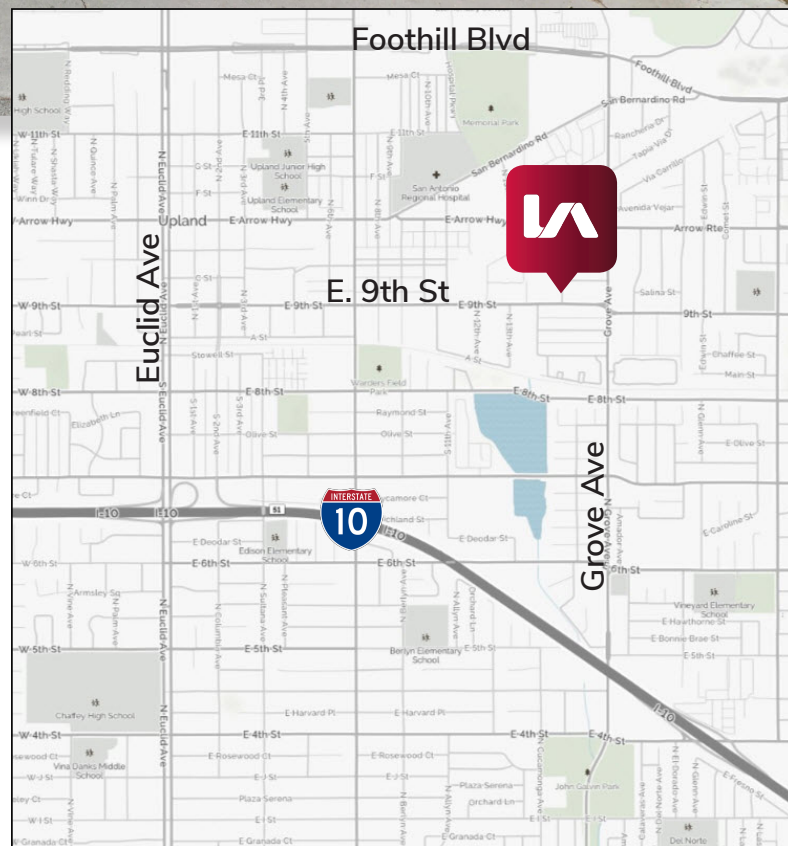
