



# MULTI-TENANT AUTO PARK INVESTMENT

## 9199 ARROW ROUTE

### RANCHO CUCAMONGA, CALIFORNIA



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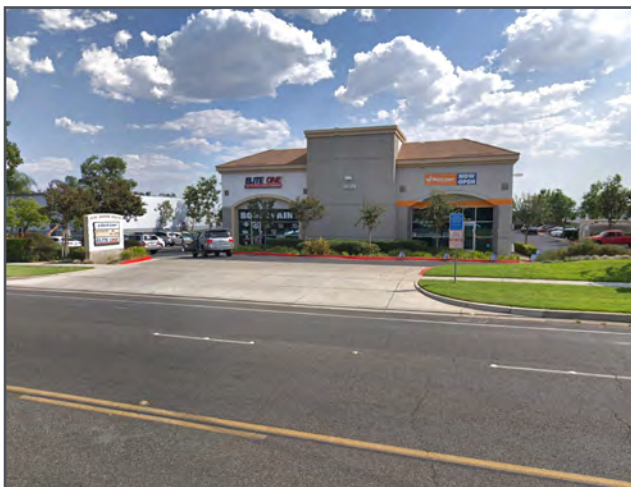
# I. The Offering





## Offering Summary

ADDRESS:	9199 Arrow Route., Rancho Cucamonga
BUILDING SIZE:	±17,324 SF
CONSTRUCTION TYPE:	Concrete Tilt Up, Single Story
LOT SIZE:	±62,290 SF (1.43 Acres)
PARKING SPACES:	±50
PROPERTY ZONING:	-



# Offering Summary

PRICE:	\$2,958,017 / \$170.75 PSF
CURRENT CAPITALIZATION RATE:	6%
NET OPERATING INCOME:	\$177,481
CURRENT OCCUPANCY:	100%
NET RENTABLE AREA:	±17,324
FINANCING:	All Cash or Cash to New Financing
YEAR BUILT:	2005
MAJOR TENANTS:	Quick Lane Tire & Auto Center Elite One Auto Collision Center

