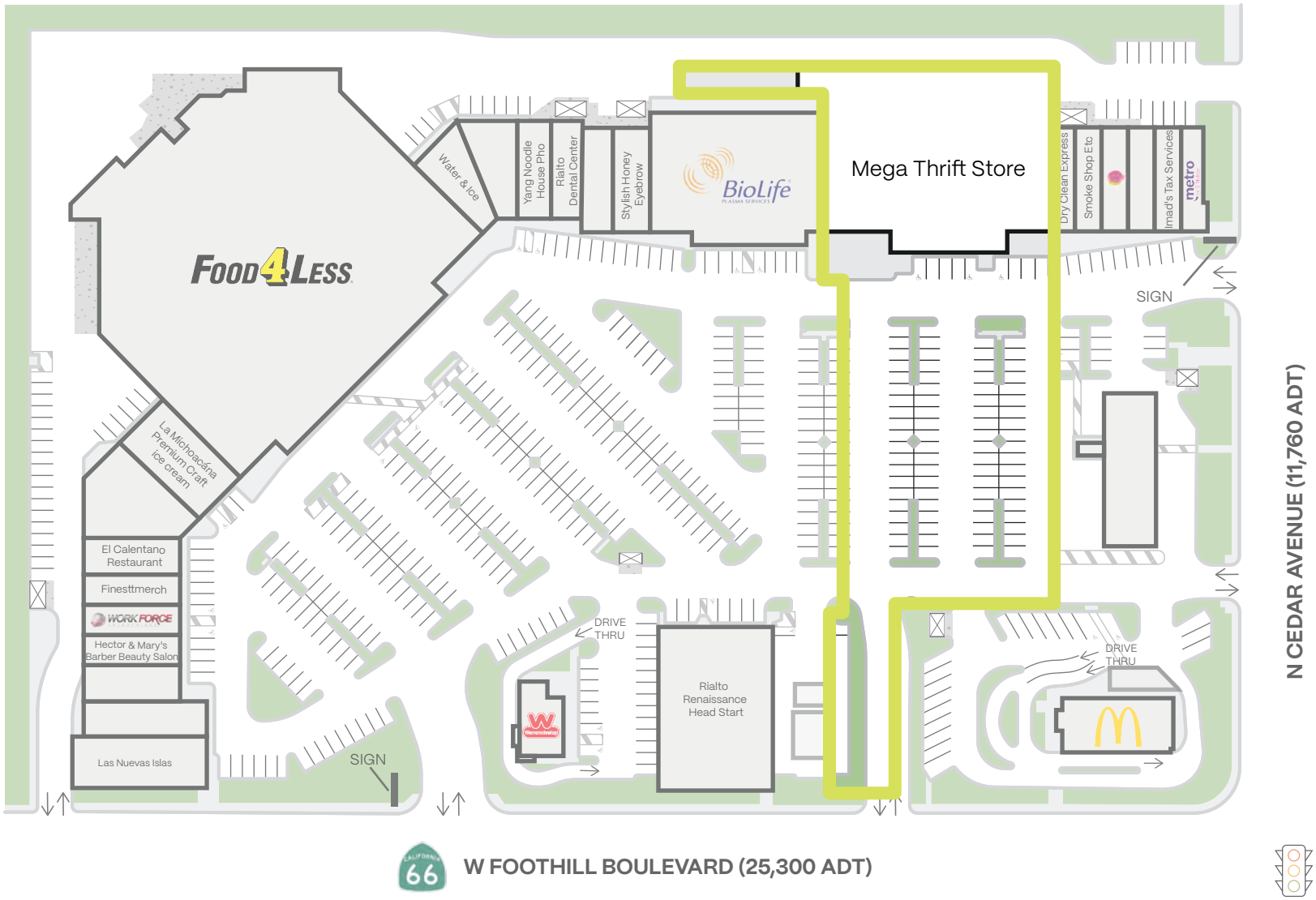
LOCATION	1332 W Foothill Boulevard, Rialto, CA 92376
LOT SIZE	±1.88 acres or ±81,862 square feet
IMPROVEMENTS	±23,700 square foot building within Renaissance Center
YEAR BUILT	1990
PARKING	Ample parking available on site with shared parking available throughout the shopping center
TENANT	Select Distribution Corporation (d/b/a Mega Thrift Store)
LEASE EXPIRATION	December 31, 2033
ANNUAL RENT	$334,531
RENT INCREASES	3% annually
RENEWAL OPTIONS	None
TAXES	Tenant is responsible and pays as Additional Rent
INSURANCE	Tenant is responsible and pays as Additional Rent
MAINTENANCE	Tenant is responsible for maintaining the premises, including HVAC, plumbing and electrical systems
LANDLORD RESPONSIBILITIES	Landlord maintains and repairs the roof, exterior walls, sidewalks, and shopping center common areas, with costs reimbursable by tenant pursuant to the lease
FINANCING	Delivered free and clear of permanent financing

