

# BANK OF AMERICA

8700 BASE LINE ROAD | RANCHO CUCAMONGA, CA

Marcus & Millichap

OFFERING MEMORANDUM

Exclusively Listed by:

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Marcus & Millichap

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**MARCUSMILLICHAP.COM**

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SECTION  
ONE

1

PROPERTY  
OVERVIEW

# OFFERING SUMMARY

## PROPERTY OVERVIEW

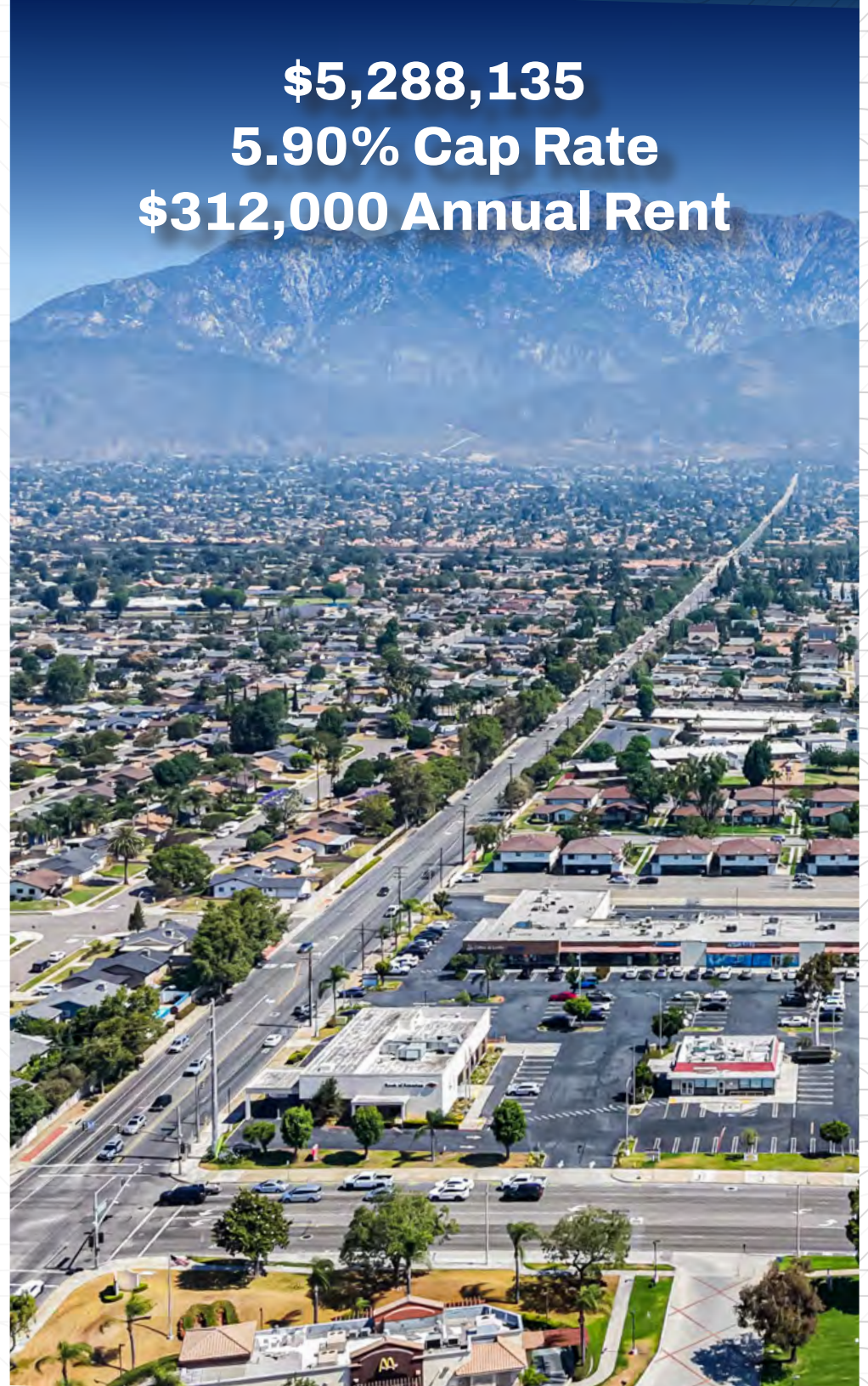
Address	8700 Baseline Road, Rancho Cucamonga, CA
Parcel ID	0202-381-35
Property Type	Retail
Building Size	2 Floors / ± 9,195 SF
Floor Sizes	Ground Floor ± 7,260 SF, 2nd Floor ± 1,935 SF
Year Built / Renovated	1975/2024
Land Size	Approximately 22,500 SF / .51 Acres
Parking	Shared parking on common area parcel
Roof / Exterior Paint	New Roof 2023 / New Paint 2026