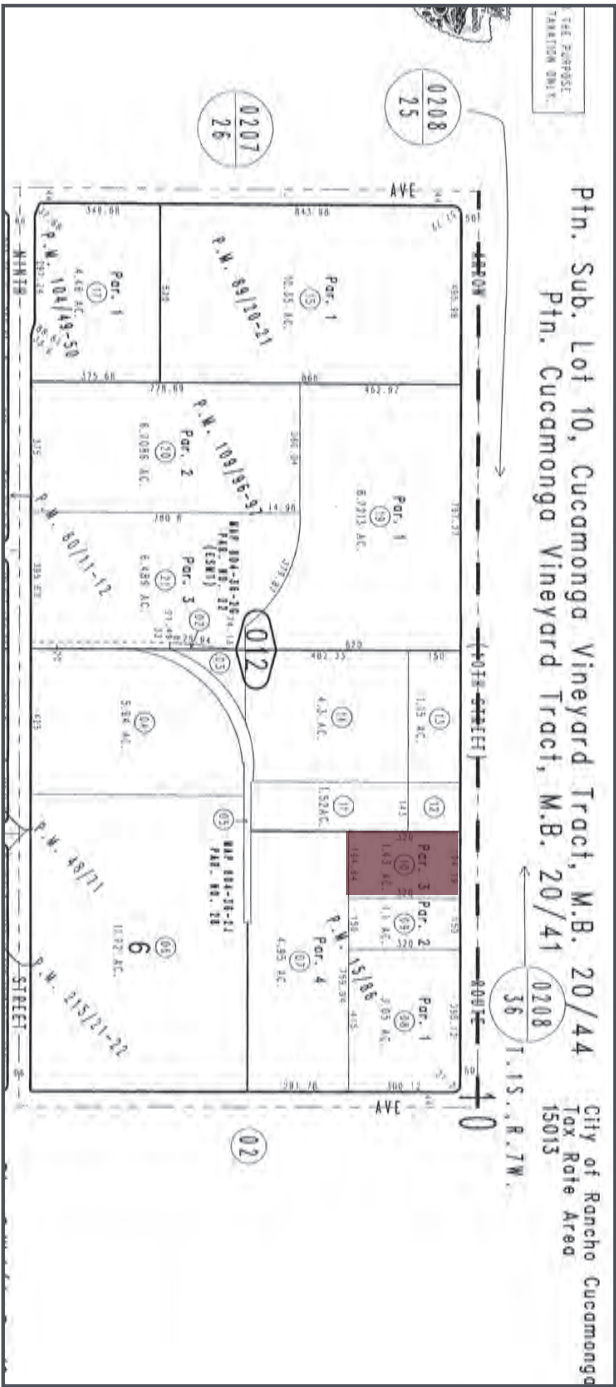


## II. Property Valuation



## Description & Project Summary

PROPERTY ADDRESS:	9199 Arrow Route Rancho Cucamonga
NUMBER OF TENANTS:	2
TOTAL PROJECT BUILDING SF:	±17,324 SF
TOTAL LAND SIZE (10 PARCELS TO-TALING):	±62,290 SF (1.43 Acres)
