

SALT Dental

12940 13th St, Chino, CA



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All property showings are by appointment only. Please consult with the listing agent for more details.

INVESTMENT OVERVIEW



LIST PRICE
\$1,250,000



ANNUAL NOI
\$60,552

ADDRESS	12940 13 th St
CITY, STATE, ZIP	Chino, CA 917710
BUILDING SIZE	2,240 Sq. Ft.
LOT SIZE	6,816 Sq. Ft.
TYPE OF OWNERSHIP	Fee Simple
TENANT	Salt Dental Collective
LEASE TYPE	Triple Net
ANNUAL RENT	\$60,552
LEASE EXPIRATION	05/30/30
OPTIONS	Two, 5-Year @ FMR
RENT INCREASES	2.5% Annually

Net-Leased Dental Investment Opportunity | Chino, CA

Exceptional opportunity to acquire a fully leased, single-tenant dental investment property in the thriving Inland Empire community of Chino.

The 2,240-square-foot building is occupied by SALT Dental under an absolute net lease, offering investors a passive ownership opportunity with no landlord responsibility for property operating expenses.

The property generates annual rental income of **\$60,552** and is leased through **May 30, 2030**, providing a stable income stream for investors. The lease includes **2.5% annual rent increases**, creating built-in revenue growth throughout the remaining term, as well as **two additional five-year renewal options** that provide the potential for long-term occupancy and continued cash flow.

SALT Dental is part of a growing dental platform focused on supporting established dental practices and delivering comprehensive oral healthcare services.

Located in one of Southern California's most dynamic growth corridors, Chino continues to attract residents and businesses with its strategic location, family-oriented neighborhoods, and strong economic fundamentals. Positioned near major transportation routes connecting Los Angeles, Orange, Riverside, and San Bernardino Counties, the city has experienced significant residential and commercial development over the past two decades. Its growing population and expanding healthcare needs create a favorable environment for medical and dental service providers.

Combining a healthcare-oriented tenant, contractual rent growth, an absolute net lease structure, and a location within a rapidly expanding Southern California market, this offering presents an attractive opportunity for investors seeking dependable income and long-term investment stability.