## LEASE SUMMARY

Tenant	Bank of America N.A.
Credit Rating	A+ Stable (Standard & Poor's)
Lease Commencement	7/26/1976
Lease Expiration	7/25/2031
Annual Base Rent	\$312,000
Options	Two (2) Five (5) Year Options
Option Notice Period	Tenant to provide 270 days prior written notice
Option 1 Rent	\$343,200 (10% increase)
Option 2 Rent	\$377,520 (10% increase)
Property Taxes	Tenant Reimburses
Common Area Maintenance	Maintenance is handled by the shopping center Tenant reimburses Landlord for the cost
Insurance	Tenant Reimburses
Repair and Maintenance	Tenant is responsible except for exterior structural portions
Right of First Refusal	None

This information is provided for illustrative purposes only. It should not be relied upon and should be independently verified.

**\$5,288,135**  
**5.90% Cap Rate**  
**\$312,000 Annual Rent**



# LOCAL AERIAL



# INVESTMENT OVERVIEW

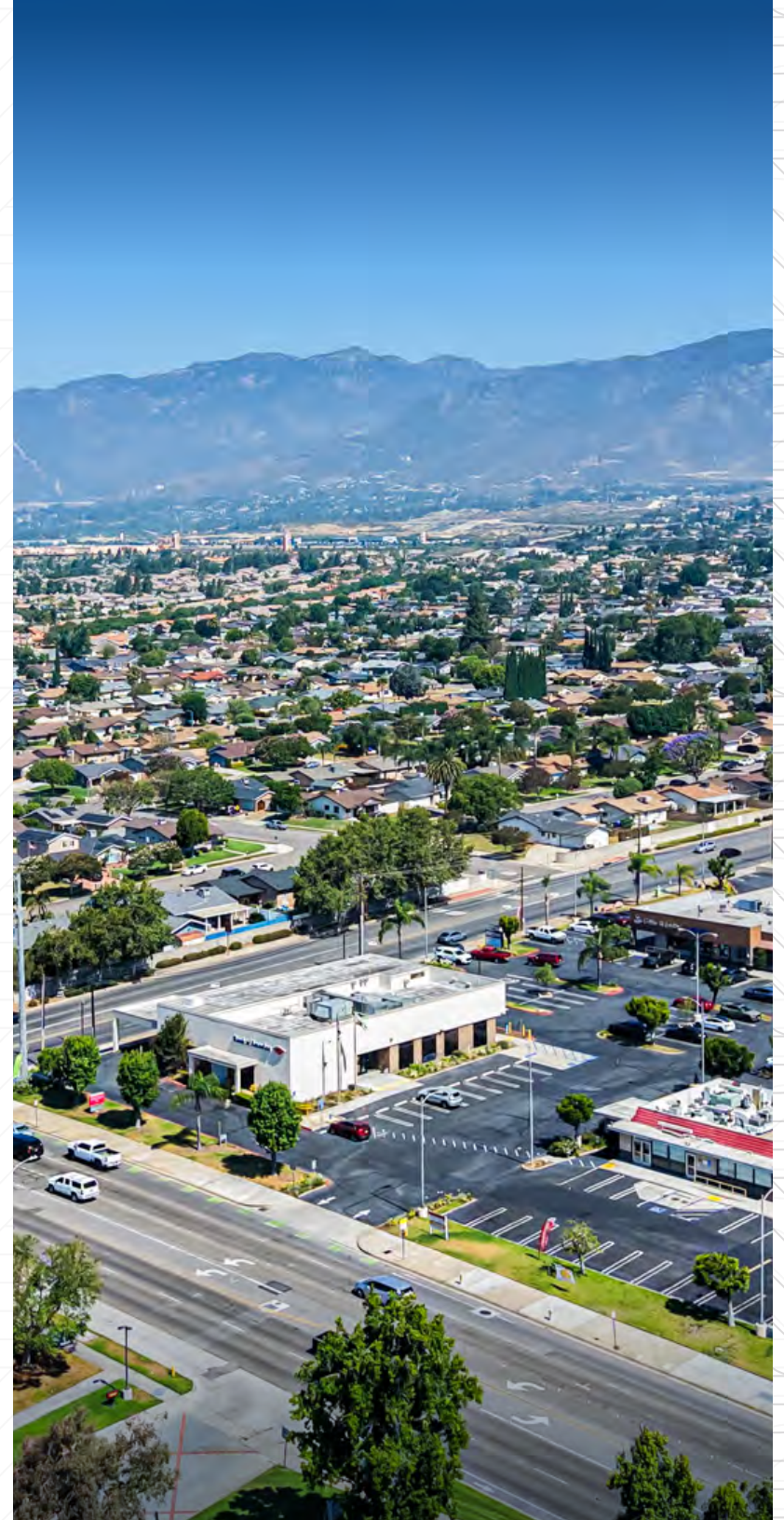
The subject property is 9,195 square foot Bank of America (NYSE: BAC) branch on a NNN lease with approximately 5 years of term remaining and two (2) five (5) year options with 10% rental increases. Bank of America has been at this location since it was originally constructed in 1976 and recently demonstrated its continued commitment to the site by extending the lease through July 26th, 2031. **The FDIC reported \$252 million in customer deposits at this site as of June 30th, 2025.**