TOTAL PARKING SPACES:	±50 Spaces
MAJOR TENANTS:	Quick Lane Tire & Auto Center Elite One Auto Collision Center
TRAFFIC COUNTS:	±26,412
MARKET:	Inland Empire





## Investment Highlights

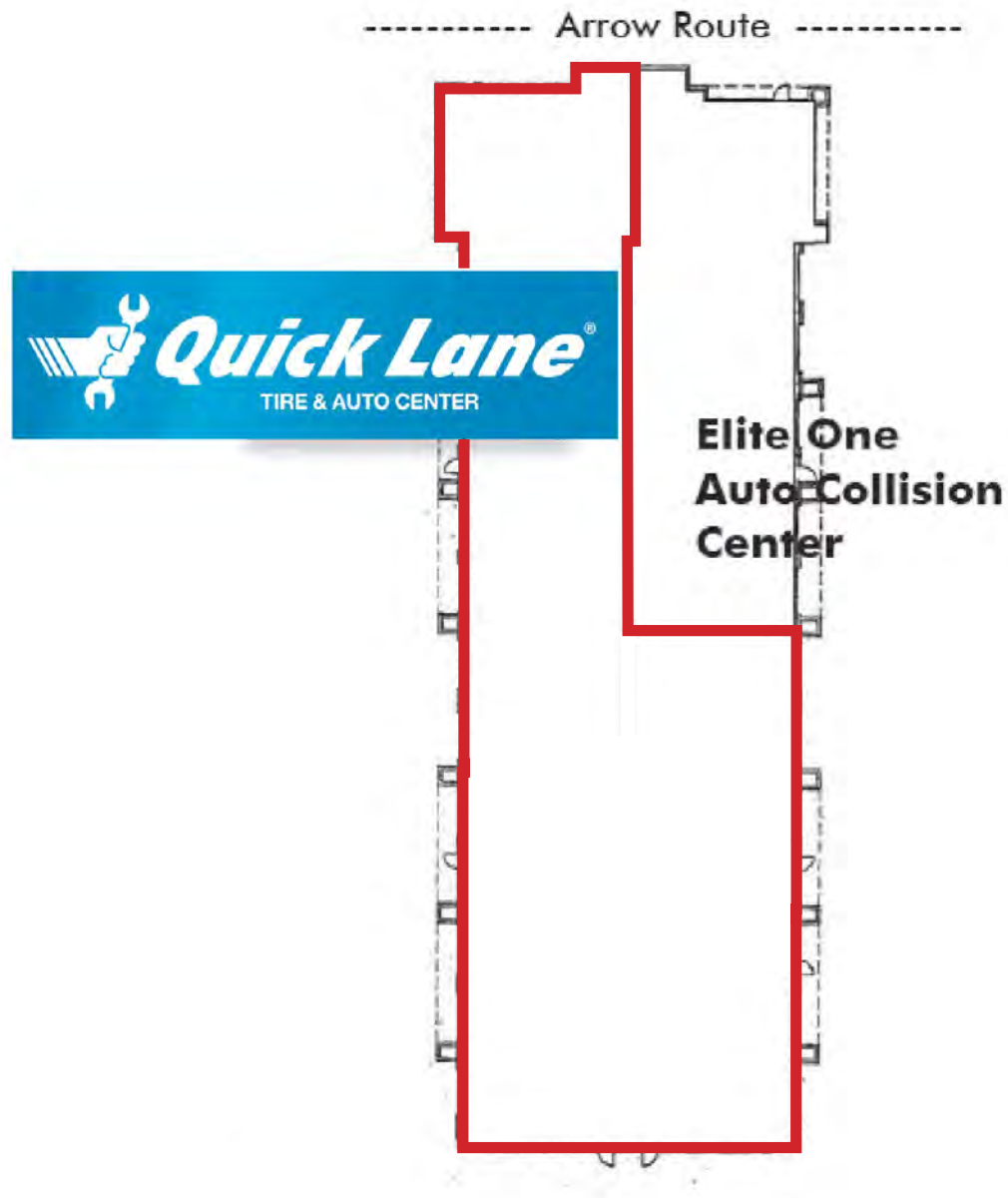
### Property Attributes:

