

LEASE + PATH TO OWNERSHIP

15395 Foothill Blvd

Fontana, California

TURN-KEY RESTAURANT

**Operate today. Build toward
ownership.**

Lease with Option to Purchase • ±5,200 SF

Presented By:

Daniel Valenzuela

MGR Commercial Real Estate, Inc.

T: 951.224.1024

E: DValenzuela@mgrrealestate.com |

DVCommerical@gmail.com

Lic# 01841921 – 01871441

THE OPPORTUNITY

A Restaurant Today. A Real Estate Opportunity Tomorrow.



±5,200 SF

Fully built-out restaurant

\$1.75 PSF

Base rent

\$0.23 PSF

CAM / NNN

LEASE + OPTION

Potential path to future ownership

Simple Occupancy Cost + Potential Purchase Credit

\$9,100

Approx. monthly base rent

\$1,196

Approx. monthly CAM / NNN

\$10,296

Approx. monthly occupancy

\$0.25 PSF PURCHASE CREDIT

If the tenant ultimately purchases the property, \$0.25 PSF of the base rent paid during the tenant's period of occupancy may be credited toward the purchase price, subject to final negotiated terms and documentation.

Illustration: $\pm 5,200 \text{ SF} \times \$0.25 = \text{approximately } \$1,300/\text{month potential accumulated purchase credit.}$

All figures are illustrative and subject to final lease and purchase documents, pricing, terms, conditions and owner approval.

Existing Dining Areas Ready for a New Concept



Built-Out Kitchen & Service Components



Existing restaurant improvements may help reduce the time and capital required compared with starting from shell space.

Multiple Ways to Use the Existing Layout



RESTAURANT + EVENTS

**Private dining • Birthday celebrations •
Corporate events • Group dinners • Full-
bar / event opportunities**

Freestanding Presence on Foothill Boulevard



ON-SITE PARKING

Prominent frontage • Historic Route
66 / Foothill Blvd exposure •
Convenient access • Signage
potential

Potential Income Beyond the Restaurant



SINGLE-FAMILY RESIDENCE

Estimated potential rent of up to approximately \$3,000/month, subject to condition, market demand and independent verification.

STUDIO

Potential supplemental rental income following purchase, subject to legality, condition, permitted use and market rent.

GARAGE / STORAGE

Additional storage or rental utility may contribute to the economics of ownership, subject to permitted use.

Buyer to independently verify rents, legal uses, permits, zoning, square footage and all financial assumptions.

15395 FOOTHILL BLVD

Operate Today. Build Toward Ownership.

Turn-key restaurant • Lease with option to purchase •
Potential accumulated purchase credit • Ancillary
income potential upon acquisition

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Lease and option terms are negotiable and subject to final owner approval and documentation.