

1108-1201 W. 2ND STREET
SAN BERNARDINO, CA 92404

La Placita



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NAI Capital
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

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Investment Overview

Investment Overview

NAI Capital, represented by Lidia Talavera, is proud to present the exceptional opportunity to acquire La Placita Shopping Center, a well-positioned retail asset located at 1108-1201 W. 2nd Street in San Bernardino, California.

Strategically anchored by Superior Grocers, one of the largest Hispanic grocery chains in the Western U.S., La Placita spans approximately 85,915 square feet of gross leasable area across 8.1 acres. Originally constructed in 2008, the property showcases attractive Spanish-style architecture, is professionally maintained, and features abundant on-site parking. La Placita sits directly across from the San Bernardino Metrolink Station, which serves over 1 million riders annually, providing excellent transit-oriented visibility and accessibility.

Currently 67% leased, La Placita presents investors with a significant value-add opportunity through lease-up of the vacant junior anchor space, available shop space, and two developable pad sites. The center offers strong repositioning potential, both in its current retail format and as a candidate for partial redevelopment.

With Superior Grocers as its anchor—an expanding regional grocery chain with over 70 locations across California and recently expanding in Nevada, and a recent acquisition of 22 Numero Uno Market stores- the center benefits from strong demographic alignment.

Redevelopment Potential

The west side of the property, which includes underutilized areas and a 2.88-acre parcel across the street, offers an outstanding opportunity for urban infill redevelopment. Investors may choose to enhance the existing retail footprint or pursue a “Live, Work & Play” concept, integrating multifamily residential and street-level retail to create a dynamic community hub. The City of San Bernardino has expressed support for such progressive development strategies, especially in transit-rich locations like La Placita.





Investment Highlights

- **Grocery-Anchored Center**
Anchored by **Superior Grocers**, a leading Hispanic grocery chain with 70+ locations across CA and NV.
- **Value-Add Opportunity**
Currently **67% leased**, offering significant upside.
- **Transit-Oriented Location**
Directly across from the **San Bernardino Metrolink Station**, with over **1 million annual riders**
- **Attractive Architecture & Ample Parking**
Built in **2008** with well-maintained, Spanish-style design and a strong parking ratio of **5 spaces per 1,000 SF**.
- **Strong Hispanic Demographics**
Dense trade area with a growing Hispanic population
- **High Visibility**
Excellent frontage and exposure on **W. 2nd Street**.
- **Large Site with Redevelopment Potential**
Situated on **8.11 acres**, with an additional **2.74-acre parcel** across the street, ideal for **mixed-use or multifamily redevelopment**, supported by the City.

Property Overview

Shopping Center

1108-1201 W 2nd St,
San Bernardino, CA 92410
PROPERTY ADDRESS

67%
OCCUPANCY

85,915
TOTAL GLA

8.11 Ac (51,401 SF)
TOTAL LOT SIZE

0138-263-03-0000
APN

Fee Simple
OWNERSHIP INTEREST

Commercial
ZONING

2008
YEAR BUILT

459 Spaces
PARKING

1
NUMBER OF PARCELS

4
NUMBER OF BUILDINGS

Land For Development

2.73ac (125,239 SF)
TOTAL LOT SIZE

| Lot | APN | SF | Building/SF |
|-----|--------------------------|----------------|--------------|
| 1 | 0138-302-26-0-000 | 46,173 | |
| 2 | 0138-293-08-0-000 | 6,000 | 966 |
| 3 | 0138-293-07-0-000 | 6,000 | |
| 4 | 0138-293-05-0-000 | 6,000 | |
| 5 | 0138-293-04-0-000 | 6,000 | 520 |
| 6 | 0138-293-03-0-000 | 5,625 | |
| 7 | 0138-291-19-0-000 | 18,753 | |
| 8 | 0138-291-05-0-000 | 6,216 | |
| 9 | 0138-291-04-0-000 | 6,145 | |
| 10 | 0138-291-03-0-000 | 6,074 | |
| 11 | 0138-291-02-0-000 | 6,003 | |
| 12 | 0138-291-10-0000 | 6,250 | |
| | | 125,239 | 1,486 |

