

OPORTUNITY TO LEASE A LUBE STATION WITH FIVE BAYS

4 EXPRESS LUBE DRIVE THROUGH AND AN ADDITIONAL BAY
FOR SMOG CHECK OR GLASS TINTING OR BOTH

LOCATED IN A LARGE CHEVRON GAS STATION , CAR WASH & CONVENIENCE STORE
996 MOUNTAIN AVE., NORCO, CA 92860



For information please call: (818) 640-6646

Peak Commercial

Lic. 01985275



Peak Commercial Team is pleased to present the rare opportunity to lease a Lube Service Station of five bays as part of a large Chevron Gas Station, a Car Wash and a Convenience store, in the densely affluent community of Norco, California, with an average household income of above \$102,000. This opportunity is located in the immediate trade area, on the corner of Mountain and Hamner, across the street from a 100-acre major shopping center anchored by Target and WinCo Foods.

The current owner/operator signed a new contract with Chevron, completely rebuilt it in 2020 and reopened it at the end of the year, just a short time ago.

The Chevron Station is a 26,000 sq. ft. of automotive center that has an impressive history of income. Four of the lube station bays are drive through and the fifth one was used as smog check. The lube station, with the right management is expected to achieve a gross annual income of at least \$700,000 which is as much as the previous operator did.

Location Highlights

- **Pride of ownership operation.**
- **Long term operational history of this location**
- **Easily accessible from both - Mountain Ave., and Hamner Ave.**
- **Located across the street from a 100-acre major shopping center anchored by Target and WinCo Foods.**
- **Surrounded by other prime retail centers.**
- **The subject property sits in a densely populated community with average annual household income of above \$102,000**
- **5 drive through bays with 4 underground basements, and an additional bay for Smog Check or Glass Tinting or both.**
- **NN Lease**



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With 100 Acres Shopping Center Across the Street



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Welcome to Norco



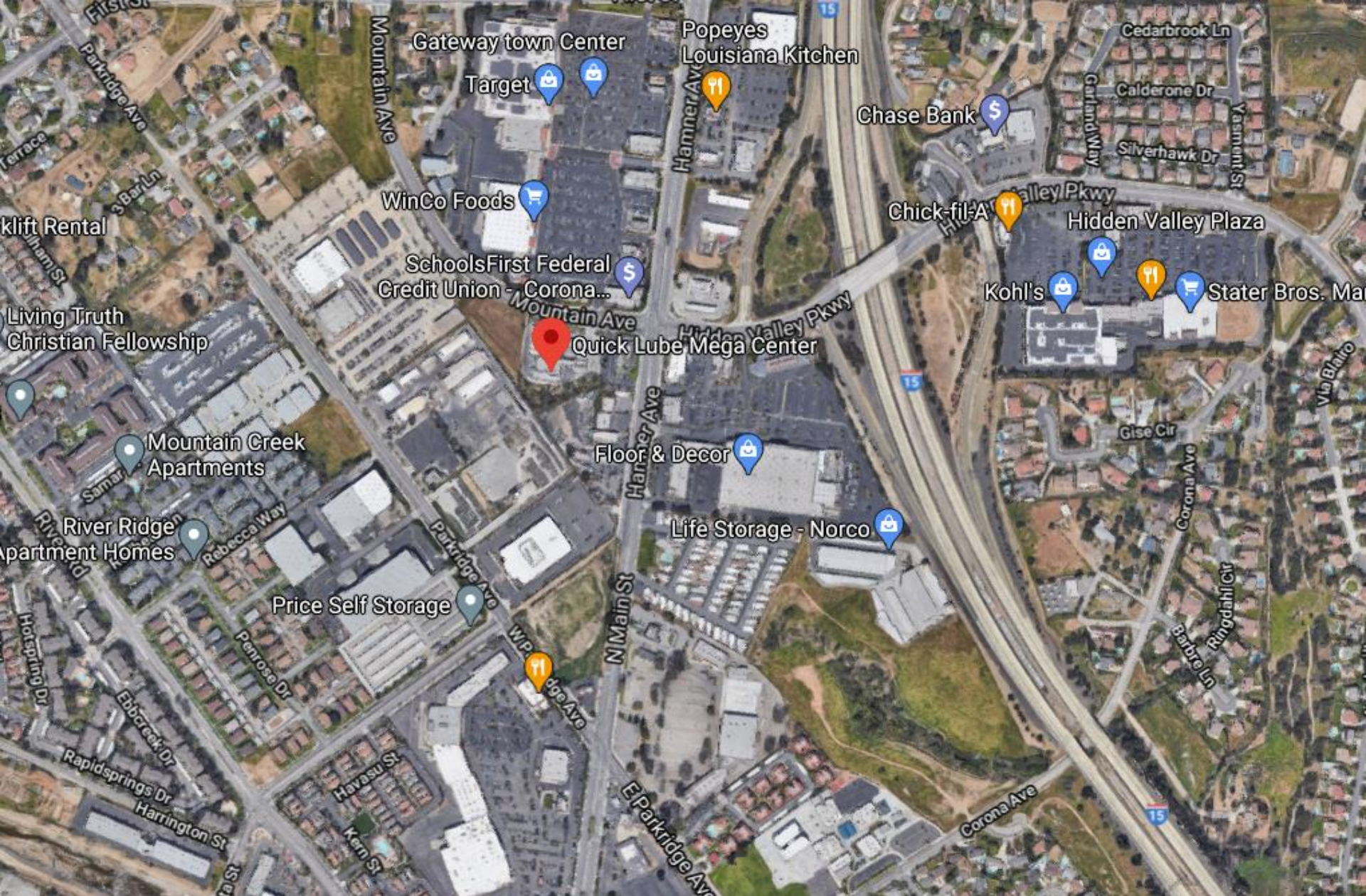
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