FOR SALE
$2,099,888

TACO BELL ABSOLUTE NNN GROUND LEASE | OFFERING MEMORANDUM

18772 VALLEY BLVD
BLOOMINGTON, CA

ADAM KAWASAWA
REAL ESTATE BROKER
(626) 377-7007
ADAM@FLOW.LA
DRE# 01751923

CONFIDENTIALITY AGREEMENT

Flow Properties has been retained by (Owner) on an exclusive basis to act as agent with respect to the potential sale of approximately 33,581 square feet of land plus the improvements totaling approximately 2,584 SF of fast food restaurant space, located in the County of Los Angeles, California at 18772 Valley Blvd. in Bloomington, California, and as described herein with all improvements now or hereafter made on or to the real property (collectively, the "Property "). Owner has directed that all inquiries and communication with respect to the contemplated sale of the Property be directed to Adam Kawasawa of Flow Properties.

Information concerning the Property which may include brochures, operating statements, financial information and other materials (collectively, Informational Materials). Informational Material will be made available to a potential Purchaser when the potential Purchaser has executed a Confidentiality Agreement and, thereby, becomes a Registered Potential Purchaser and agrees to be bound by its terms. Upon receipt of this Offering Memorandum, you further agree to be bound by the terms set forth herein. Informational Material will be provided to the reader of this Offering Memorandum, or Registered Potential Purchaser's consideration in connection with the possible purchase of the Property subject to the following conditions:

All Informational Materials relating to the Property, which may be furnished to the Registered Potential Purchaser by Adam Kawasawa of Flow Properties shall continue to be the property of the Owner and the aforementioned real estate brokerage. The Informational Materials will be used by the Registered Potential Purchaser and may not be copied or duplicated without written consent Registered Potential Purchaser shall not make any Informational Materials available to, or disclose any of the contents thereof, or discuss any transaction involving the Property with any person other than the Registered Potential Purchaser, unless consent has been given in writing, such disclosure provided, however, that the Informational Material may be disclosed to the Registered Potential Purchaser's partners, employees, legal counsel and institutional lenders (Related Parties) who, in the Registered Potential Purchaser's judgment, need to know such information for the purpose of evaluating the potential purchase of the Property or any interest therein by the Registered Potential Purchaser.

The Registered Potential Purchaser hereby indemnifies and saves harmless Adam Kawasawa of Flow Properties, the Owner and their respective affiliates and successors, and assigns against and from any loss, liability or expense, including attorney's fees, arising out of any (1) breach of any of the terms of the Agreement by the Registered Potential Purchaser or any Related Party, and (2) claim or claims by Registered Potential Purchaser or any of their representatives for commissions, fees and other compensation for the sale or proposed sale of the Property to the Registered potential Purchaser.

FEATURES

PRICE	$2,099,888
BUILDING SIZE	± 2,584
LOT SIZE	± 33,541
LEASE TYPE	ABSOLUTE NNN GROUND LEASE
TENANT	TACO BELL
LEASE EXPIRATION	MAY 2039
MONTHLY RENT	$6,750
ANNUAL NET OPERATING INCOME	$81,000
CAP RATE	3.85
RENTAL INCREASES	10% EVERY 5 YEARS
NEXT INCREASE	MAY 2029
PARKING	33 SPACES
PARKING RATIO	13 : 1,000 SF
FULLY RENOVATED	2019

SUMMARY

TACO BELL GROUND LEASE OPPORTUNITY LOCATED AT 18772 VALLEY BLVD IN BLOOMINGTON, CALIFORNIA. THE PROPERTY BENEFITS FROM A HIGHLY ACCESSIBLE SETTING OFF I-10 NEAR CEDAR AVENUE, PLACING IT IN CLOSE PROXIMITY TO STEADY REGIONAL TRAFFIC AND A STRONG CONCENTRATION OF SURROUNDING BUSINESSES.

THIS IS A HANDS-OFF, LONG-TERM INVESTMENT SUPPORTED BY A STABLE NATIONWIDE CORPORATE TACO BELL TENANT THAT HAS OPERATED AT THE SITE SINCE 1998. THE GROUND LEASE TERM EXTENDS THROUGH MAY 2039, FEATURING 10% RENT INCREASES EVERY FIVE YEARS TO PROVIDE DURABLE INCOME GROWTH POTENTIAL.

TACO BELL HAS FURTHER DEMONSTRATED ITS COMMITMENT TO THE LOCATION WITH AN APPROXIMATELY $1.5 MILLION INVESTMENT TO FULLY REMODEL THE PREMISES IN 2019. BLOOMINGTON'S BROADER COMMERCIAL AND LOGISTICS DEMAND IS SUPPORTED BY MAJOR EMPLOYERS AND OPERATORS IN THE REGION, INCLUDING AMAZON, STAPLES, UNION PACIFIC RAIL, AND OLD DOMINION FREIGHT COMPANY, MAKING THIS AN ATTRACTIVE LOCATION FOR ENDURING BUSINESS FUNDAMENTALS.