APN
Fee Simple
OWNERSHIP INTEREST
CG2
ZONING





M San Bernardino Depot

SAN BERNARDINO

**SUPERIOR
GROCCERS**

N MOUNT VERNON AVE



W 2ND ST



W KING ST

Google Earth

Image Landsat / Copernicus





Property Details

Property Details

| La Placita | |
|---------------------------|---|
| Property Address | 1108-1201 W 2nd St. San Bernardino, CA 92404 |
| Price | \$17,950,000.00 |
| Property Summary - Retail | |
| Price | \$16,112,000.00 |
| Building 1 Size (SF) | 85,915 |
| Price/SF | \$187.53 |
| Lot Size (Acres) | 8.11 |
| Lot Size (SF) | 353,178 |
| Number of Lots | 1 |
| Number of Units | 9 |
| Occupancy | 67.47% |
| Year Built | 2008 |
| Zoning | CG2 |
| Type of Ownership | Fee Simple |

| Property Summary - Land for Development | |
|---|----------------|
| Price | \$2,254,302.00 |
| Building Size (SF) | 1,486 |
| Price/SF (Land) | \$18.00 |
| Lot Size (Acres) | 2.88 |
| Lot Size (SF) | - |
| Number of Lots | 12 |
| Zoning | CG2 |
| Number of Units | 2 |
| Type of Ownership | Fee Simple |

| Financial | |
|--------------|----------------|
| Current NOI | \$904,845.83 |
| Cap Rate | 5.62% |
| Performa NOI | \$2,028,871.92 |
| Cap Rate | 12.59% |

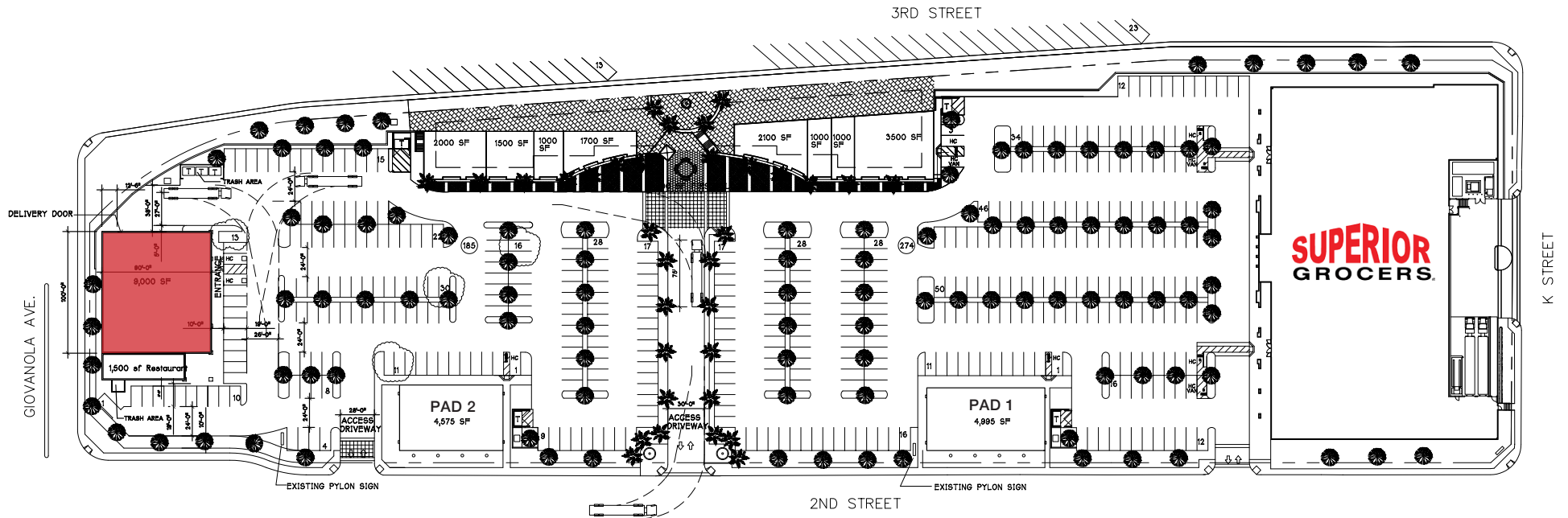
| Property Value | | | | | |
|----------------------------------|--------------|----------|------------------------|--------|-----------|
| Retail | NOI | Cap Rate | Value | SF | Price PSF |
| Anchor Tenant: Superior | \$750,684.00 | 5.75% | \$13,055,373.91 | 47,000 | \$277.77 |
| Shop Spaces / Residential Income | \$305,659.08 | 10.00% | \$3,056,590.80 | 38,915 | \$78.55 |
| | | | \$16,111,964.71 | | |
| | SF | PSF | | | |
| Land for Development | 125,239 | \$18.00 | \$2,254,302.00 | | |
| | | | \$18,366,266.71 | | |