This highly visible location is located on a hard corner signalized intersection in front of the Country Village Shopping Center anchored by a Stater Brothers market. Other notable retailers nearby include Planet Fitness, Sally Beauty, Domino's Pizza, McDonald's and Smart and Final. Alta Loma High School (2400 students) is located next door and Red Hill Park (40 acres) is across the street.

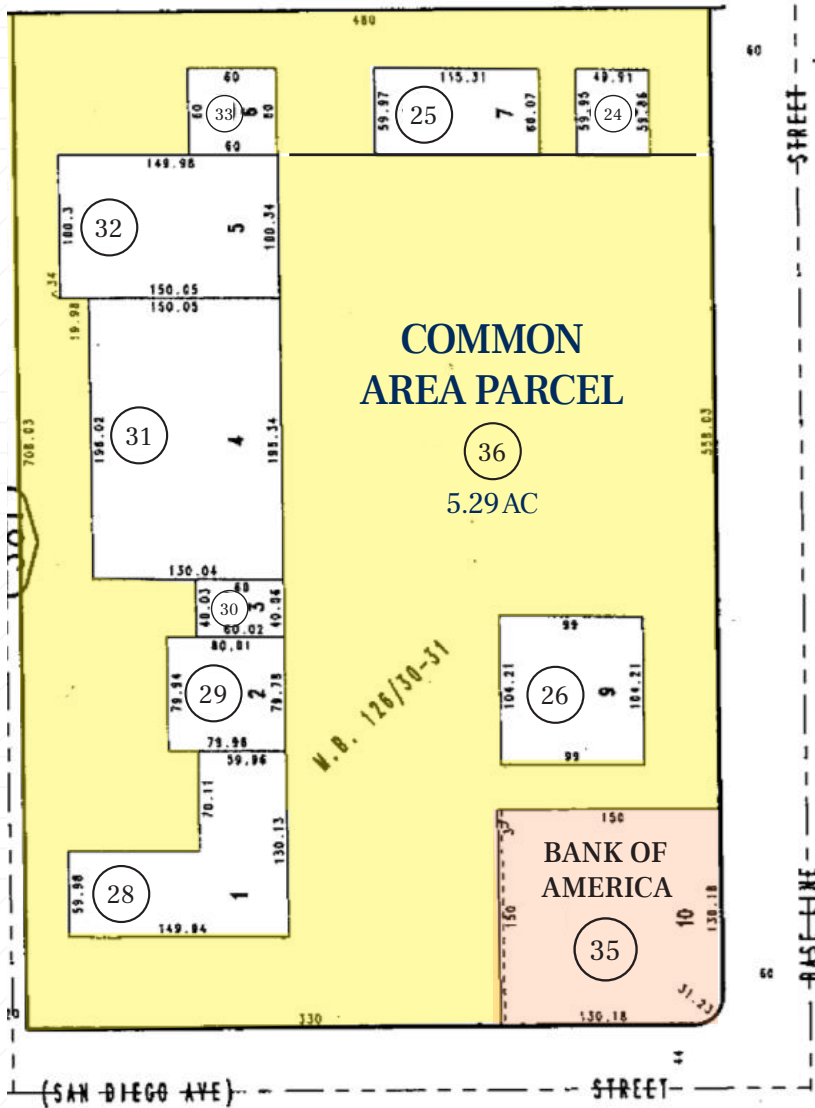
Rancho Cucamonga is an affluent Southern California suburb located just south of the foothills of the San Gabriel Mountains and Angeles National Forest in San Bernadino County approximately 41 miles east of Downtown Los Angeles. The population is over 319,000 in a five-mile radius of the property with average household income exceeding \$115,000.

