

8880-8890  
8th St  
RANCHO CUCAMONGA, CA

2-Unit Automotive Facility & Restaurant  
NOW FOR SALE  
4,829 Rentable Sq. Ft. on 0.49 Acres  
Offered at \$1,730,000  
Unique Owner-User or Investment Opportunity

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**NAI Capital**  
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE



LEE | CHANG  
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# Property Summary

## Property Overview



**Address:**

8880-8890 8th Street,  
Rancho Cucamonga, CA



**Rentable SF:**

4,829 RSF on 0.49 Acres



**Year Built:**

1961 | Renovated in 2022



**APN:**

0207-271-33



**Construction Type:**

Combination Frame / Stucco and  
Metal Building Construction



**Property Condition:**

New Roof  
New Asphalt Seal



# Property Summary

## Property Description

A **2-unit commercial / retail facility** consisting of an automotive repair facility featuring a full concrete yard area that is fully secured and enclosed with a concrete block wall surrounding the entire perimeter serviced by **2 steel privacy gates**. The shop consists of **7 total service bays**, an office area and parts storage room. In addition to the automotive facility, the property includes a full service restaurant with **9 additional parking spaces**.



## Tenancy Overview

Bertino Automotive Service Inc (BAS) currently occupies 3,200 rentable square feet. BAS is a 3rd generation family business since 1924. BAS has signed a **10-year True NNN lease** commencing January 1, 2022 thru December 31, 2031.

Johnny O's Café currently occupies 1,629 rentable square feet. Johnny O's is a full service 2nd generation family restaurant and has been operating in this same location since 2015. Johnny O's current lease is a **Gross Lease** until 2025 and plans to renew.

<b>Year 1 Income:</b>	\$136,074 per year Gross   \$106,598 Net Operating Income (NOI)
<b>Year 1 Est. Operating Expenses:</b>	\$29,476 (includes Adjusted Taxes, Insurance, and Management Fee)
<b>Offered CAP Rate:</b>	6.2%

## Unique Owner-User Opportunity

Purchaser also has the unique opportunity to occupy The Bertino Automotive Service space for its own Auto-Related business, and BAS will relocate. In this scenario, the Purchaser can enjoy \$35K of annual Gross income to offset debt or operating expenses.

# Aerial Map





# Cash Flow Proforma

**8880 8th Street (Amount in USD)  
January 2023 Thru December 2032**

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
<b>For the Years Ending</b>	Dec-23	Dec-24	Dec-25	Dec-26	Dec-27	Dec-28	Dec-29	Dec-30	Dec-31	Dec-32
<b>Rental Revenue</b>										
Potential Base Rent - Restaurant	34,800	36,540	42,000	43,680	45,427	47,244	49,134	51,099	53,143	55,269
Potential Base Rent - Automotive	83,400	86,736	90,205	93,814	97,566	101,469	105,528	109,749	114,139	118,704
Absorption & Turnover Vacancy	0	0	-4,000	0	0	0	0	-5,000	0	0
Scheduled Base Rent	118,200	123,276	128,205	137,494	142,993	148,713	154,662	155,848	167,282	173,973
<b>Other Tenant Revenue</b>										
Total Expense Recoveries	17,874	18,450	31,444	32,703	33,771	34,875	36,015	37,048	38,404	39,548
<b>Effective Gross Revenue</b>	<b>136,074</b>	<b>141,726</b>	<b>159,650</b>	<b>170,197</b>	<b>176,764</b>	<b>183,588</b>	<b>190,676</b>	<b>192,896</b>	<b>205,686</b>	<b>213,521</b>
<b>Operating Expenses</b>										
Property Taxes	20,760	21,383	22,024	22,685	23,366	24,067	24,789	25,532	26,298	27,087
Property Insurance	5,269	5,480	5,699	5,927	6,164	6,411	6,667	6,934	7,211	7,499
Property Management	3,447	3,583	3,721	4,091	4,241	4,397	4,559	4,582	4,895	4,962
<b>Total Operating Expenses</b>	<b>29,476</b>	<b>30,446</b>	<b>31,444</b>	<b>32,703</b>	<b>33,771</b>	<b>34,875</b>	<b>36,015</b>	<b>37,048</b>	<b>38,404</b>	<b>39,548</b>
<b>Net Operating Income</b>	<b>106,598</b>	<b>111,280</b>	<b>128,205</b>	<b>137,494</b>	<b>142,993</b>	<b>148,713</b>	<b>154,662</b>	<b>155,848</b>	<b>167,282</b>	<b>173,973</b>
<b>Rate of Return (\$1,730,000 purchase)</b>	<b>6.2%</b>	<b>6.4%</b>	<b>7.4%</b>	<b>7.9%</b>	<b>8.3%</b>	<b>8.6%</b>	<b>8.9%</b>	<b>9.0%</b>	<b>9.7%</b>	<b>10.1%</b>

# Rent Roll & Tenancy Information

Tenant Address	Rentable SF	Tenant Since:	Start Date-End Date	Term	Current Base Rent PSF:	Current Base Rent / Month:	Rent Escalations	Lease Structure	Operating Expense Notes:
<b>Bertino Automotive Service, Inc.</b> 8880 8th Street, Rancho Cucamonga	3,200 Sq. Ft.	1923	Jan. 1, 2022 – Dec 31, 2031	10 Years and 0 Mos.	\$2.17 PSF NNN	\$6,950 / mo NNN	4%	True NNN	Taxes and maintenance shall be split on a pro-rata basis.  Insurance for the Automotive unit is handled separately and previous bill (2021) was \$1,825 / yr.
<b>John Ortega DBA Johnny O's Café</b> 8890 8th Street, Rancho Cucamonga	1,629 Sq. Ft.	January 1, 2015	Jan 1, 2020 – Dec 31, 2025	5 Years and 0 Mos.	\$1.78 PSF Gross	\$2,900 / mo Gross	5%	Gross	Landlord to pay for Property Taxes and Insurance. Insurance for the restaurant unit is handled separately and previous bill (2021) was \$1,619 / yr.  Tenant to maintain its portion of the property and for the Septic system pumping and maintenance.



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