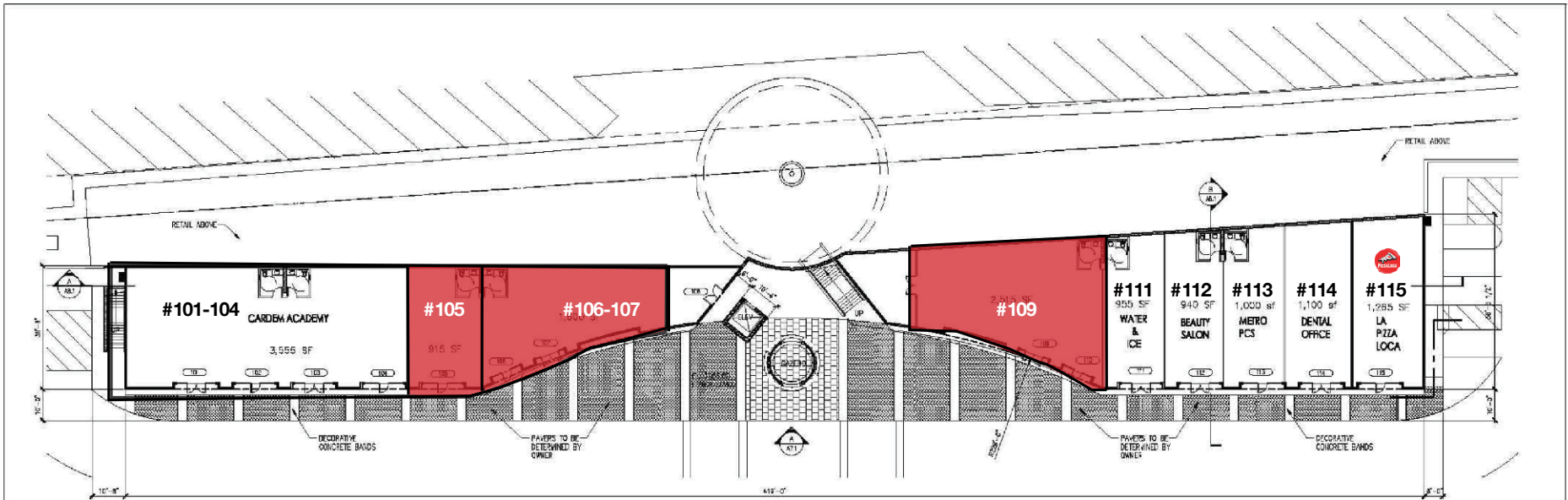
*The CAP rate is based on the price provided in the Value Breakdown's price for the shopping center portion.