LEASE ABSTRACT

LEASE SUMMARY

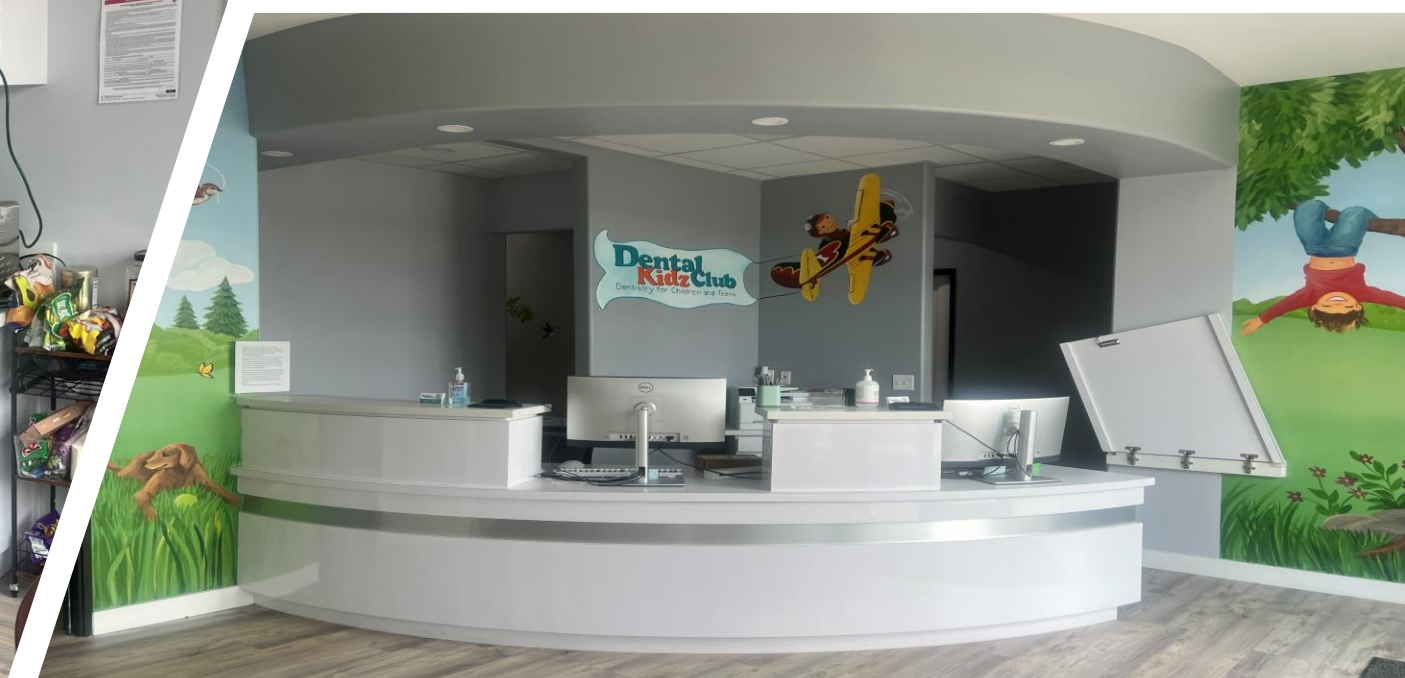
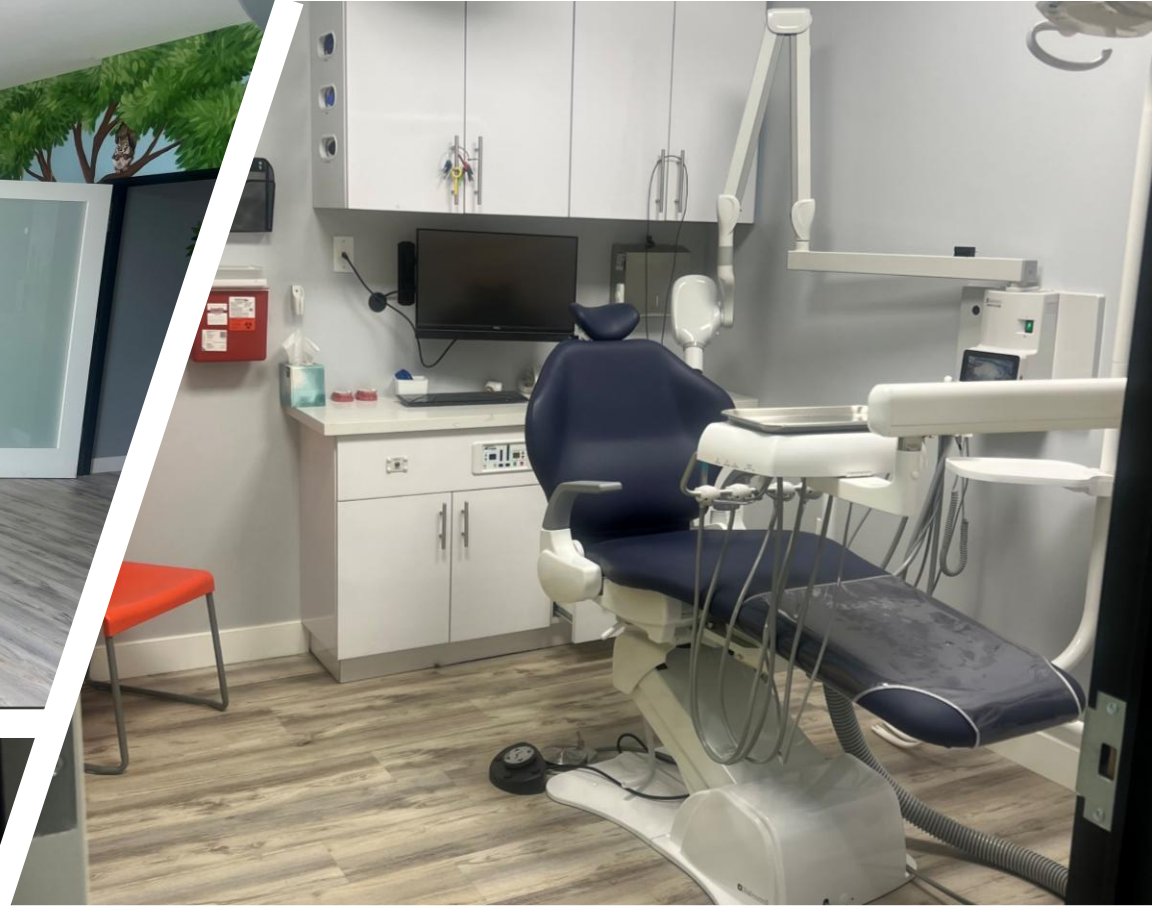
TENANT	Salt Dental Collective, LLC
GUARANTOR	Corporate
LEASE COMMENCEMENT	June 01, 2024
LEASE EXPIRATION	May 30, 2030
OPTIONS	Two, 5-Year
CURRENT	
6/1/26 – 5/31/27	\$60,552
6/1/27 – 5/31/28	\$62,066
6/1/28 – 5/31/29	\$63,618
6/1/29 – 5/31/30	\$65,208
OPTION 1	Fair Market 2.5% Annual Increases
OPTION 2	Fair Market 2.5% Annual Increases