## INVESTMENT HIGHLIGHTS

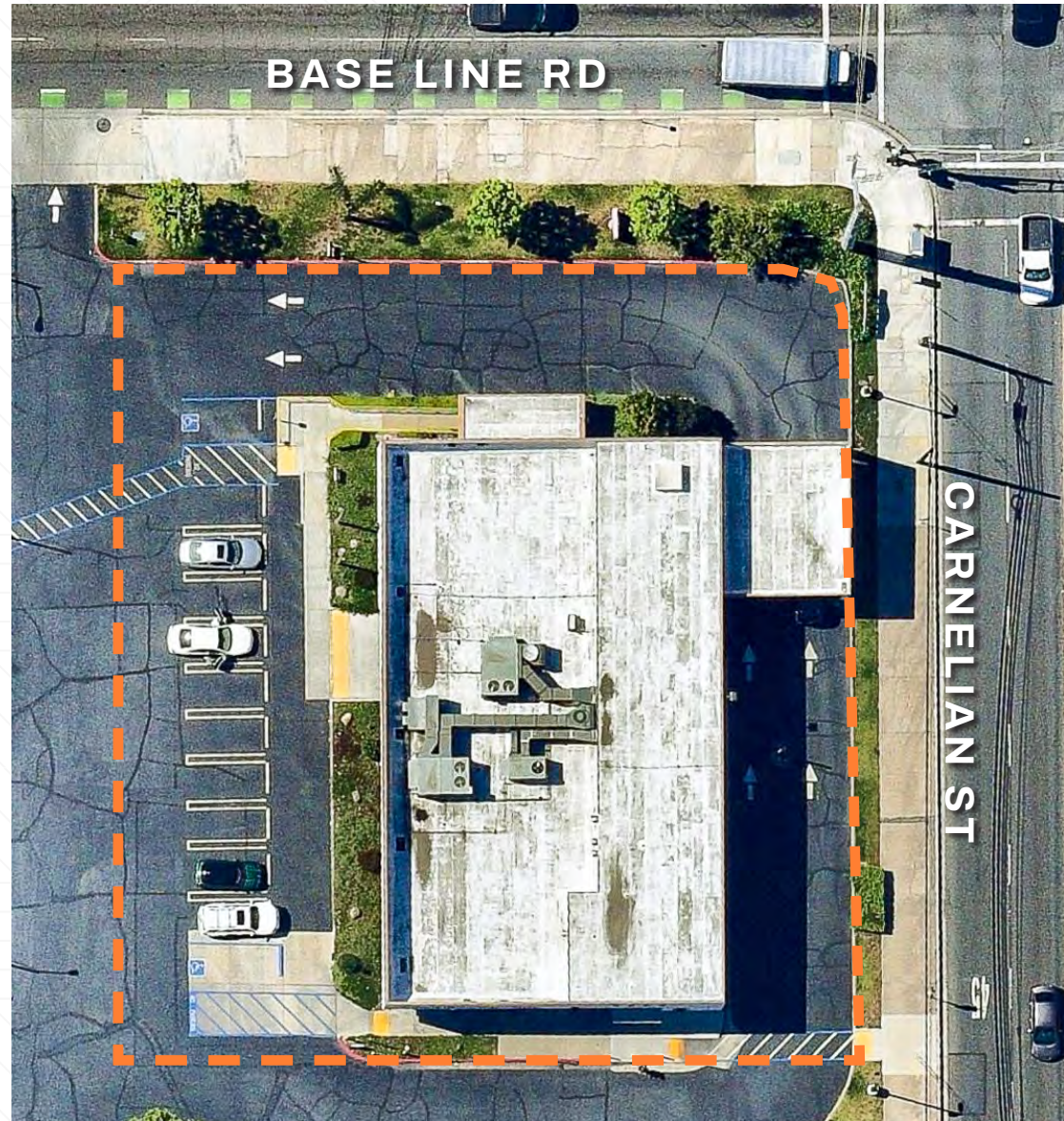
- Bank of America NNN lease with 5.1 years of term remaining and two (2) five (5) year options with 10% rental increases
- Investment Grade credit (S&PA-) with over 2.59 trillion in assets and over \$252 Million in deposits at this location (June 2025)
- Hard Corner location at a signalized intersection in front of a grocery anchored shopping center
- Alta Loma High School (2400 students) and Red Hill Park (40 Acres) are adjacent to the property
- Affluent Southern California Suburb located 37 miles east of Downtown Los Angeles
- Over 319,000 people in a five-mile radius of the property with average household income exceeding \$115,000