Site Plan

METROLINK

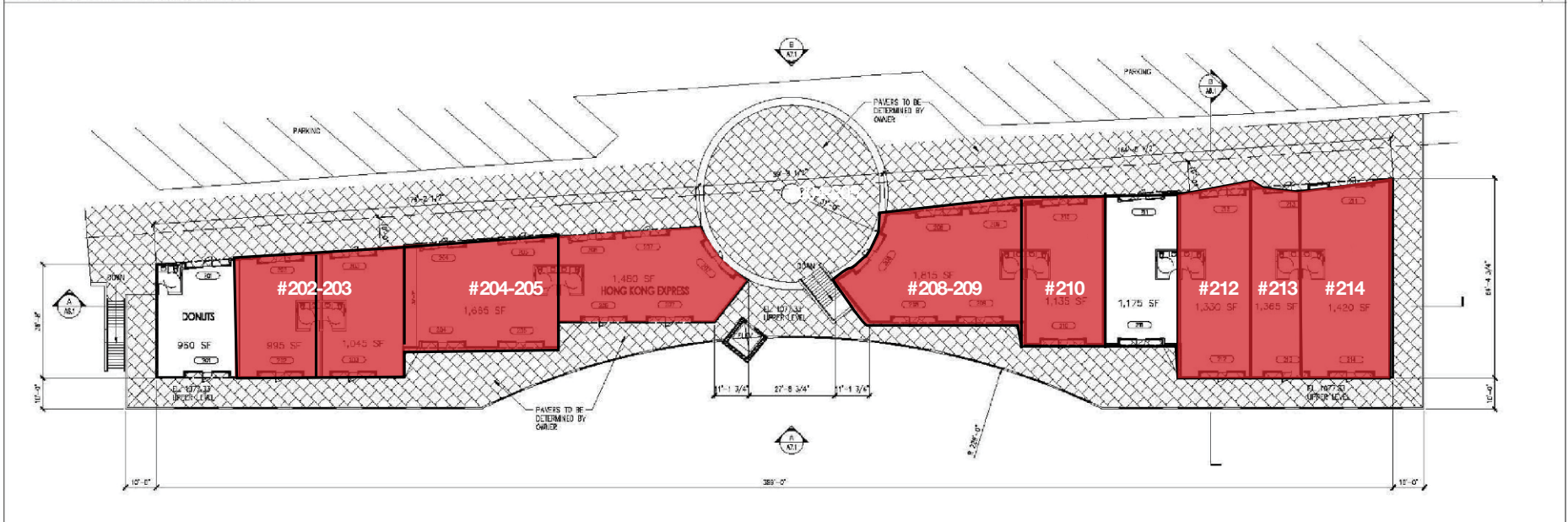


Floor Plans



LOWER LEVEL FLOOR PLAN

SCALE: 1/16"=1'-0"



UPPER LEVEL FLOOR PLAN

SCALE: 1/16"=1'-0"



Financial Overview

Financial Details

La Placita

Shopping Center + Land For Development \$17,950,000

| Year | In-Place | | Stabilized | |
|--------------------------------|-----------------------|---------------|-----------------------|---------------|
| Income | Total | \$/SF | Total | \$/SF |
| Rental Income | \$1,030,369.08 | \$11.99 | \$1,911,702.44 | \$22.25 |
| Residential Income | \$25,974.00 | | \$29,233.97 | |
| Other Income | | | | |
| Reimbursement Revenue | \$360,234.08 | | \$712,922.00 | |
| Vacancy Factor 10% | | | \$(10.00) | |
| Effective Gross Income | \$1,416,577.16 | | \$2,653,848.41 | |
| Expenses | | | | |
| Real Estate Taxes | \$215,400.00 | | \$233,155.89 | |
| Insurance | \$36,195.82 | | \$36,195.82 | |
| CAM | \$245,230.71 | | \$276,009.32 | |
| Management Fees | \$14,904.80 | | \$79,615.45 | |
| EGI (%) | 3% | | 3% | |
| Total Operating Expense | \$511,731.33 | \$5.96 | \$624,976.51 | \$7.27 |
| Net Operating Income | \$904,845.83 | | \$2,028,871.89 | |