RESPONSIBILITIES

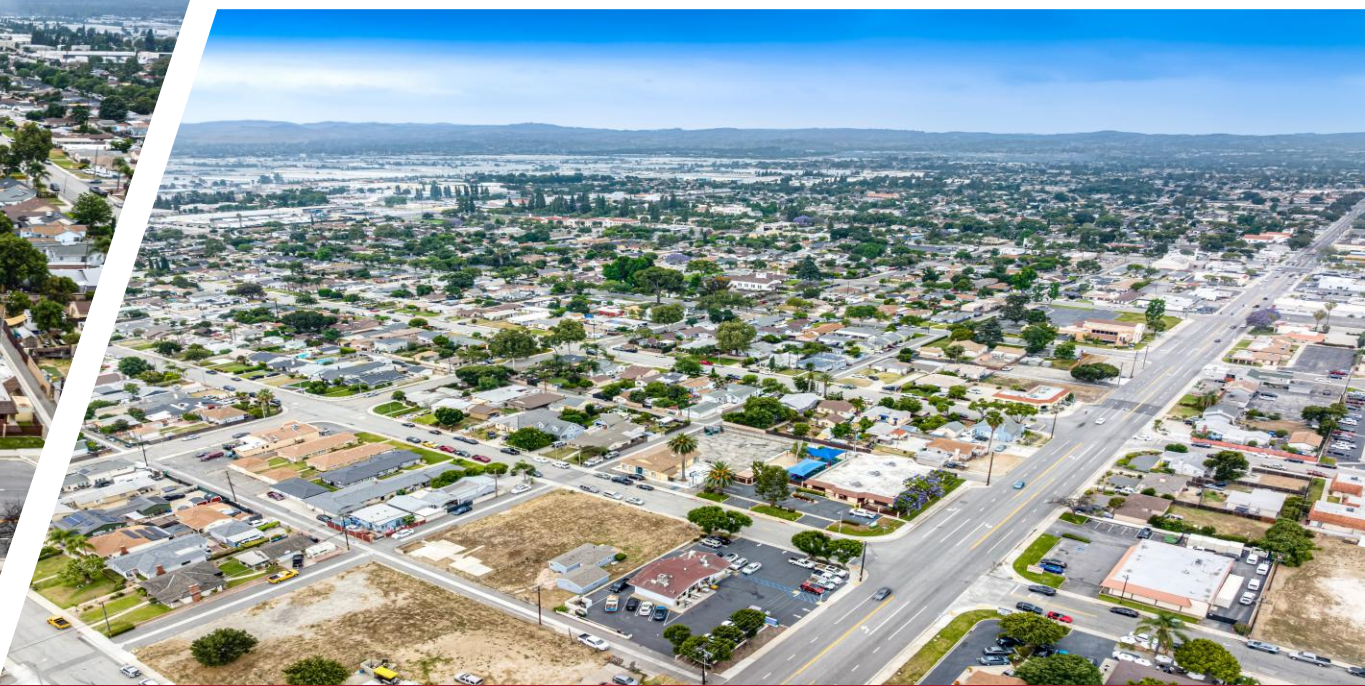
TENANT RESPONSIBILITIES	All
LANDLORD RESPONSIBILITIES	None
PROPERTY TAX*	Reimbursed
INSURANCE	Reimbursed
ROOF	Tenant
STRUCTURE	Tenant
HVAC	Tenant
MAINTENANCE	Tenant
PARKING LOT	Tenant
LANDSCAPING	Tenant