# TAX & PARCEL MAP



Lot dimensions are approximately 150 ft x 150 ft



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# REGIONAL MAP



# RETAILER MAP



# PROPERTY PHOTOS



# PROPERTY PHOTOS





SECTION  
TWO

FINANCIAL  
ANALYSIS

# TENANT OVERVIEW

## TENANT PROFILE

Bank of America Corporation, through its subsidiaries, provides various financial products and services for individual consumers, small and middle-market businesses, institutional investors, large corporations, and governments worldwide. The company operates through four segments: Consumer Banking, Global Wealth & Investment Management (GWIM), Global Banking, and Global Markets. The Consumer Banking segment offers traditional and money market savings accounts, certificates of deposit and IRAs, checking accounts, and investment accounts and products; credit and debit cards; residential mortgages and home equity loans; and direct and indirect loans, such as automotive, recreational vehicle, and consumer personal loans. The GWIM segment provides investment management, brokerage, banking, and trust and retirement products and services; wealth management solutions; and customized solutions, including specialty asset management services. The Global Banking segment offers lending products and services, including commercial loans, leases, commitment facilities, trade finance, and commercial real estate and asset-based lending; treasury solutions, such as treasury management, foreign exchange, short-term investing options, and merchant services; working capital management solutions; debt and equity underwriting and distribution, and merger-related and other advisory services; and fixed-income and equity research services. The Global Markets segment provides market-making, financing, securities clearing, settlement, and custody services; securities and derivative products; and risk management products using interest rate, equity, credit, currency and commodity derivatives, foreign exchange, fixed-income, and mortgage-related products. Bank of America Corporation was founded in 1784 and is based in Charlotte, North Carolina.

## COMPANY BANK OF AMERICA CORPORATION (NYSE:BAC)

Company	Bank Of America Corporation (NYSE: BAC)
Founded	1874
Locations	3,700
Total Assets	\$3.4 Trillion (2024)
Net Income	\$27.1 Billion (2024)
Fortune 500 Rank	17
Rank Among Banks	2nd Largest in the U.S. by assets
Headquarters	Charlotte, NC
Website	<a href="http://www.bankofamerica.com">www.bankofamerica.com</a>

## HIGHLIGHTS

### CLIENTS SERVED

69 million U.S. consumer and small business clients.

### PHYSICAL PRESENCE

3,700 financial centers and 15,000 ATMs across the U.S.

### SMALL BUSINESS LEADERSHIP

#1 small business lender in the U.S., serving 4 million small business clients.

### WEALTH MANAGEMENT

Manages around \$4.4 trillion in client balances.

### GLOBAL MARKETS

Services ~8,000 clients in debt, equity, commodities, and FX markets.

### CORPORATE RELATIONSHIPS

Works with 78% of Global Fortune 500 and 95% of U.S. Fortune 1000 companies.



