

GROCERY SHADOW-ANCHORED SHOPS - LA VERNE PLAZA

2080 - 2086 Foothill Blvd., LA Verne CA 91750

HIGH-INCOME TRADE AREA / PROVEN NEIGHBORHOOD RETAIL LOCATION

LA VERNE

STATER BROS.
markets
(NAP)

CHASE

Little Caesars

The Tenderloin
RESTAURANT

H&R BLOCK

HAIR PERSONALITY

FUKUYA SUSHI

PEARL DENTAL GROUP

LA VERNE DRY CLEANERS

IN-N-OUT
BURGER
(NAP)

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NAI Capital
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

INVESTMENT SUMMARY

LA VERNE PLAZA presents the opportunity to acquire a proven neighborhood retail asset within an established infill trade area in eastern Los Angeles County. The offering combines durable in-place cash flow, strong grocery and quick-service co-tenancy, and meaningful frontage along Foothill Boulevard, positioning the asset to benefit from both current income and future leasing upside in one of the San Gabriel Valley's most stable suburban trade areas.

- ±39,658 SF investment opportunity within La Verne Plaza, a well-established grocery shadow-anchored neighborhood center.
- Strategically located along Foothill Boulevard, the primary retail corridor in La Verne, with convenient access to the I-210 Freeway.
- Shadow-anchored by Stater Bros. and adjacent to In-N-Out Burger, generating strong daily traffic and cross-shopping activity.
- Located in an affluent trade area with average household incomes exceeding \$95,000 within a 3-mile radius.
- High-visibility frontage along Foothill Boulevard with traffic counts of approximately 35,000 to 40,000 vehicles per day
- Diverse tenant roster consisting of food, service, and necessity-based uses supporting durable in-place cash flow.
- Ownership controls the most active portion of the center, offering stable income with future leasing and upside potential.