Rent Roll

| Suite | Tenant | Lease Start | Lease End | SF Available | SF Occupied | % of NRA | Current | | Pro Forma | | Notes |
|---------------------|----------------------------|-------------|-----------|--------------|--------------|----------|----------------|----------|-------------|------------|---------------------|
| | | | | | | | \$PSF/Yr | \$PSF/Mo | \$PSF/Yr | \$PSF/Mo | |
| Major Tenant | | | | | | | | | | | |
| 1108 | Superior Grocer | 6/26/08 | 6/30/33 | 47000 | 47000 | 54.71% | \$15.97 | \$1.33 | \$47,000.00 | \$3,916.67 | Five 5-year Options |
| Shop Spaces | | | | | | | | | | | |
| 101-102 | El Proyecto del Barrio | 9/1/25 | 8/31/27 | 1,778 | 1,778 | 2.07% | \$13.20 | \$1.10 | \$13.60 | \$1.13 | One 2-Year Option |
| 103-104 | El Proyecto del Barrio | 9/1/25 | 8/31/27 | 1,777 | 1,777 | 2.07% | \$13.20 | \$1.10 | \$13.60 | \$1.13 | One 2-Year Option |
| 105 | VACANT | | | 915 | | 1.07% | | | \$21.00 | \$1.75 | |
| 106-107 | VACANT | | | 1,785 | | 2.08% | | | \$18.00 | \$1.50 | |
| 109 | VACANT | | | 1,250 | | 1.45% | | | \$18.00 | \$1.50 | |
| 110 | Nail Salon | 11/1/15 | 10/31/27 | 850 | 850 | 0.99% | \$25.97 | \$2.16 | \$25.97 | \$2.23 | No Options left |
| 111 | Water Store | 12/1/10 | 3/31/29 | 1,000 | 1,000 | 1.16% | \$24.72 | \$2.06 | \$25.46 | \$2.12 | No Options left |
| 112 | Beauty Salon | 10/15/10 | 7/31/28 | 940 | 940 | 1.09% | \$21.90 | \$1.82 | \$22.56 | \$1.88 | No Options left |
| 113 | Gift Shop | 7/1/25 | 06/31/28 | 1,000 | 1,000 | 1.16% | \$19.20 | \$1.60 | \$19.78 | \$1.65 | One 3-year Option |
| 114 | Dentist | 5/2/14 | 2/28/26 | 1,100 | 1,100 | 1.28% | \$25.47 | \$2.12 | \$26.24 | \$2.19 | No Options left |
| 115 | Pizza Loca | | M/M | 1,300 | 1,300 | 1.51% | \$24.09 | \$2.01 | \$24.82 | \$2.07 | Month to Month |
| 1226 | VACANT | | | 9,000 | | 10.48% | | | \$18.00 | \$1.50 | |
| 1228 | VACANT | | | 1,500 | | 1.75% | | | \$16.20 | \$1.35 | One 5-year Option |
| 201 | Hidden Paradise Restaurant | 7/1/14 | 6/24/24 | 1,000 | 1,000 | 1.16% | \$28.80 | \$2.40 | \$28.80 | \$2.40 | No Options left |
| 202 | VACANT | | | 1,020 | | 1.19% | | \$- | \$18.00 | \$1.50 | |
| 203 | VACANT | | | 1,020 | | 1.19% | | | \$16.20 | \$1.35 | |
| 204 | VACANT | | | 885 | | 1.03% | | | \$18.00 | \$1.50 | |
| 205 | VACANT | | | 885 | | 1.03% | | | \$18.00 | \$1.50 | |
| 206-207 | VACANT - Former Restaurant | | | 1,560 | 1,560 | 1.82% | \$22.68 | \$1.89 | \$30.00 | \$2.50 | In Negotiations |
| 208-209 | VACANT | | | 1,815 | | 2.11% | | | \$24.00 | \$2.00 | |
| 210 | VACANT - Former Restaurant | | | 1,200 | | 1.40% | | | \$16.20 | \$1.35 | |
| 211 | Barber Shop | 3/1/23 | 2/28/26 | 1,200 | 1,175 | 1.40% | \$18.88 | \$1.57 | \$12.00 | \$1.00 | One 3-year Option |
| 212 | VACANT | | | 1,350 | | 1.57% | | | \$16.20 | \$1.35 | |
| 213 | VACANT | | | 980 | | 1.14% | | | \$16.20 | \$1.35 | |
| 214 | VACANT | | | 1,805 | | 2.10% | | | \$16.20 | \$1.35 | |
| | | | | 38915 | 13480 | | \$21.47 | | | | |

Highlighted Tenants are Leases under negotiations.