- Multi-Tenant Auto Park anchored by Quick Lane Tire & Auto Center
- 100% Occupancy
- Highly established with recession resistant tenants
- Well maintained property and landscaping
- Monument signage on Arrow Route provides excellent visibility
- Exceptionally low NNN charges at \$0.28 PSF
- Strong demographics in the trade area
- High daytime population surrounded by office and industrial uses

### Express Way Accessibility:

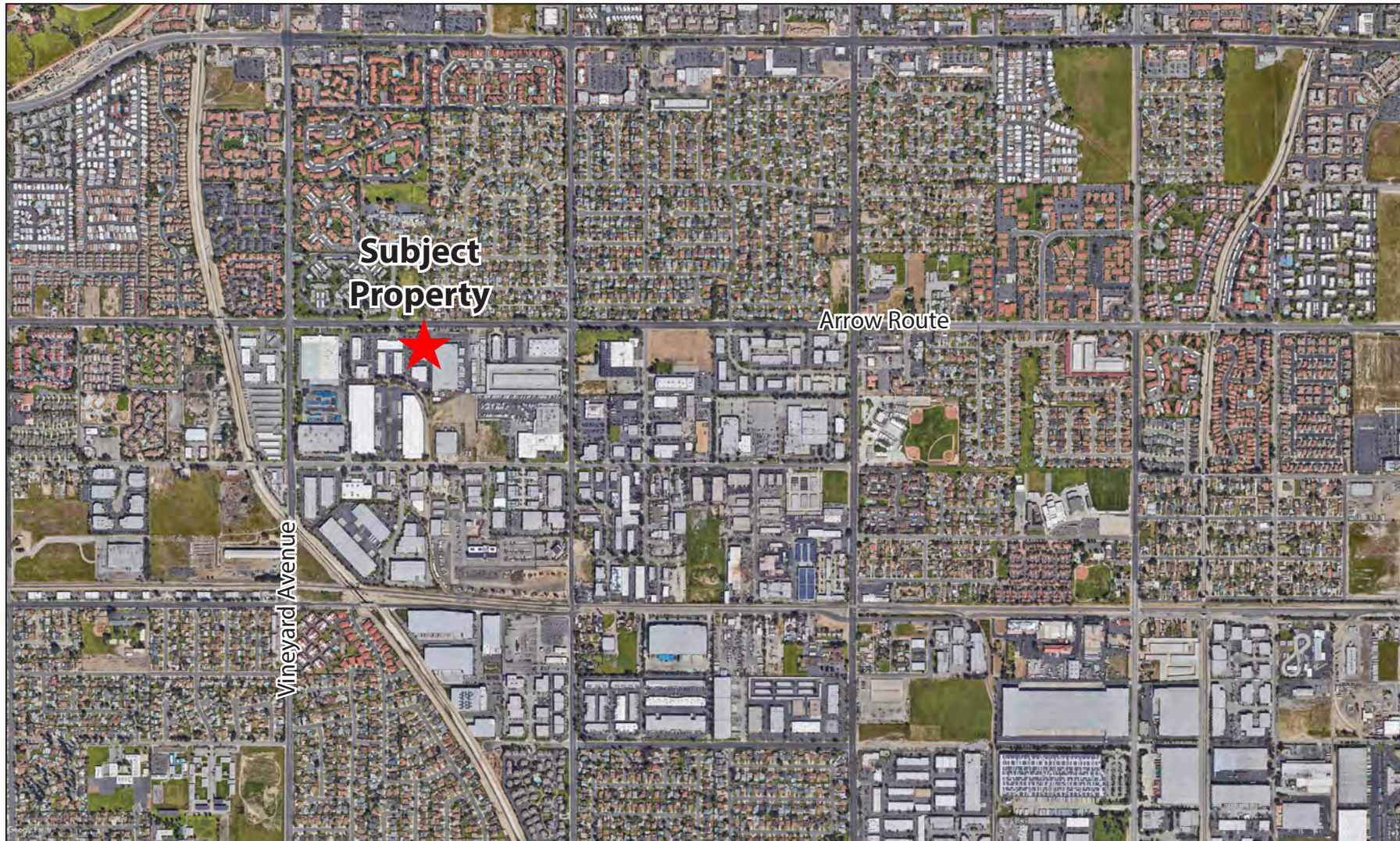
- Conveniently surrounding I-10, I-15 and CA-210 Freeways