PHOTOS

LOCATION

Flow PROPERTIES

LOCATION

Flow
PROPERTIES

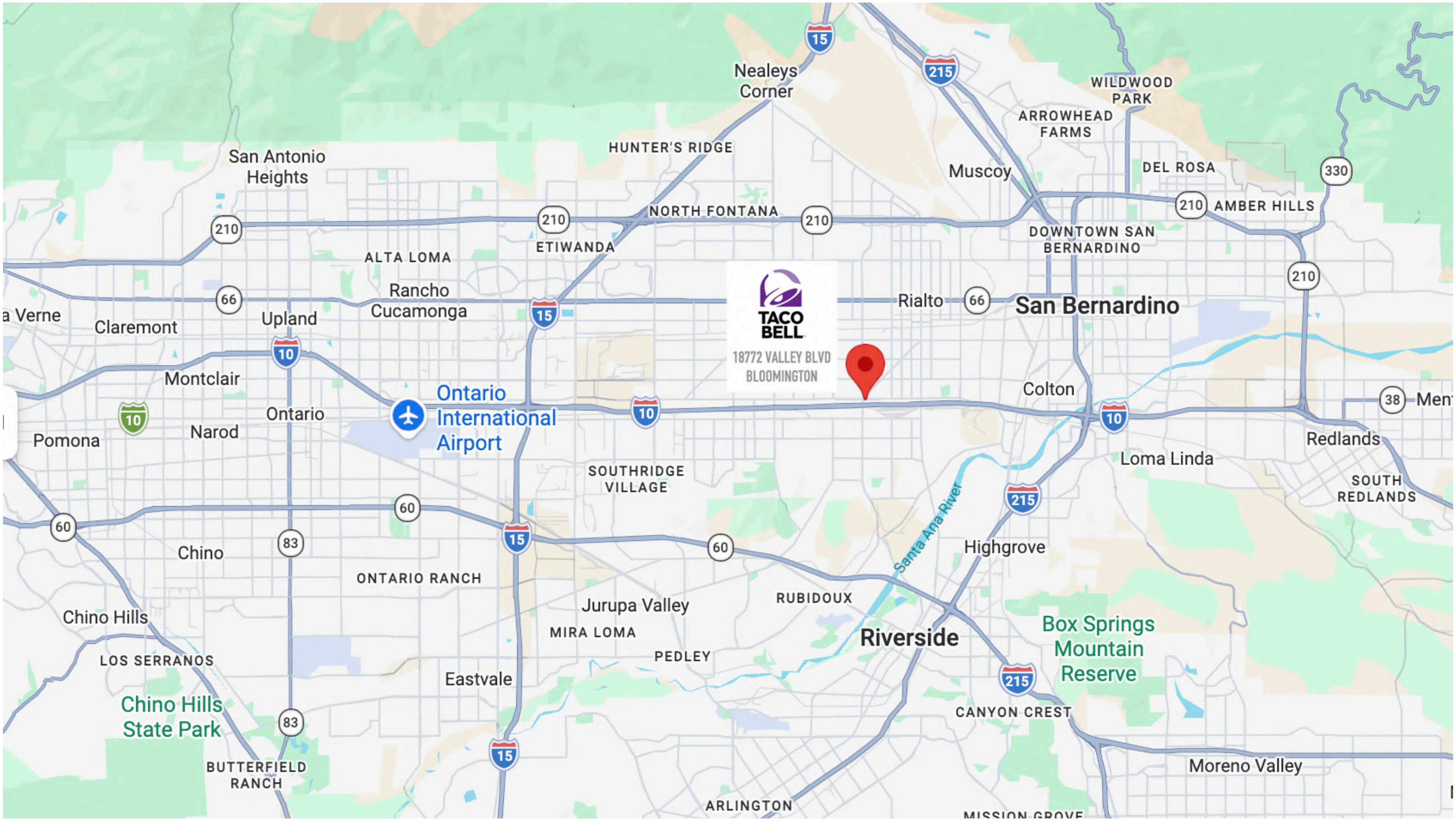
LOCATION


UNION PACIFIC
WEST COLTON
RAIL YARD
OLD DOMINION
FREIGHT LINE
10 FWY
TACO BELL
18772 VALLEY BLVD
BLOOMINGTON
CEDAR AVE.

LOCATION


TACO BELL
18772 VALLEY BLVD
BLOOMINGTON
*PROPERTY LINE IS APPROXIMATE

LOCATION



TACO BELL
18772 VALLEY BLVD
BLOOMINGTON
Nealeys Corner
Hunter's Ridge
San Antonio Heights
North Fontana
Etiwanda
Alta Loma
Rancho Cucamonga
Upland
Claremont
Montclair
Ontario
Pomona
Narod
Ontario International Airport
Muscoy
Wildwood Park
Arrowhead Farms
Del Rosa
Amber Hills
Downtown San Bernardino
Rialto
San Bernardino
Colton
Loma Linda
Redlands
South Redlands
Southridge Village
Chino
Chino Hills
Ontario Ranch
Jurupa Valley
Mira Loma
Pedley
Rubidoux
Riverside
Highgrove
Santa Ana River
Box Springs Mountain Reserve
Canyon Crest
Moreno Valley
Eastvale
Los Serranos
Chino Hills State Park
Butterfield Ranch
Arlington
Mission Grove

LOCAL COMMUNITY DATA

Bloomington, California

Bloomington, California is a strategically positioned Inland Empire community that businesses choose for its practical logistics, dependable connectivity, and pro-growth outlook. Located in the heart of the region, Bloomington offers convenient access to major transportation corridors—making it well-suited for distribution, light industrial, and service-oriented uses that rely on efficient movement of people and goods.

From a logistics standpoint, Bloomington's location supports day-to-day operational flow with close proximity to key freeways and routes that connect directly to Southern California's employment centers, retail hubs, and ports/airport access. This connectivity helps reduce transit friction and supports flexible routing for regional deliveries, workforce commuting, and customer access. The area also benefits from the broader Inland Empire's well-established commercial infrastructure and ongoing investments that strengthen mobility across the metro.

18772 VALLEY BLVD
BLOOMINGTON, CALIFORNIA

EXCLUSIVE LISTING BY:

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