Mega Thrift Store

Mega Thrift Store is a local thrift retailer in Rialto, California. The business has operated since 2004 and serves the surrounding Rialto and Inland Empire trade area with value-oriented resale merchandise, including clothing, accessories, household goods, furniture, small appliances, and other secondhand items. Mega Thrift appeals to a broad customer base seeking affordable everyday goods, name-brand finds, vintage items, and frequently refreshed inventory.

The thrift retail model benefits from recurring customer visitation, as shoppers are often drawn by changing merchandise selection, affordable pricing, and the ability to discover one-of-a-kind items. Mega Thrift is also associated with **Care For Cancer Now**, a Rialto-based 501(c)(3) nonprofit organization focused on assisting cancer patients and their families with monetary grants and support resources. The tenant's community-oriented positioning, accessible price point, and established operating history support its role as a local destination for budget-conscious shoppers.

For more information, visit careforcancernow.org

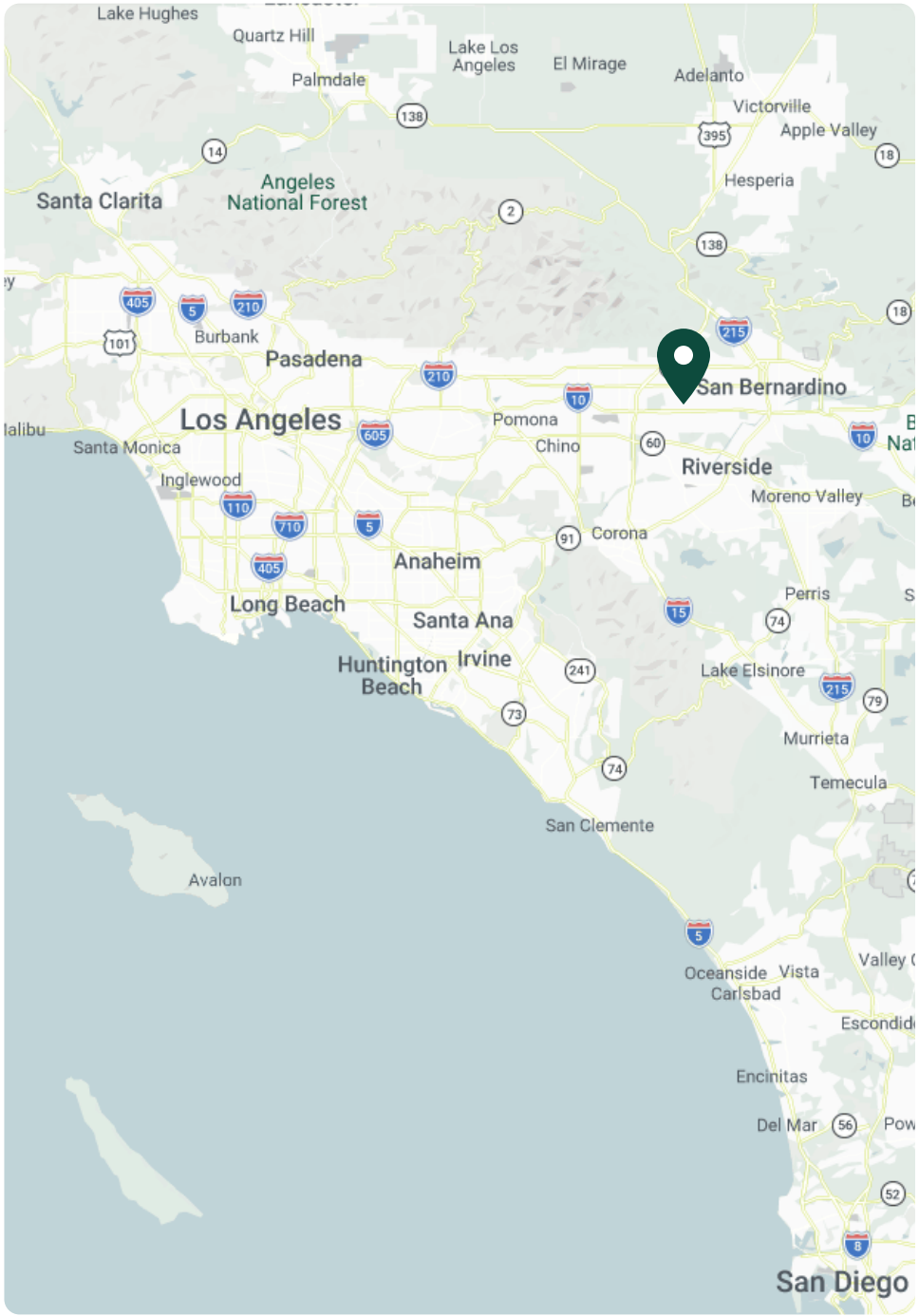

FOOD 4 LESS
Water & Ice
Yang Noodle House Pho
Rialto Dental Center
Stylish Honey Eyebrow
BioLife
Mega Thrift Store
Dry Clean Express
Smoke Shop Etc
Imad's Tax Services
metro
SIGN
La Michoacána Premium Craft Ice cream
El Calentano Restaurant
Finesttmerch
WORKFORCE
Hector & Mary's Barber Beauty Salon
Las Nuevas Islas
SIGN
DRIVE THRU
Rialto Renaissance Head Start
DRIVE THRU
N CEDAR AVENUE (11,760 ADT)
W FOOTHILL BOULEVARD (25,300 ADT)

RENAISSANCE CENTER
MEGA THRIFT
TARGET Distribution Center
MEDLINE
amazon
Guitar Center