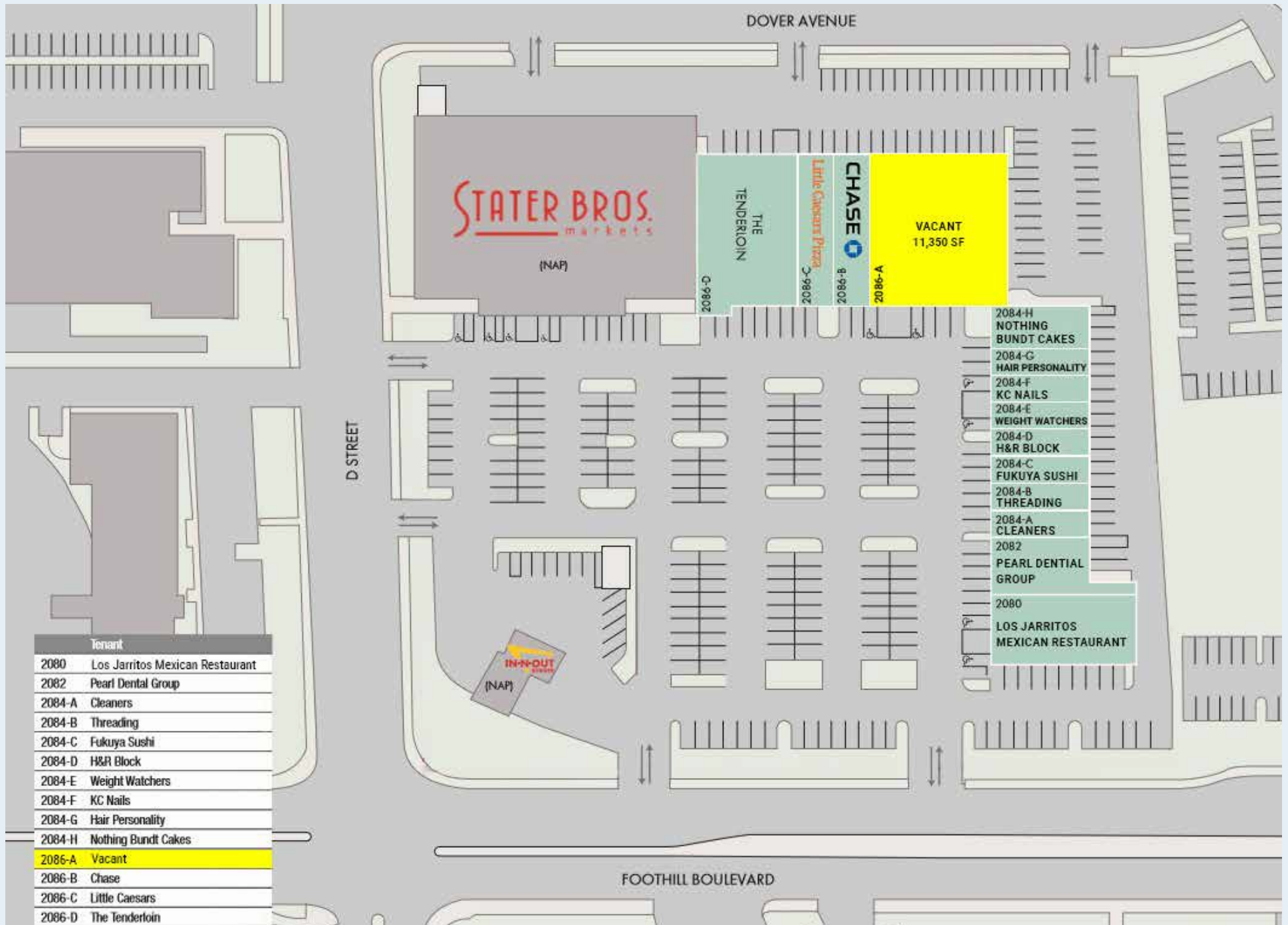
STOREFRONT VIEWS



TENANT LOCATION



SITE PLAN



RENT ROLL

Suite	Tenant	SF	% of NRA	Lease Start	Lease End	Start Date	Monthly	PSF	CAM Monthly	PSF	Options
2080	Los Jarritos	4,048	10%	08/01/24	07/31/34	CURRENT	13,133.74	3.24	3,643.20	0.90	(2) 5-YR Options, Exp - 7/31/44, 3% Increases Annually
						08/01/26	13,527.75	3.34	3,661.42	0.90	
						08/01/27	13,933.58	3.44	3,679.72	0.91	
						08/01/28	14,351.59	3.55	3,698.12	0.91	
						08/01/29	14,782.14	3.65	3,716.61	0.92	
						08/01/30	15,225.60	3.76	3,735.20	0.92	
						08/01/31	15,682.37	3.87	3,753.87	0.93	
						08/01/32	16,152.84	3.99	3,772.64	0.93	
08/01/33	18,837.42	4.65	3,791.50	0.94							
2082	Pearl Dental Group	1,920	5%	03/18/19	03/31/29	CURRENT	5,961.36	3.10	1,728.00	0.90	
						04/01/27	6,140.20	3.20	1,736.64	0.90	
						04/01/28	6,324.40	3.29	1,745.32	0.91	
2084-A	LV Cleaners	1,500	4%	12/01/21	01/31/33	CURRENT	4,336.96	2.89	1,350.00	0.90	(1) 5-YR Option Exp - 1/31/2038