# PRICING DETAIL

## SUMMARY

Price	\$5,288,135
Down Payment	(42%) \$2,213,135
Price Per SqFt	\$575
Gross Leasable Area	9,195 SF
Lot Size	0.52 AC
Year Built/Renovated	1975
Cap Rate	5.90%

## LEASE SUMMARY

Tenant	Bank of America
Rent Increases	10% every five years
Guarantor	Corporate Guarantee
Lease Type	Absolute Net
Lease Commencement	06/02/1975
Lease Expiration	07/25/2031
Renewal Options	Two (2) Five (5) Year Options
Term Remaining on Lease	5.1 Years
Tenant Responsibility	All property expenses
Landlord Responsibility	Exterior structural portions only
Base Rent	\$33.93 /SF \$2.83 /SF/Month \$312,000 Annual Rent

## INCOME

Base Rental Income	\$312,000
Operating Expense Reimbursement	\$118,116
Gross Income	\$430,116
Operating Expenses	\$118,116
Net Operating Income	\$312,000

## OPERATING EXPENSES

Property Taxes (2025-26)	\$71,884
Insurance	\$15,455
CAM	\$30,777
Total Expenses	\$118,116
Expenses/SF	\$12.85

## RENT SCHEDULE

START DATE	ANNUAL RENT	MONTHLY RENT	RENT/SF	CAP RATE
7/26/2026 - 7/25/2031	\$312,000	\$26,000	\$33.93	5.90%
Option 1: 7/26/2031 -	\$343,200	\$28,600	\$37.32	6.49%
Option 2: 7/26/2036	\$377,520	\$31,460	\$41.05	7.14%

Note: In place rent is \$27,296 per month ending July 25th, 2026.

## FINANCING

New Acquisition Financing	\$3,075,000
Loan To Value	58.00%
Interest Rate (5 Year Fixed)	6.13%
Amortization Period	30
Loan Term	10

Please contact MMCC for the latest financing options:

David Campbell  
(650) 391-1798  
David.Campbell@marcusmillichap.com



SECTION  
THREE

MARKET  
OVERVIEW

# RANCHO CUCAMONGA

## AREA OVERVIEW

Nestled at the base of the scenic San Gabriel Mountains, Rancho Cucamonga is a vibrant and highly sought-after community in San Bernardino County, Southern California. Known for its clean streets, family-friendly atmosphere, and exceptional quality of life, Rancho Cucamonga blends suburban comfort with urban convenience — all just about 40 miles east of Los Angeles.

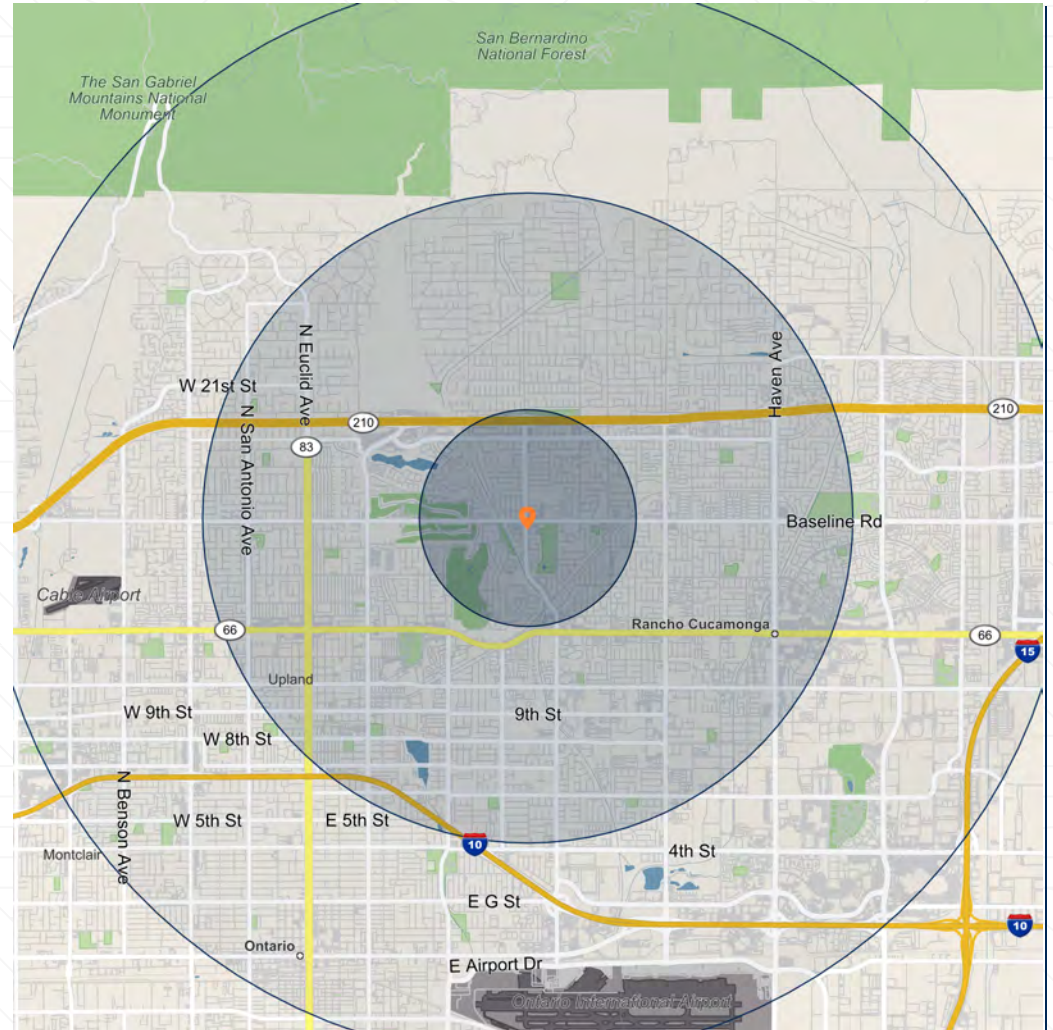
This growing city boasts a diverse housing market, from charming single-family homes and townhomes to luxury estates with mountain or city views. Tree-lined streets, well-maintained parks, and inviting neighborhoods give the city a welcoming and safe feel, making it especially popular with families, professionals, and retirees alike.