Rent Roll (continued)

| Suite | Tenant | Lease Start | Lease End | SF Available | SF Occupied | % of NRA | Current | | Pro Forma | | Notes |
|---------------------------------|--------|-------------|-----------|---------------|---------------|---------------|----------|----------|-----------------------|---------------------|-------|
| | | | | | | | \$PSF/Yr | \$PSF/Mo | \$PSF/Yr | \$PSF/Mo | |
| Pad Retail | | | | | | | | | | | |
| | PAD 1 | | | | | | | | \$130,000.00 | \$10,833.33 | |
| | PAD 2 | | | | | | | | \$130,000.00 | \$10,833.33 | |
| Total Retail Income | | | | 85,915 | 60,480 | 70.40% | | | \$1,752,015.33 | \$146,001.28 | |
| Residential Rental | | | | | | | | | | | |
| | 1185 | | | 966 | 966 | | | | \$15,282.00 | \$1,273.50 | |
| | 1207 | | | 520 | 520 | | | | \$10,692.00 | \$891.00 | |
| Total Residential Income | | | | | | | | | \$25,974.00 | \$2,164.50 | |
| Total Income | | | | | | | | | \$1,777,989.33 | \$148,165.78 | |

Cash Flow Projections

| | Current | Year 2 | Year 3 | Year 4 | Year 5 | Year 6 | Year 7 | Year 8 | Year 9 | Year 10 |
|---|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|
| Income | | | | | | | | | | |
| Rental Revenue (Potential Gross Revenue) | | | | | | | | | | |
| Grocer | \$750,684 | \$750,684 | \$750,684 | \$825,752 | \$825,752 | \$825,752 | \$825,752 | \$825,752 | \$825,752 | \$867,040 |
| Shop Spaces | \$279,685 | \$391,559 | \$548,183 | \$767,456 | \$1,085,950 | \$1,118,529 | \$1,152,084 | \$1,186,647 | \$1,222,246 | \$1,258,914 |
| | \$1,030,369 | \$1,142,243 | \$1,298,867 | \$1,593,208 | \$1,911,702 | \$1,944,281 | \$1,977,837 | \$2,012,399 | \$2,047,999 | \$2,125,954 |
| Shops Vacancy Rate 10% | \$0 | \$0 | \$0 | \$0 | \$10 | -\$111,853 | -\$115,208 | -\$118,665 | -\$122,225 | -\$125,891 |
| Total Rent Revenue | \$1,030,369 | \$1,142,243 | \$1,298,867 | \$1,593,208 | \$1,911,692 | \$2,056,134 | \$2,093,045 | \$2,131,064 | \$2,170,223 | \$2,251,845 |
| Other Tenant Revenue | | | | | | | | | | |
| Total Expense Recoveries | \$360,234 | \$415,652 | \$477,969 | \$560,207 | \$712,922 | \$776,546 | \$750,085 | \$779,931 | \$811,780 | \$845,722 |
| Other Income | | | | | | | | | | |
| Total Expense Recoveries | \$360,234 | \$415,652 | \$477,969 | \$560,207 | \$712,922 | \$776,546 | \$750,085 | \$779,931 | \$811,780 | \$845,722 |
| Residential Income | \$25,974 | \$26,753 | \$27,556 | \$28,382 | \$29,234 | \$30,111 | \$31,014 | \$31,945 | \$32,903 | \$33,890 |
| Potential Gross Revenue | \$1,416,577 | \$1,584,649 | \$1,804,392 | \$2,181,798 | \$2,653,848 | \$2,862,791 | \$2,874,145 | \$2,942,940 | \$3,014,907 | \$3,131,458 |
| Operating Expenses | | | | | | | | | | |
| CAM | \$245,231 | \$252,588 | \$260,165 | \$267,970 | \$276,009 | \$284,290 | \$292,818 | \$301,603 | \$310,651 | \$319,970 |
| Real Estate Taxes | \$215,400 | \$219,708 | \$224,102 | \$228,584 | \$233,156 | \$237,819 | \$242,575 | \$247,427 | \$252,375 | \$257,423 |
| Insurance | \$36,196 | \$36,196 | \$36,196 | \$36,196 | \$36,196 | \$36,196 | \$36,196 | \$36,196 | \$36,196 | \$36,196 |
| Management Fee | \$14,905 | \$34,267 | \$54,132 | \$55,756 | \$79,615 | \$85,884 | \$86,224 | \$88,288 | \$90,447 | \$93,944 |
| Total Operating Expenses | \$511,731 | \$542,759 | \$574,595 | \$588,506 | \$624,976 | \$644,188 | \$657,814 | \$673,514 | \$689,669 | \$707,533 |
| Net Operating Income | \$904,846 | \$1,041,890 | \$1,229,797 | \$1,593,292 | \$2,028,872 | \$2,218,602 | \$2,216,331 | \$2,269,426 | \$2,325,237 | \$2,423,925 |