APL Logistics
A member of the KWE Group
RENAISSANCE MARKETPLACE
CINEMARK
Burlington
five BELOW
OLD NAVY
24 FITNESS
GROCERY OUTLET
ROSS DRESS FOR LESS
HIBBETT SPORTS
TEXAS ROADHOUSE
Cracker Barrel
SONIC
DUTCH BROS
Wilmer Amina Carter High School
Ben F. Kolb Middle School
CALIFORNIA 210
(150,000 ADT)
Helen L. Dollahan Elementary School
RENAISSANCE CENTER
2.7M Annual Visits
FOOD 4 LESS
1M Annual Visits
420,700 Annual Visits
Top 7% Nationwide
WING STOP
metro by T-Mobile
ABLE STORAGE
FarmerBoys
BREAKFAST BURGERS & MORE
POPEYES
SUBWAY
Stateside
WINPAK
CUBESMART self storage
TUDOR PLAZA
1.1M Annual Visits
El Pollo Loco
Wendy's
Little Caesars
WaBa grill
Top 4% Nationwide
HOME DEPOT CENTER
1.6M Annual Visits
THE HOME DEPOT
Denny's
BURGER KING
930,400 Annual Visits
SUBWAY
N Cedar Ave (11,760 ADT)
CALIFORNIA 66
W Foothill Blvd (25,300 ADT)

RENAISSANCE CENTER
MEGA THRIFT
CEDAR HILLS PLAZA
1.2M Annual Visits
Top 9% Nationwide
DOLLAR TREE
Top 8% Nationwide
AT&T
Top 11% Nationwide
AutoZone
STATER BROS. markets
AutoZone
all·ways
FedEx
AMERICAN BUILDING SUPPLY
MARTINEZ & TUREK, INC.
BEL-AIR SWAP-MEET
PALM COURT SHOPPING CENTER
TARGET
T.J.maxx
five BELOW
24 FITNESS
ROSS DRESS FOR LESS
GROCERY OUTLET
HIBBETT SPORTS
Joe Baca Middle School
Rialto Middle School
Bloomington
INTERSTATE CALIFORNIA 10
(196,000 ADT)
Maple Elementary School
HOME DEPOT CENTER
1.6M Annual Visits
THE HOME DEPOT
Denny's
BURGER KING
930,400 Annual Visits
SUBWAY
CALIFORNIA 66
W Foothill Blvd (25,300 ADT)
N Cedar Ave (11,760 ADT)
Quick Quack Car Wash
(Coming Soon)
RENAISSANCE CENTER
2.7M Annual Visits
FOOD 4 LESS
1M Annual Visits
420,700
Annual Visits
Wienerschnitzel
Top 7%
Nationwide
WING STOP
metro
by T-Mobile