						12/01/26	4,467.07	2.98	1,356.75	0.90	
						02/01/27	4,467.07	2.98	1,363.53	0.91	
						02/01/28	4,467.07	2.98	1,370.35	0.91	
						02/01/29	4,601.08	3.07	1,377.20	0.92	
						02/01/30	4,739.11	3.16	1,384.09	0.92	
						02/01/31	4,881.29	3.25	1,391.01	0.93	
						02/01/32	5,027.73	3.35	1,397.96	0.93	
02/01/33	5,178.56	3.45	1,404.95	0.94							
2084-B	Shape Threading	1,080	3%	02/01/23	01/31/28	CURRENT	2,775.84	2.57	972.00	0.90	
						02/01/27	2,858.81	2.65	976.86	0.90	
2084-C	Fukuya Sushi	1,080	3%	08/01/21	07/31/31	CURRENT	2,908.04	2.69	972.00	0.90	
						08/01/26	2,995.28	2.77	976.86	0.90	
						08/01/27	3,085.14	2.86	981.74	0.91	
						08/01/28	3,177.69	2.94	986.65	0.91	
						08/01/29	3,273.05	3.03	991.59	0.92	
						08/01/30	3,371.22	3.12	996.54	0.92	
2084-D	H&R Block	1,080	3%	05/01/25	04/30/28	CURRENT	2,950.36	2.73	972.00	0.90	
						05/01/27	3,038.87	2.81	976.86	0.90	
2084-E	Weight Watchers	1,440	4%	04/01/24	03/31/27	CURRENT	3,757.74	2.61	1,302.48	0.90	