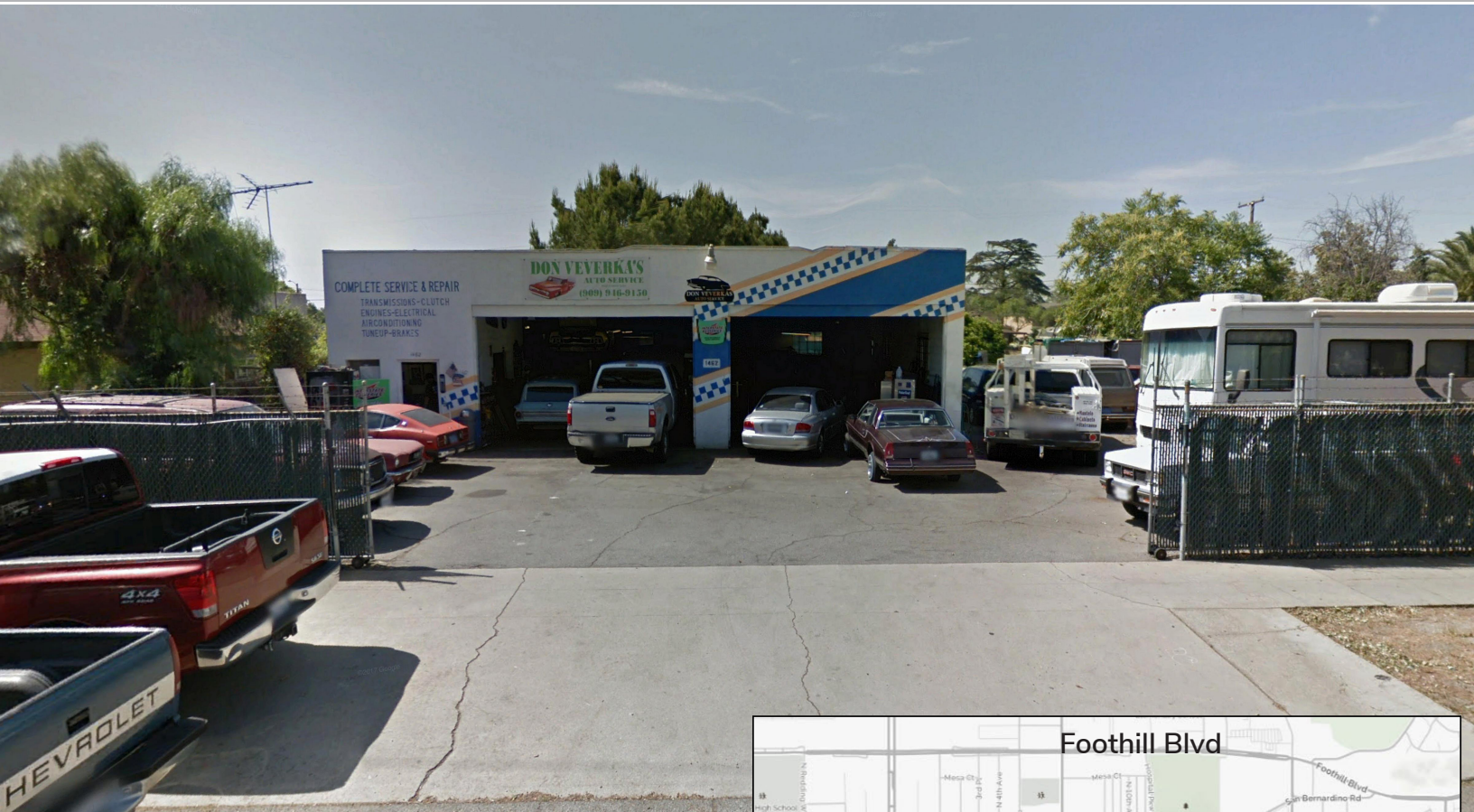