Rancho Cucamonga is also home to top-rated schools (part of the Etiwanda and Chaffey Joint Union districts), Victoria Gardens — an open-air lifestyle center with shops, restaurants, and entertainment — and a robust parks and recreation system that includes hiking trails, sports complexes, and community events. Commuters appreciate easy access to major freeways (I-15, I-210, and I-10), as well as Metrolink service for those working in downtown Los Angeles or the Inland Empire. The city is also close to Ontario International Airport, adding convenience for frequent travelers.

With its combination of beautiful landscapes, strong community values, and a dynamic local economy, Rancho Cucamonga continues to be one of Southern California's most desirable places to live, invest, and grow.

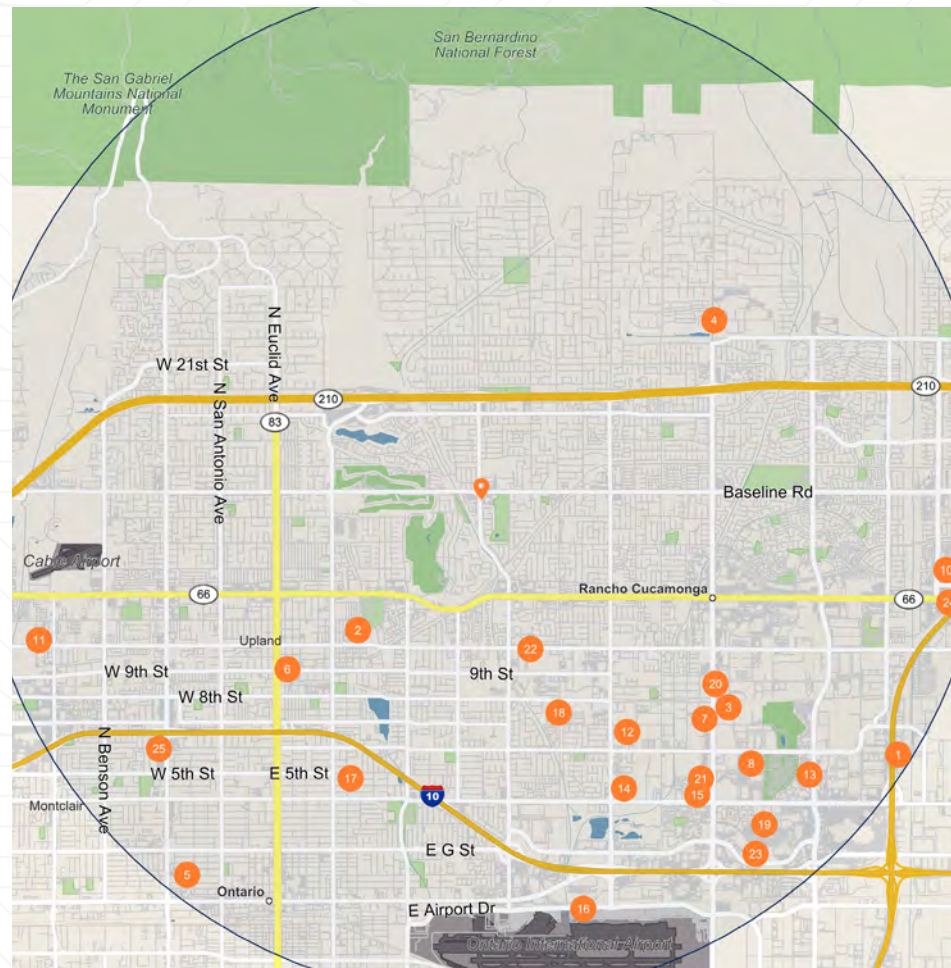
# DEMOGRAPHIC DETAIL

POPULATION	1 MILE	3 MILES	5 MILES
<b>2029 Projection</b>			
Total Population	15,957	163,693	323,774
<b>2024 Estimate</b>			
Total Population	15,764	162,010	319,548
<b>2020 Census</b>			
Total Population	15,621	159,913	315,156
<b>2010 Census</b>			
Total Population	15,515	155,068	303,548
HOUSEHOLDS	1 MILES	3 MILES	5 MILES
<b>2029 Projection</b>			
Total Households	5,486	56,052	109,336
<b>2024 Estimate</b>			
Total Households	5,411	55,297	107,631
<b>2020 Census</b>			
Total Households	5,308	54,254	105,276
<b>2010 Census</b>			
Total Households	5,242	51,460	98,645
HOUSEHOLDS BY INCOME	1 MILES	3 MILES	5 MILES
Average Household Income	\$130,812	\$117,015	\$115,944
Median Household Income	\$116,385	\$101,908	\$101,634
Per Capita Income	\$44,569	\$39,789	\$38,946
MEDIAN HOME VALUE	1 MILES	3 MILES	5 MILES