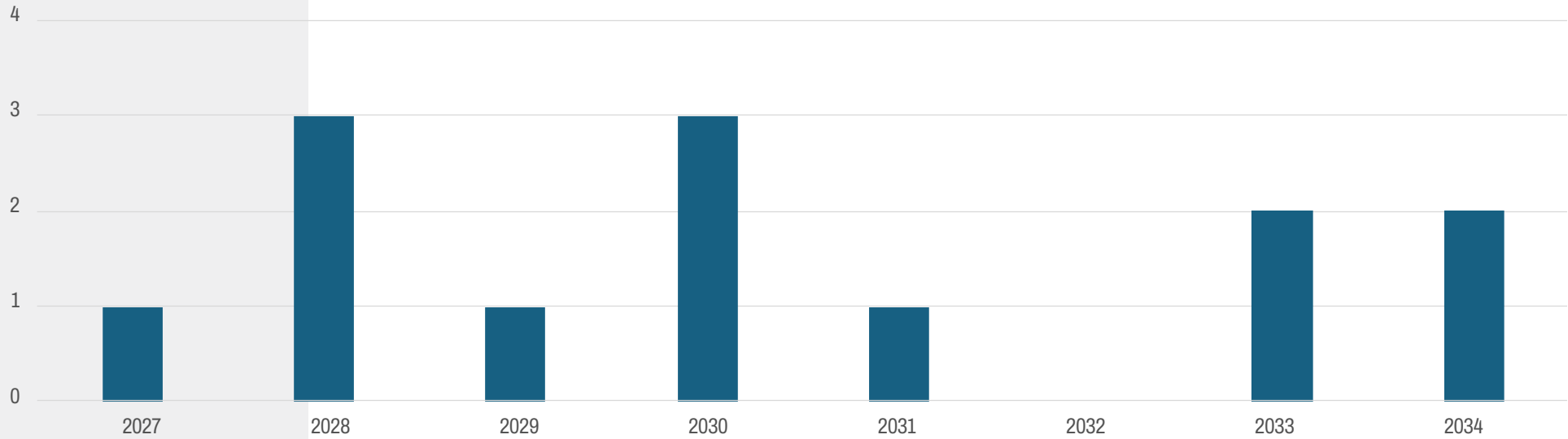
RENT ROLL

Suite	Tenant	SF	% of NRA	Lease Start	Lease End	Start Date	Monthly	PSF	CAM Monthly	PSF	Options
2084-F	KC Nails	960	2%	04/21/25	03/31/34	CURRENT	2,542.36	2.65	864.00	0.90	
						04/01/27	2,618.63	2.73	868.32	0.90	
						04/01/28	2,697.20	2.81	872.66	0.91	
						04/01/29	2,778.11	2.89	877.02	0.91	
						04/01/30	2,861.45	2.98	881.41	0.92	
						04/01/31	2,947.30	3.07	885.82	0.92	
						04/01/32	3,035.71	3.16	890.25	0.93	
						04/01/33	3,126.78	3.26	894.70	0.93	
2084-G	Hair Personality	1,200	3%	02/01/23	01/31/33	CURRENT	3,152.55	2.63	1,080.00	0.90	
						02/01/27	3,247.13	2.71	1,085.40	0.90	
						02/01/28	3,344.55	2.79	1,090.83	0.91	
						02/01/29	3,444.89	2.87	1,096.28	0.91	
						02/01/30	3,548.24	2.96	1,101.76	0.92	
						02/01/31	3,654.69	3.05	1,107.27	0.92	
						02/01/32	3,764.32	3.14	1,112.81	0.93	
						2084-H	Nothing Bundt Cakes	2,100	5%	04/16/25	07/31/28
08/01/26	5,617.03	2.67	1,899.45	0.90	Exp - 7/31/2030						
08/01/27	5,785.55	2.76	1,908.95	0.91							
2086-A	Vacant	11,350	29%	TBD	TBD		16,457.50	1.45	10,215.00	0.90	1-YR Guaranteed
2086-B	Chase Bank	5,000	13%	08/23/25	08/22/30	CURRENT	12,299.92	2.46	4,500.00	0.90	(2) 5-YR Options,
						08/23/26	12,299.92	2.46	4,522.50	0.90	Exp - 8/23/2040,
						08/23/27	12,299.92	2.46	4,545.11	0.91	10% Increases
						08/23/28	12,299.92	2.46	4,567.84	0.91	Each Renewal
						08/23/29	12,299.92	2.46	4,590.68	0.92	
						08/23/30	12,299.92	2.46	4,613.63	0.92	
2086-C	Little Caesars	1,900	5%	11/01/25	10/31/30	CURRENT	4,250.81	2.24	1,710.00	0.90	(2) 5-YR Options
						11/01/26	4,378.34	2.30	1,718.55	0.90	Exp - 10/31/40
						11/01/27	4,509.68	2.37	1,727.14	0.91	3% Increases Annually
						11/01/28	4,644.98	2.44	1,735.78	0.91	
						11/01/29	4,784.33	2.52	1,744.46	0.92	
2086-D	The Tenderloin	5,000	13%	06/01/25	05/31/30	CURRENT	6,962.15	1.39	4,500.00	0.90	(2) 5-YR Options
						06/01/27	7,310.26	1.46	4,522.50	0.90	Exp - 5/31/35
						06/01/28	7,675.77	1.54	4,545.11	0.91	3% Increases Annually
						06/01/29	8,059.56	1.61	4,567.84	0.91	

RENT ROLL

Suite	Tenant	SF	% of NRA	Lease Start	Lease End	Start Date	Monthly	PSF	CAM Monthly	PSF	Options
EV	Chargeline USA 8 Spaces			7/15/27 Estimated	7/14/37	START	4,500.00				(3) 5-YR Options Exp - 7/15/52 10% Increases Each Renewal
						07/15/28	4,500.00				
						07/15/29	4,500.00				
						07/15/30	4,500.00				
						07/15/31	4,500.00				
						07/15/32	4,950.00				
						07/15/33	4,950.00				
						07/15/34	4,950.00				
						07/15/35	4,950.00				
						07/15/36	4,950.00				
						07/15/37	5,445.00				
Totals:		39,658				Monthly:	86,942.76		35,698.68		