Assumptions

Approx 40% increase, from the previous year, of Shop Spaces occupancy in years 2,3 & 4
 10% vacancy was applied on Shop Spaces only, commencing Year 5
 3% annual increases on CAM Expenses
 2% annual increases on Property Taxes
 3% Management Fee
 Approx 40% increase, from the previous year, of Shop Spaces occupancy in years 2,3 & 4

Aerial Map





San Bernardino, CA

Located approximately 60 miles east of Los Angeles, 120 miles northeast of San Diego, and 55 miles northwest of Palm Springs, the City of San Bernardino sits at an elevation of 1,049 feet and spans roughly 62.24 square miles. It is the largest city in San Bernardino County and serves as a vital hub in Southern California's Inland Empire.

San Bernardino is a community rich in history and cultural diversity. The area reflects the influences of Native American tribes, Mexican settlers, Spanish missionaries, and Mormon emigrants. Since 1810, when Franciscan missionary Father Dumetz named the area San Bernardino, the city has been recognized for its scenic setting—nestled south of the San Bernardino Mountains and west of the desert—and its strategic location.

For over a century, San Bernardino has played a key role as a transportation corridor between the east and west coasts. The city boasts excellent connectivity through its extensive freeway network, rail access, proximity to two international airports, and the Port of Los Angeles, all within an hour's drive. The Metrolink commuter rail, operating from the Santa Fe Depot, links residents to major employment centers like Downtown Los Angeles and Orange County within 90 minutes. A new light rail line, currently in development, will extend service through San Bernardino to Redlands with stations located in key civic and hospitality districts. The San Bernardino Transit Center, opened in 2015, connects the city to more than ten surrounding cities and regional transit systems, including transcontinental bus services.

Healthcare access is anchored by two major hospitals within city limits—Community Hospital of San Bernardino and St. Bernardine Medical Center—both of which are state-of-the-art facilities. Residents also benefit from nearby medical centers including Arrowhead Regional Medical Center and the renowned Loma Linda University Medical Center.

The city is home to 35 parks, 11 community centers, and a vibrant range of recreational programs for youth, adults, and seniors. Its public library system, consisting of one main and three branch libraries, supports lifelong learning and access to ideas, information, and creative experiences.

San Bernardino is entering a new era of economic growth and revitalization. Located in the heart of inland Southern California, it offers affordable housing, a workforce-ready education pipeline, an innovative California State University campus, a large labor pool, and one of the lowest costs of doing business in the region. As a dynamic and multifaceted transportation and logistics hub, the city presents unique opportunities for first-time homebuyers, entrepreneurs, investors, and employers alike.

San Bernardino is, now more than ever, a city of opportunity.