RENAISSANCE CENTER
MEGA THRIFT
NORTH RIALTO CENTER
STATER BROS. markets
HARBOR FREIGHT
DOLLAR TREE
CommonSpirit
CARDENAS
STATER BROS. markets
San Bernardino Valley College
ALDI
WSS
LOMA LINDA UNIVERSITY HEALTH
Arroyo Valley High School
Dunn Elementary School
San Bernardino High School
Downtown Rialto
TUDOR PLAZA
1.1M Annual Visits
Top 4% Nationwide
CEDAR HILLS PLAZA
1.2M Annual Visits
Top 9% Nationwide
DOLLAR TREE
Top 8% Nationwide
AT&T
Top 11% Nationwide
AutoZone
SUPERIOR GROCERS
CALIFORNIA 66
Best Western PLUS
CHARLEY'S
N Cedar Ave (11,760 ADT)
W Foothill Blvd (25,300 ADT)
HOME DEPOT CENTER
1.6M Annual Visits
930,400 Annual Visits
Denny's
BURGER KING
SUBWAY
RENAISSANCE CENTER
2.7M Annual Visits
FOOD 4 LESS
1M Annual Visits
420,700 Annual Visits
Top 7% Nationwide
metro by T-Mobile

RENAISSANCE CENTER
MEGA THRIFT
STATER BROS. markets
STATER BROS. markets
goodwill
Walmart
El Super
Smart&Final
Fontana High School
Fontana Middle School
Fontana
Etiwanda High School
Juniper Elementary School
Mango Elementary School
A.B. Miller High School
Alder Middle School
North Tamarind Elementary School
Future Multifamily Residential
W Foothill Blvd (25,300 ADT)
Quick Quack Car Wash (Coming Soon)
HOME DEPOT CENTER
1.6M Annual Visits
THE HOME DEPOT
Denny's
BURGER KING
930,400 Annual Visits
SUBWAY
CALIFORNIA 66
RENAISSANCE CENTER
2.7M Annual Visits
FOOD 4 LESS
1M Annual Visits
420,700 Annual Visits
Top 7% Nationwide
WING STOP
metro by T-Mobile
N Cedar Ave (11,760 ADT)

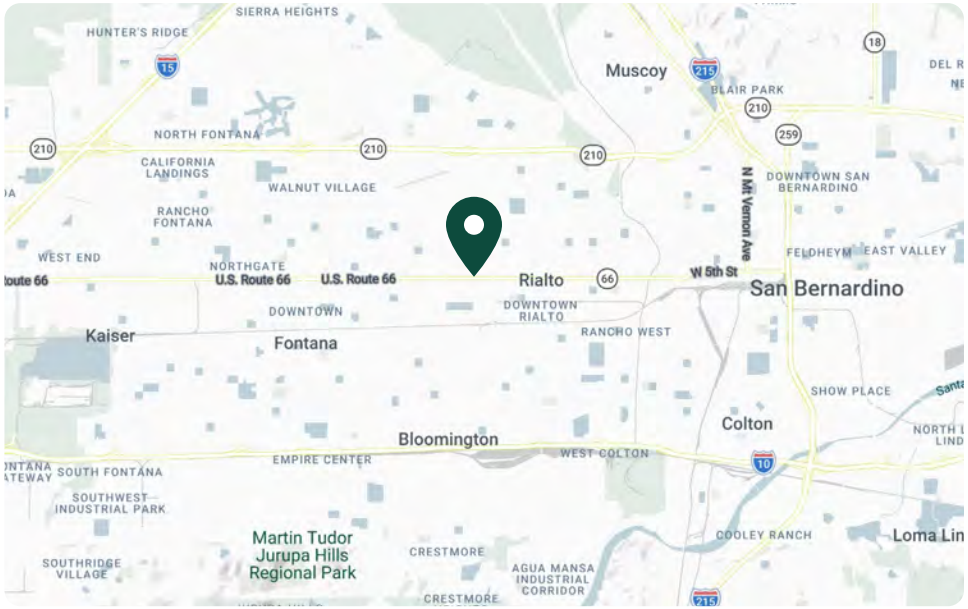


Rialto (population ~104,000) is a centrally located Inland Empire city in San Bernardino County, California, positioned approximately 56 miles east of Downtown Los Angeles and immediately west of the City of San Bernardino. The city benefits from strong regional connectivity to Southern California's major transportation corridors, including Interstate 10, Interstate 210, Interstate 15, State Route 66/Foothill Boulevard, and Metrolink commuter rail service. This strategic location provides convenient access throughout the Inland Empire, Greater Los Angeles, Orange County, and the broader Southern California region.

Rialto has emerged as an important logistics, distribution, manufacturing, and employment hub within the Inland Empire, one of the nation's most significant industrial and population growth markets. The city is home to a number of major employers and corporate users, including Niagara Bottling, Medline Industries, Angelus Block, Biscoamerica, Amazon, FedEx, and Target Distribution. The concentration of distribution and industrial facilities throughout the city and surrounding area continues to support job creation, daytime population, and long-term demand for retail and service uses.