LEASE EXPIRY COUNT



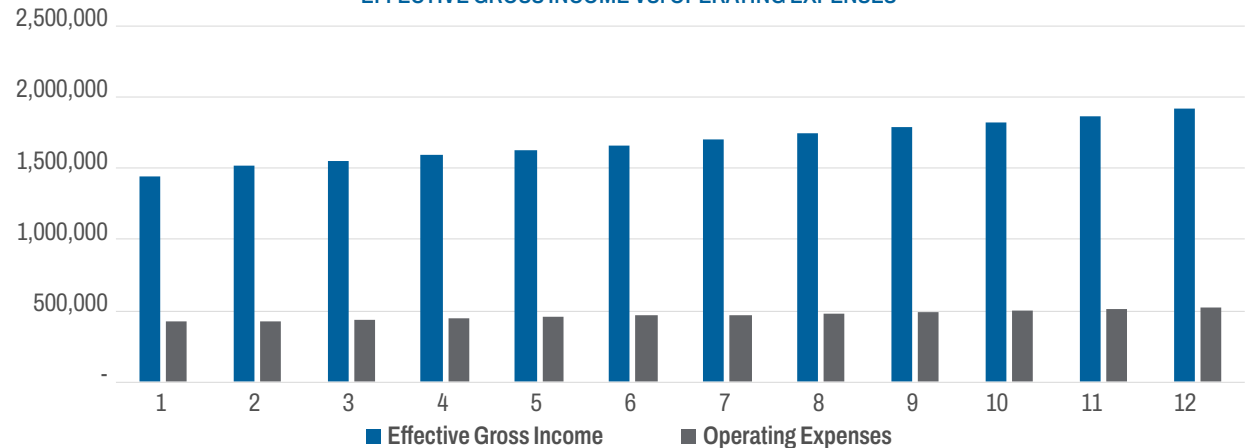
FINANCIAL SUMMARY

Year Number	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037
Total Rental Income	1,043,313	1,125,430	1,159,331	1,194,333	1,228,543	1,263,779	1,305,472	1,342,854	1,381,358	1,421,017	1,461,865	1,509,879
Total CAM Income	406,891	408,926	410,970	413,025	415,090	417,166	419,251	421,348	423,454	425,572	427,700	429,838
Effective Gross Income	1,450,204	1,534,356	1,570,301	1,607,358	1,643,633	1,680,944	1,724,724	1,764,202	1,804,812	1,846,588	1,889,565	1,939,717
Operating Expenses												
Property Taxes	233,066	237,727	242,482	247,331	252,278	257,324	262,470	267,719	273,074	278,535	284,106	289,788
Insurance	42,569	43,420	44,288	45,174	46,078	46,999	47,939	48,898	49,876	50,874	51,891	52,929
CAM	86,996	88,736	90,510	92,321	94,167	96,050	97,971	99,931	101,929	103,968	106,047	108,168
Utilities	14,801	15,097	15,399	15,707	16,021	16,342	16,669	17,002	17,342	17,689	18,043	18,403
Management	42,793	43,649	44,522	45,412	46,321	47,247	48,192	49,156	50,139	51,142	52,165	53,208
Total Operating Expenses	420,225	428,629	437,202	445,946	454,865	463,962	473,241	482,706	492,360	502,207	512,252	522,497
NOI	1,029,980	1,105,726	1,133,099	1,161,412	1,188,768	1,216,982	1,251,482	1,281,496	1,312,452	1,344,381	1,377,313	1,417,221
Annual Debt Service	889,203	889,203	889,203	889,203	889,203	889,203	889,203	889,203	889,203	889,203	889,203	889,203
DSCR	1.16x	1.24x	1.27x	1.31x	1.34x	1.37x	1.41x	1.44x	1.48x	1.51x	1.55x	1.59x
Beg. Loan Balance	10,725,000	10,559,734	10,383,313	10,194,984	9,993,942	9,779,330	9,550,232	9,305,669	9,044,599	8,765,906	8,468,402	8,150,816
Interest	723,938	712,782	700,874	688,161	674,591	660,105	644,641	628,133	610,510	591,699	571,617	550,180
Principal	165,266	176,421	188,329	201,042	214,612	229,098	244,562	261,070	278,693	297,504	317,586	339,023
Ending Loan Balance	10,559,734	10,383,313	10,194,984	9,993,942	9,779,330	9,550,232	9,305,669	9,044,599	8,765,906	8,468,402	8,150,816	7,811,792
CF After Debt Service	140,776	216,523	243,896	272,209	299,565	327,779	362,279	392,293	423,249	455,178	488,110	528,018

OPERATING ASSUMPTIONS

Annual Rent Growth	3%
Annual CAM Growth	0.5%
Annual Expense Growth	2%
Occupancy Assumption	95%
Gauranteed Income* (2086-A)	1 - Year
Avg. In-Place Rent (2026)	2.38 \$/SF
Market Rent (2026)	2.75 \$/SF
Rent Gap	37.39%

EFFECTIVE GROSS INCOME VS. OPERATING EXPENSES



FINANCIAL SUMMARY

Calendar Year	Current	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037
CAP Rate		6.70%	6.87%	7.04%	7.20%	7.38%	7.58%	7.77%	7.95%	8.15%	8.35%	8.59%
Operating Expense Ratio	28.98%	27.94%	27.84%	27.74%	27.67%	27.60%	27.44%	27.36%	27.28%	27.20%	27.11%	26.94%
Price / SF	416.06	446.10	457.15	468.57	479.61	490.99	504.91	517.02	529.51	542.39	555.68	571.78
Income / SF	36.57	38.69	39.60	40.53	41.45	42.39	43.49	44.49	45.51	46.56	47.65	48.91
Expense / SF	10.60	10.81	11.02	11.24	11.47	11.70	11.93	12.17	12.42	12.66	12.92	13.18