LEASED INVESTMENT ±2,100 SF AUTOMOTIVE SHOP

1462 E. 9TH STREET | UPLAND, CALIFORNIA 91786



PROPERTY HIGHLIGHTS:

- Long Term Tenant Since 2009
- Well Established Business
- ±2,100 SF Block Construction Shop
- Two (2) Bay Doors
- ±15,912 SF Lot with Two Street Entrances
- Near Local Businesses & Neighborhood Areas

INVESTMENT HIGHLIGHTS:

- Tenant: Don's Automotive
- Annual Income: ±\$31,200
- Term: Ending 12/2020 with 1 to 5 Year Option
- Annual Net Income (after expenses): ±\$24,653
- Cap Rate: 5.5%
- Asking Price: \$448,000

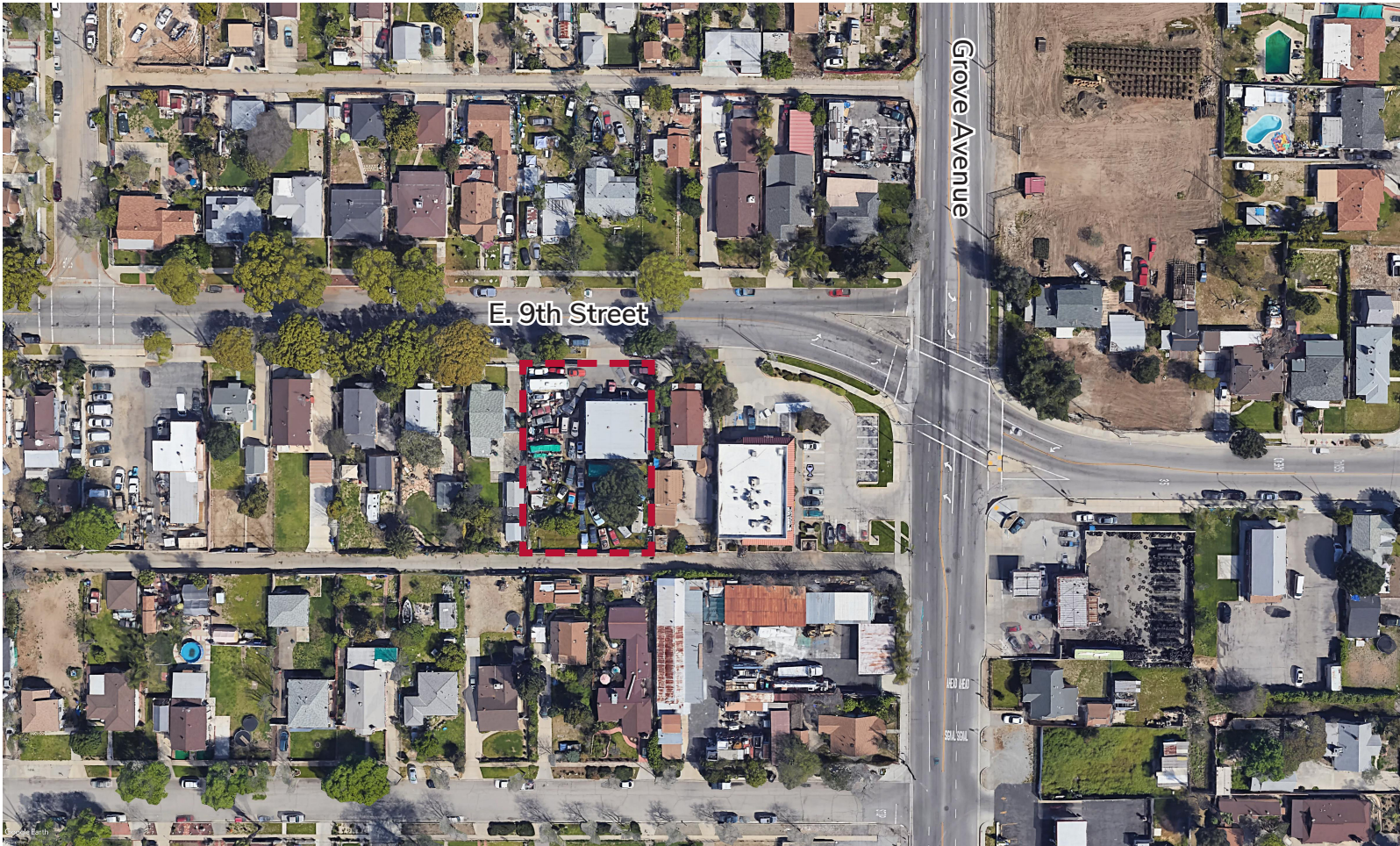


Lee & Associates® - Ontario
3535 Inland Empire Blvd, Ontario, CA 91764 | 909.989.7771 | lee-assoc.com
Corp ID 00976995

Keley Frazier
Associate
C 909.373.2736
kfrazier@lee-assoc.com
DRE #01363268

LEASED INVESTMENT ±2,100 SF AUTOMOTIVE SHOP

1462 E. 9TH STREET | UPLAND, CALIFORNIA 91786



DEMOGRAPHICS:

Population:	1 Mile: ±26,602	3 Miles: ±187,013	5 Miles: ±393,102
Households:	1 Mile: ±7,819	3 Miles: ±59,006	5 Miles: ±122,029
Average HH Income:	1 Mile: ±\$57,299	3 Miles: ±\$67,545	5 Miles: ±\$77,283

Traffic Counts: 9th Street: ±5,470 Cars Per Day - Grove Avenue: ±15,265 Cars Per Day

Daytime Employment: 1 Mile: ±6,780 3 Miles: ±61,872 5 Miles: ±179,955



Lee & Associates® - Ontario
3535 Inland Empire Blvd, Ontario, CA 91764 | 909.989.7771 | lee-assoc.com
Corp ID 00976995

Keley Frazier
Associate
C 909.373.2736
kfrazier@lee-assoc.com
DRE #01363268