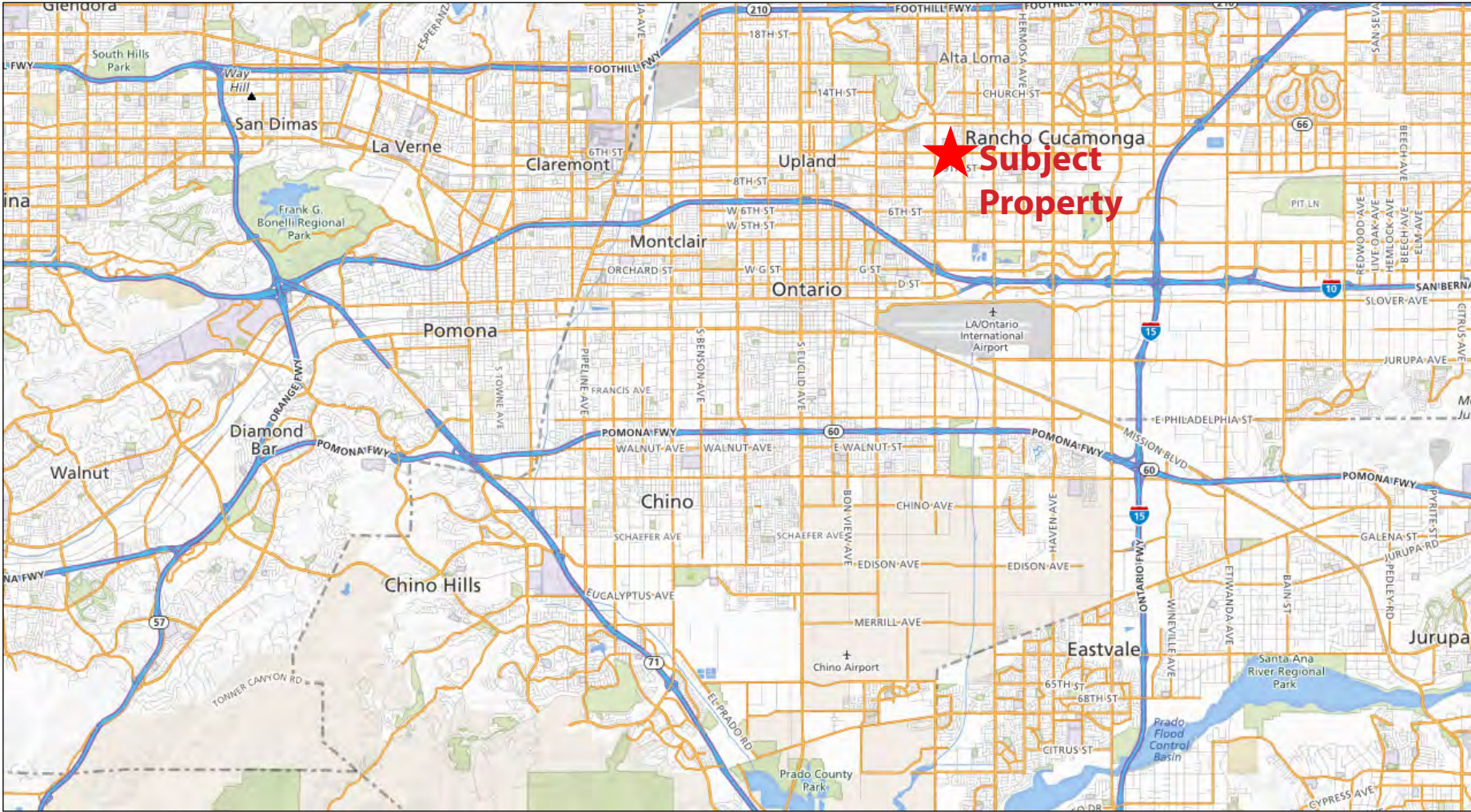


# AERIAL





MAP





### III. Financials and Tenancy



FINANCIAL SUMMARY

*Net Operating Income	\$175,848
Estimated Vacancy	N/A
Absorption & Turnover Vacancy	-
Annual Base Rent	\$175,848
NNN Expense Reimbursement Revenue	\$62,020
Total Gross Operating Income	\$237,742
Less Expenses	\$(60,261)
Property Taxes	\$33,000
Insurance	\$4,390
Utilities	\$11,029
Repairs & Maintenance	\$2,400
Landscaping, Pest & Grounds.	\$3,725
Management (3.5%)	\$5,717
Administration (Seller Profit 1% of Gross Revenue)	\$1,759
Total	\$62,020
NET OPERATING INCOME	\$177,481
Running Cap Rate	-

RENT ROLL

Address / Suite #	Tenant	Square Feet	Rent	NNN/CAM Fee	Monthly Rent/SF	Rent Escalations	Lease Commencement	Lease Expiration
9199 Arrow Route Units 103 & 105  Options: (2) 5 Year Options at FMV	Quick Lane Tire & Auto Center	±12,910	\$12,910	-	\$0.7931 NNN	3% Annually starting 05/2019	12/01/2016	07/31/2028
9199 Arrow Route Unit 102  Options: None	Elite One Auto Collision Center	±4,414	\$4,414	-	\$1.00 NNN	3% Annually	01/01/2011	12/31/2023
TOTALS		±17,324	\$17,324					

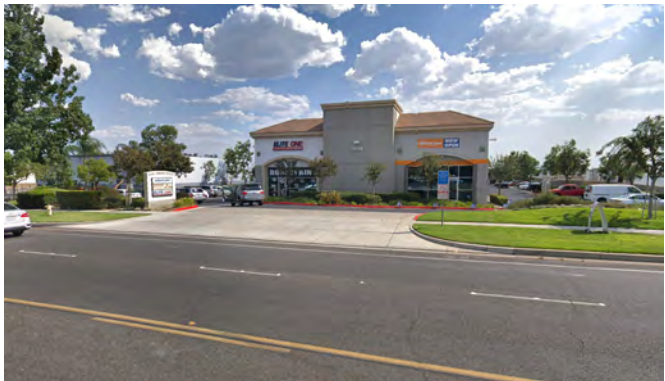
TENANT PROFILES



Quick Lane Tire & Auto Center

Quick Lane makes it easy to get the expert auto maintenance you need. Whether you drive a car, truck, or an SUV; they offer extraordinary service for routine maintenance. They offer a signature oil change with a complete Multi-Point inspection, which includes a brake and battery inspection. They are backed with their Low Price Tire Guarantee. Their staff is factory trained with the latest diagnostic tools and quality Motorcraft products. Quick Lane is a registered trademark of Ford Motor Company.

Website: [www.quicklane.com](http://www.quicklane.com)  
Revenue: -  
Employees: ±6,400  
Locations: 800  
Headquarters: Dearborn, MI



Elite One Auto Collision Center

Elite One Auto Collision Center is a local owned business in Rancho Cucamonga that specializes in rebuilding and detailing cars, trucks and SUVs that were damaged in any type of auto collision. They offer the expertise to return your vehicle back to its original specifications.