ENTRANCE SUMMARY

2026

Purchase Price	16,500,000
Entry Year NOI*	1,029,980
Entry Cap Rate	6.24%

CAPITAL ASSUMPTIONS

LTV	65%
Loan Amount	10,725,000
Interest Rate	6.75%
Amortization	25
Loan Term	10

EXIT SUMMARY

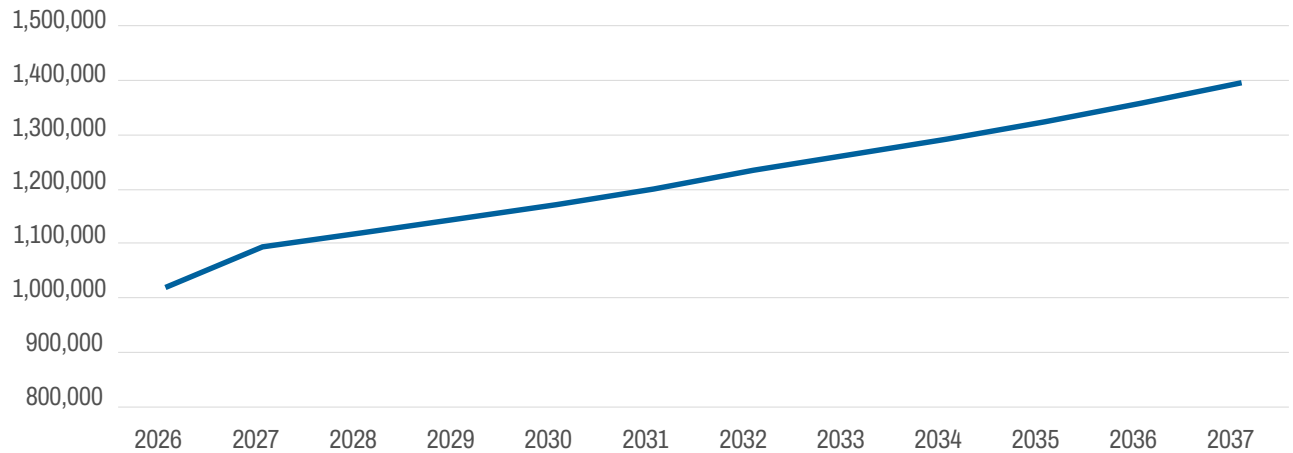
2037

Gross Sales Price	22,675,531
Exit Year NOI	1,417,221
Exit Cap Rate	6.25%
Sales Cost (5%)	1,133,777
Net Sales Price	21,541,755
Loan Payoff in Sale Year	7,811,792
Net Sale Proceeds to Equity	13,729,962