Average Household Income	\$665,323	\$654,982	\$656,263
EMPLOYMENT	1 MILES	3 MILES	5 MILES
Employment 2024 Daytime Population	14,137	130,577	329,810
Employment 2024 Unemployment	2.46%	2.41%	2.39%
Employment Average Time Traveled (Minutes)	36	34	34
EMPLOYMENT ATTAINMENT	1 MILES	3 MILES	5 MILES
Educational High School Graduate (12)	25.03	22.23	21.68
Educational Some College (13-15)	24.78	24.98	23.67
Educational Associate Degree Only	9.76	10.59	10.24
Educational Bachelor's Degree Only	19.93	20.05	20.51
Educational Graduate Degree	13.42	11.07	11.35



# TOP EMPLOYERS

NEARBY EMPLOYERS	EMPLOYEES
1. J T Walker Industries Inc-Rite Screen	2450
2. San Antonio Regional Hospital	1900
3. Plaxicon Holding Corporation-Plaxicon Co	1654
4. Chaffey Community College Dst-Chaffey College Bookstore	1385
5. Ontario-Montclair School Dst	1336
6. Employnet Inc	1327
7. Master Builders LLC-Degussa Construction	878
8. Inland Empire Health Plan-Iehp	850
9. Walmart Inc-Walmart	763
10. Pinkberry Inc	721
11. Bni Enterprises Inc-B NI	600
12. Heartland Label Printers LLC	575
13. Par Western Line Contrs LLC	550
14. Frito-Lay North America Inc-Frito-Lay	500
15. Ferreira Construction Co Inc	476
16. Ontario Concessions-Delaware N Cmpnies Trvl Hspitl	472
17. Ontarioidence Opco LLC-Las Colinas Post Acute	469
18. Frontier California Inc-Verizon Logistics	468
19. Cushman & Wakefield Cal Inc	465
20. Grove Diagnstc Imaging Ctr Inc	446
21. Precision Pipeline LLC	441
22. In-Roads Creative Programs	419
23. Aveta Health Solution Inc	418
24. Citigroup Inc-Citigroup	409
25. Physician Support Systems Inc	400



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