

MECHANIC'S SHOP FOR LEASE



OFFERING SUMMARY

Lease Rate: \$12,000.00 per month (MG)

Building Size: 7,700 SF

Available SF: 7,700 SF

PROPERTY OVERVIEW

Outstanding opportunity for auto repair shop. Includes existing lifts and various mechanic equipment. Part of West Coast Auto Complex - a built in customer that requires mechanic services.

LOCATION OVERVIEW

On Holt Boulevard "Auto Row" in Montclair

PROPERTY HIGHLIGHTS

- Good Signage
- Fenced parking area
- Customer drop off/pick up area
- Immediate possession possible
- Office and restrooms
- Monthly share of utilities estimate: \$1,500
- Do not disturb - schedule tours

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USE OF EQUIPMENT INCLUDED



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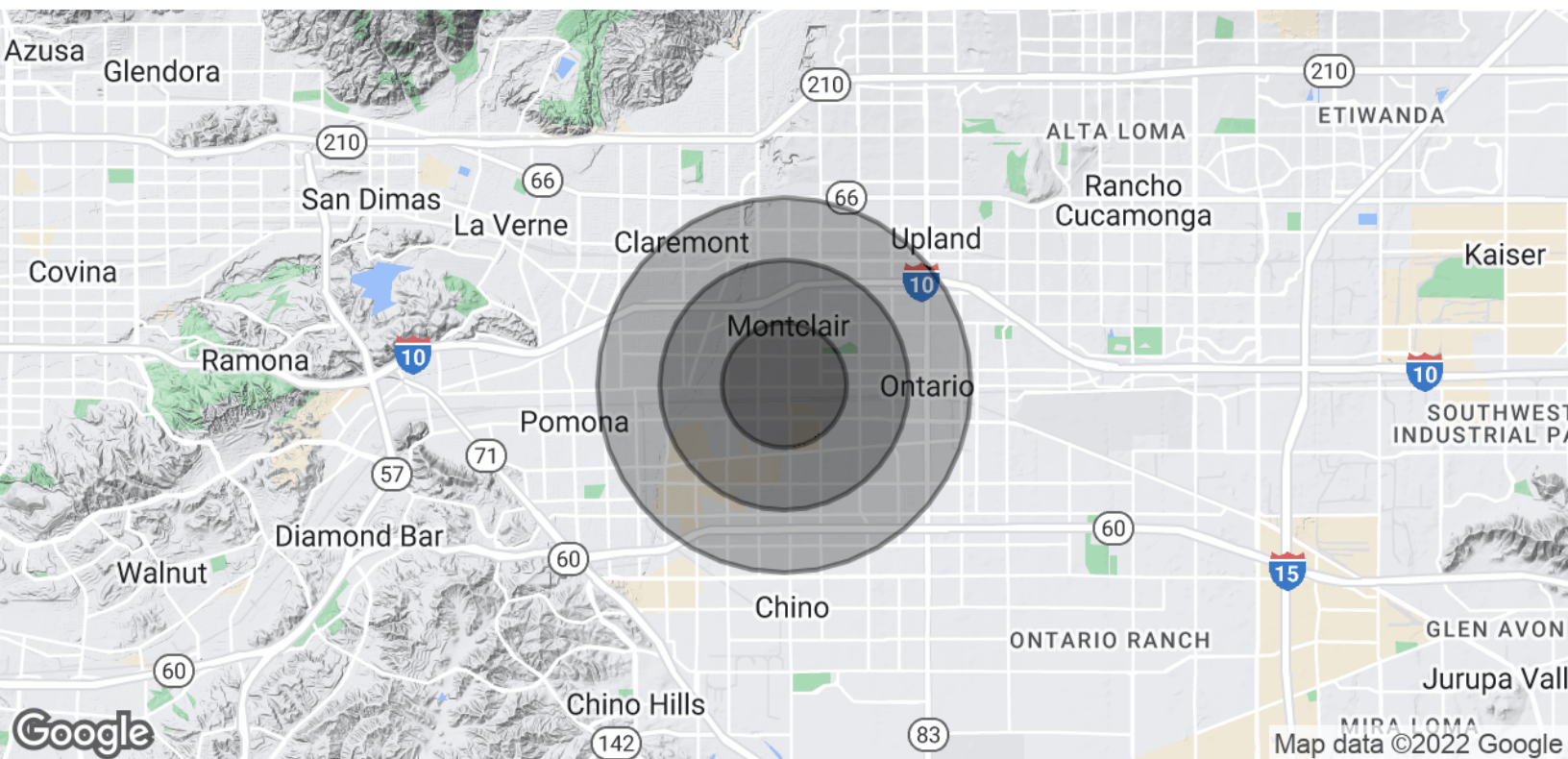
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COMMERCIAL REAL ESTATE

DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	2 MILES	3 MILES
Total Population	21,968	87,236	192,972
Average age	29.0	30.1	30.6
Average age (Male)	27.5	29.2	29.9
Average age (Female)	30.1	30.9	31.2

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total households	5,355	22,894	52,886
# of persons per HH	4.1	3.8	3.6
Average HH income	\$64,497	\$65,586	\$65,191
Average house value	\$315,548	\$340,455	\$352,618

* Demographic data derived from 2020 ACS - US Census

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