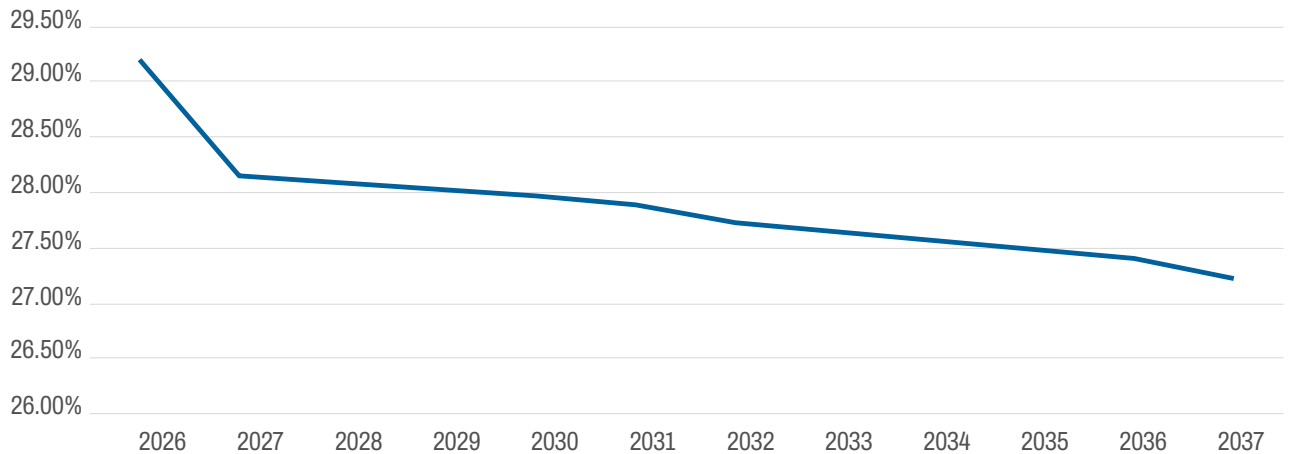
RETURNS SUMMARY

Equity Invested	5,775,000
ROC	7,954,962
IRR	10.02%

NET OPERATING INCOME

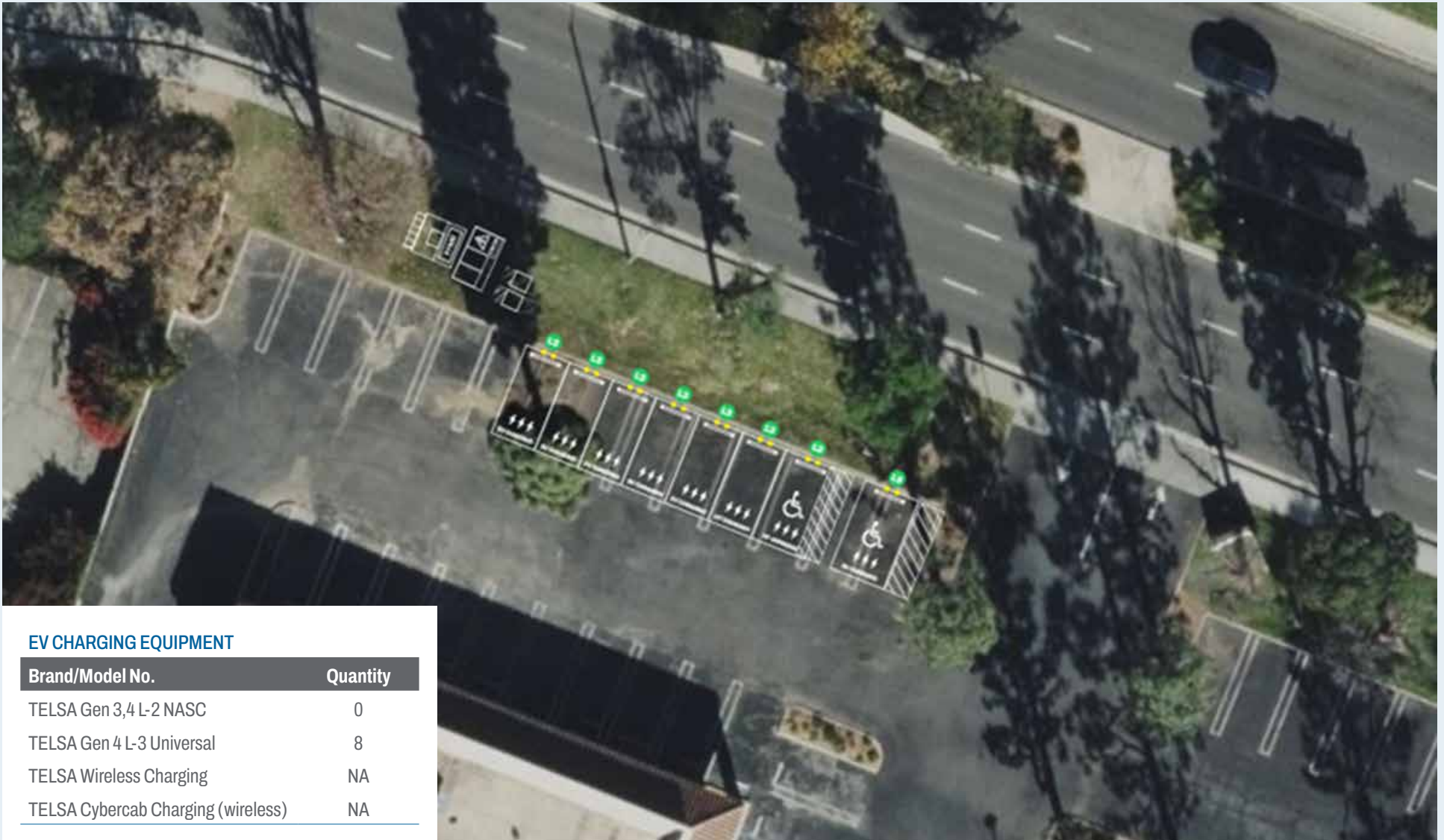


OPERATING EXPENSE RATIO



EV CHARGING STATION - CHARGE LINE USA

INSTALLATION	LEASE TERMS	UTILITIES & POWER
Exclusive designated EV charging area. Tenant to install all infrastructure. Tenant maintains equipment. Landlord maintains parking area.	10 year initial term: Gross Lease. Three (3) five year renewal options. \$4,500/month, paid quarterly. 10% rent increase every 5 years.	Tenant contracts directly with utility. Tenant pays electricity. Tenant to install separate meter. Tenant to conduct utility feasibility.

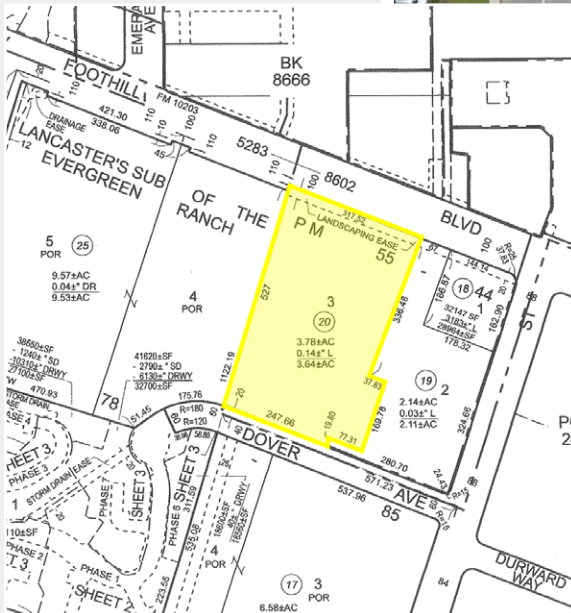


EV CHARGING EQUIPMENT

Brand/Model No.	Quantity
TELSA Gen 3,4 L-2 NASC	0
TELSA Gen 4 L-3 Universal	8
TELSA Wireless Charging	NA
TELSA Cybercab Charging (wireless)	NA

PARCEL MAP

- Lot Area: 166,004 SF (3.81 Acres) situated on APN: 8375-001-020
- 317.52 Frontage along Foothill Boulevard providing excellent visibility.
- Over 300+ parking spaces supporting strong tenant turnover and customer convenience.
- Year Built: 1978 comprising of two buildings with reinforced concrete construction.



CITY OF LA VERNE OVERVIEW

- Established suburban community in eastern L.A. County with a population of approximately 30,000–31,000 residents.
- Compact footprint of roughly 8.5 square miles with a density of approximately 3,500–3,800 people per square mile.

- Mature and stable demographic profile with a median age of approximately 46.
- High homeownership rate of roughly 69%, reflecting strong community stability.
- Affluent resident base with median household incomes exceeding \$100,000.



LA VERNE RETAIL MARKET AREA

- Average home values near \$800,000, supporting long-term neighborhood quality and investment security.
- Highly educated population with over 90% high school graduation rate.
- More than 40% of residents hold a bachelor's degree or higher.
- Well-educated workforce supporting strong local economic fundamentals.
- Consistent demand drivers supported by pride of ownership and long-term residency trend.



GROCERY SHADOW-ANCHORED SHOPS – LA VERNE PLAZA

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HIGH-INCOME TRADE AREA / PROVEN NEIGHBORHOOD RETAIL LOCATION

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