The broader Riverside-San Bernardino-Ontario metropolitan area has a population exceeding 4.7 million residents and represents one of the largest metropolitan regions in California. The Inland Empire benefits from a diverse economic base spanning logistics, healthcare, education, retail, manufacturing, construction, and professional services. The region's proximity to the Ports of Los Angeles and Long Beach, Ontario International Airport, major interstate corridors, and the greater Los Angeles consumer market has established it as one of the most important transportation and distribution hubs in the western United States.

Rialto continues to benefit from ongoing residential, commercial, and industrial investment, supported by its central Inland Empire location, strong workforce base, and access to major regional employment centers. With continued population growth throughout San Bernardino County and sustained demand for logistics, retail, and daily-needs services, Rialto remains well-positioned for long-term stability and growth within the Southern California market.



Nearby Retailers	Visit Data (per Placer.ai)
Renaissance Shopping Center	2.7M Annual Visits
Food 4 Less	1M Annual Visits
McDonald's	420,700 Annual Visits
Wienerschnitzel	185,700 Annual Visits, Top 7% Nationwide
Mega Thrift (Subject Property)	174,800 Annual Visits
Home Depot Center	1.6M Annual Visits
The Home Depot	930,400 Annual Visits
Denny's	155,200 Annual Visits
Burger King	144,800 Annual Visits
Cedar Hills Plaza	1.2M Annual Visits
Starbucks	430,700 Annual Visits, Top 9% Nationwide
Dollar Tree	343,000 Annual Visits, Top 8% Nationwide
AutoZone	74,500 Annual Visits
AT&T	70,600 Annual Visits, Top 11% Nationwide
Tudor Plaza	1.1M Annual Visits
Waba Grill	127,100 Annual Visits, Top 4% Nationwide
Wendy's	126,100 Annual Visits
El Pollo Loco	114,800 Annual Visits

The subject property is prominently located along West Foothill Boulevard, part of historic Route 66 and one of Rialto's primary east-west commercial corridors. The site benefits from strong visibility, convenient access, and approximately 25,300 vehicles per day along Foothill Boulevard, supporting consistent exposure to local residents, regional commuters, and customers traveling throughout the western Rialto and Fontana trade area. The property's location provides direct connectivity to Downtown Rialto, Interstate 210, Interstate 10, and surrounding residential and employment centers.
The property is situated within the Renaissance Shopping Center, a Food 4 Less-anchored shopping center with a complementary mix of daily-needs retailers, restaurants, and service users. Nearby tenants include McDonald's, Wingstop, Wienerschnitzel, Metro by T-Mobile, Juan's Tacos, and a new Quick Quack Car Wash coming soon. Additional nearby retail and service uses include Home Depot, Walgreens, Denny's, and numerous local and national tenants along the Foothill Boulevard corridor.

The site is further strengthened by its proximity to Renaissance Marketplace, a major regional shopping, dining, and entertainment destination featuring Cinemark, Burlington, Ulta Beauty, 24 Hour Fitness, Grocery Outlet, Starbucks, Chick-fil-A, Panda Express, Panera, El Pollo Loco, and other national operators. The surrounding area is also supported by nearby residential neighborhoods and a substantial industrial and logistics employment base, including major distribution facilities and corporate users throughout the Renaissance business district and broader Rialto market.

Combined with its high-traffic Foothill Boulevard frontage, established grocery-anchored retail environment, proximity to major regional shopping centers, and access to dense residential and employment demand, the subject property is well-positioned within one of Rialto's most active commercial corridors.

981,002
2026 Total Population

$582,356
Average Home Value

$113,184
Average Household Income

1332 W Foothill Blvd, Rialto, CA 92376

Population Summary	3 Miles	5 Miles	10 Miles
2026 Total Population	184,424	396,406	981,002
2031 Total Population	186,876	400,604	995,983
2026 Total Daytime Population	145,868	319,463	974,963
Household Summary			
2026 Average Household Income	$102,631	$109,701	$113,184
2026 Average Home Value	$527,725	$546,069	$582,356
2026 Total Households	49,933	105,346	284,324
2031 Total Households	51,420	108,294	293,095

Major Employers in San Bernardino County	# of Employees
San Bernardino County	26,526
Loma Linda University Health	18,398
Amazon Fulfillment Centers	10,000+
San Bernardino City Unified School District	9,255
Yuhaaviatam of San Manuel Nation (Yaamava')	7,500+
Fontana Unified School District	5,982
Ontario International Airport (ONT)	5,000+
Inland Empire Health Plan (IEHP)	4,247
California State University, San Bernardino	3,871

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