Locations: 1  
Headquarters: Rancho Cucamonga, CA.





## IV. Location



## AREA OVERVIEW

# RANCHO CUCAMONGA, CA

Rancho Cucamonga is one of the nation's most dynamic and family oriented communities. Founded in 1987, this community has been guided by a master plan that has focused on bringing quality housing, office, retail and industrial development to the region over the past two decades. The CA-210, I-15 and I-10 freeways provide easy access to Southern California, making Rancho Cucamonga a great place to live and work. The city comprises  $\pm 40$  square miles and contains over 7 million SF of retail space, 3 million SF of office space and 36 million SF of industrial space. There are over  $\pm 171,000$  people living within Rancho Cucamonga occupying over  $\pm 57,400$  housing units.



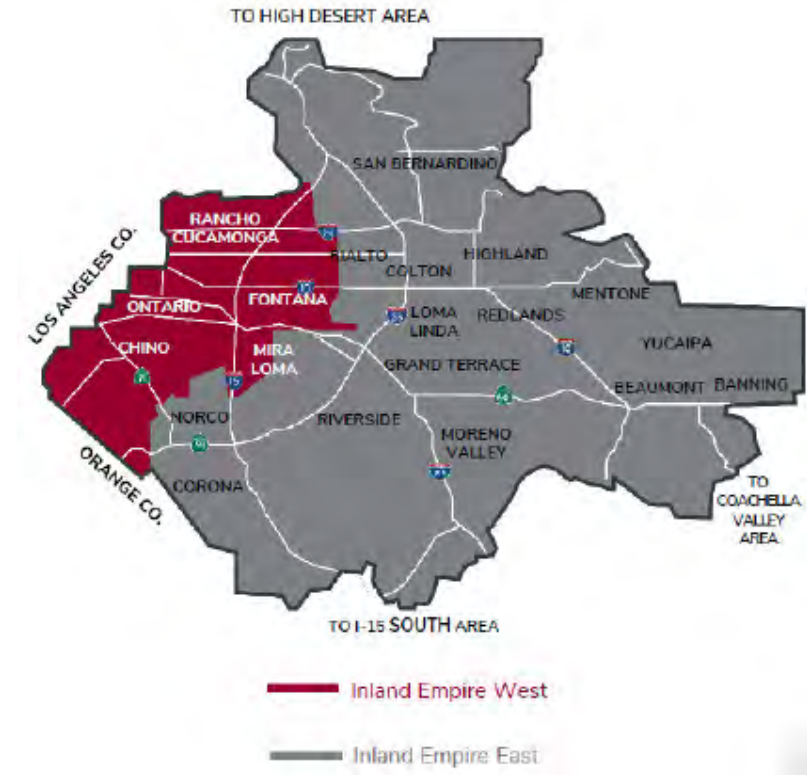
## AREA OVERVIEW (CONTINUED)

# THE INLAND EMPIRE

The Inland Empire also known as “The IE,” is an area approximately 60 miles from north to south and some 50 miles wide. It spans Riverside and San Bernardino Counties. This is an area that is roughly 2/3rds the size of Connecticut. The area is surrounded by mountain ranges and hills on all sides, with only a few natural passes to Los Angeles and Orange County to the West. San Diego County lies to the South and Palm Springs to the East.

The Inland Empire is a region east of Los Angeles, covering more than 27,000 square miles of Riverside and San Bernardino Counties. Major cities include San Bernardino, Riverside, and Ontario, served by the Ontario International Airport. Smaller but substantial cities include Rancho Cucamonga, Montclair, Pomona, Redlands, Corona, and others. The area has a population of approximately 4 Million people.

Originally a major center of agriculture, the Inland Empire now is a mix of suburban and rural areas strong in distribution, tourism, industrial and commercial development and civic organizations.



VICTORIA GARDENS MALL



CITICORP BANK ARENA



DEMOGRAPHICS

\*POPULATION:

2010 Population:	340,379
2017 Population:	358,058
2022 Projection:	370,531



HOUSEHOLD INCOME:

2017 Average Household Income:	\$80,360
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\*Within a 5 Mile Radius







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