** Tenant has a 5% Annual Increase Limit for any Increases as a Result of Change in Ownership.*











PROPERTY
LOCATION

12940 13th St, Chino, CA 91710



TENANT OVERVIEW



[Inside SALT Dental Partners' Growth Spurt](#)
- Becker's Dental

[Portfolio Company Update](#)
-Latticework Capital Management

Shape the Future of Your Practice

At SALT Dental Partners, we're a doctor-led, multi-specialty dental support organization built to accelerate your success-not change who you are. We partner with top-tier Pediatric Dentistry, General Dentistry, Orthodontic, and Oral & Maxillofacial Surgery practices, providing the resources, support, and infrastructure you need to grow faster and more efficiently, while preserving the individuality and culture that make your practice special.

With an intentional focus on Pediatric Dentistry, Orthodontics, Oral Surgery, and General Dentistry, we combine the advantages of private practice with the support of a partnership structure to enhance your practice and preserve your brand. At SALT, our mission is to build a lasting multi-specialty platform that delivers consistent, measurable results. We aim to create an environment where doctors and team members thrive.

CHINO, CA



Situated in the southwestern portion of San Bernardino County, Chino has evolved into one of Southern California's most desirable and strategically positioned communities.

Chino is recognized for its well-maintained neighborhoods, highly rated schools, abundant parks, and strong sense of community. The city features a wide range of amenities including shopping centers, restaurants, golf courses, and recreational facilities, while nearby attractions such as Ontario International Airport and major employment hubs further enhance its appeal. Continued investment in infrastructure and new development has supported steady population and economic growth, contributing to a vibrant local economy and a high quality of life.

Known for its balance of suburban comfort and economic vitality, Chino offers residents and businesses convenient access to the greater Los Angeles, Orange County, and Inland Empire regions via the 60, 71, 10, and 91 Freeways. Its central location has made the city increasingly attractive for logistics, industrial, retail, and residential development alike.

Blending accessibility, affordability relative to neighboring markets, and long-term growth potential, Chino continues to stand out as an attractive destination for residents, businesses, and real estate investors throughout Southern California.

Stockton Residents Enjoy:

- A Perfect Blend of Charm and Accessibility.
- Plenty of Shopping, Attractions, World Class Restaurants, Outdoor Recreation and Arts & Culture.
- Significant Growth Across Residential and Commercial Sectors
- In the Heart of CA's Inland Empire and Nearby the 60, 71, 10, and 91 Freeways Providing Access to Los Angeles, Orange County, and the Surrounding Areas.

DEMOGRAPHICS

	Chino CA
POPULATION	
TOTAL POPULATION	94,010
MALES	50.8%
FEMALES	49.2%
MEDIAN AGE	36.4
AVERAGE HH SIZE	3.3
FINANCIAL	
MEDIAN HH INCOME	\$97,461
MEDIAN HOME VALUE	\$708,000
RACES	
WHITE	16.6%
BLACK	4.6%
HISPANIC	49.6%
ASIAN	25.9%
TWO OR MORE	2.3%
OTHER	0.6%
NATIVE AMERICAN	0.2%

	1-Mile	3-Mile	5-Mile
POPULATION			
TOTAL POPULATION	16,606	81,893	182,759
TOTAL HOUSEHOLDS	4,355	21,954	52,606
FINANCIAL			
AVERAGE HH INCOME	\$61,354	\$59,115	\$69,549

	Chino CA
EDUCATION	
HIGH SCHOOL OR HIGHER	89.2%
BACHELOR'S DEGREE OR HIGHER	25.4%
GRADUATE OR PROFESSIONAL	8.6%
UNEMPLOYED	4.8%
MEAN TRAVEL TIME TO WORK	29.6 Mins

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