

FOR LEASE

High Volume Auto Body Shop

5530 ARROW HWY MONTCLAIR, CA 91763



INVESTMENT SUMMARY

This industrial building spans about 15,998 sq ft and sits on a generous lot of approximately 29,998 sq ft. Formerly used as a bustling auto body shop, the premises feature a recently renovated office space with a fresh paint job. Boasting a professionally designed waiting area, a sizable employee break area, and three separate restrooms, the property is well-equipped for various operational needs. With its prime location and adaptable layout, this space is perfectly suited for body shop operations. Contact us now to arrange a tour and explore the many possibilities this remarkable property holds for your business.

PROPERTY SUMMARY

Building approximate	15,998 SqFT
Approximate Lot Size	29,226
Year Built	1970
Parcel ID	1007-631-04-0000
Zoning Type	INDUSTRIAL
County	San Bernardino
Coordinates	34.093099,-117.684773

PROPERTY HIGHLIGHTS

- Features include:
 - 1) Security gates and alarm system
 - 2) Convenient location on a busy street less than a mile from the interstate
 - 3) Equipped with 400 amp service and M1 zoning
 - 4) Includes compressed air system
 - 5) Separately housed mechanical shop
 - 6) Wash rack with lift
 - 7) Two heated, down-draft drive-thru spray booths
 - 8) One exhaust-only paint prep station
 - 9) Dedicated, exhausted paint mixing room
 - 10) Permits for spray booths
 - 11) Ample secured parking space for over 60 cars

MGR Real Estate

3800 E. Concours St Suite 350
Ontario, CA 91764

Office: 909-981-4466 Ex 266
Javier Brown

MGR
Real Estate

JAVIER BROWN

Commercial Broker

Mobile: 909-641-0582

jbrown@mgrrealestate.com

License #: 01755491

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SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE(SF)	TERM
#A	Body shop	\$ 19.20 SF/Yr	NNN	15,998 SF	5 - 25 Yrs

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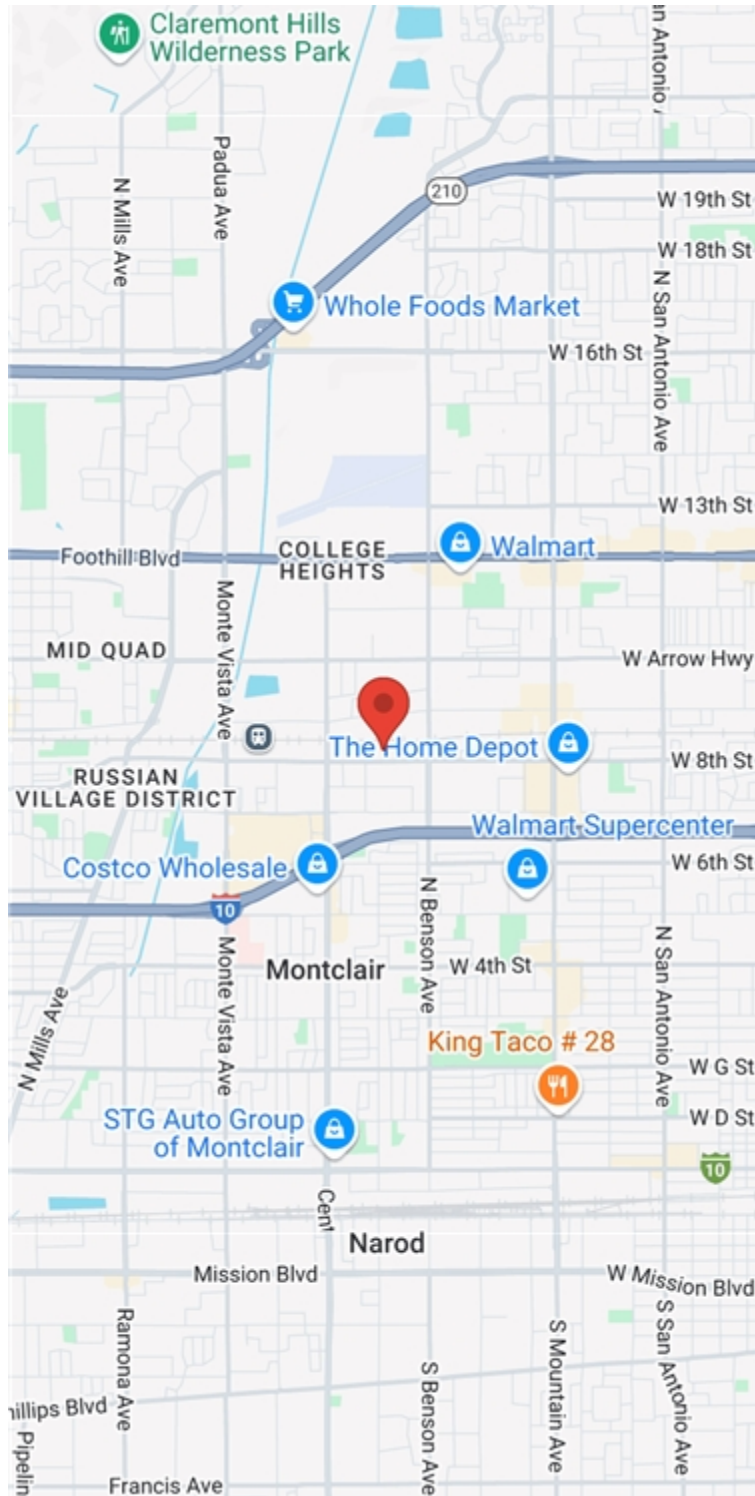
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POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	16,766	165,536	406,435
2010 Population	18,025	172,571	422,587
2024 Population	20,698	181,449	432,754
2029 Population	21,217	182,819	433,784
2024-2029 Growth Rate	0.5 %	0.15 %	0.05 %
2024 Daytime Population	27,312	186,540	406,424

2024 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15000	535	4,176	9,134
\$15000-24999	334	3,182	7,863
\$25000-34999	455	3,654	8,130
\$35000-49999	695	4,886	11,097
\$50000-74999	1,465	9,201	20,588
\$75000-99999	1,424	8,867	19,682
\$100000-149999	1,394	10,715	26,476
\$150000-199999	620	6,691	16,099
\$200000 or greater	452	6,794	16,912
Median HH Income	\$ 77,580	\$ 84,419	\$ 87,417
Average HH Income	\$ 94,725	\$ 112,025	\$ 115,560

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Households	5,938	51,623	121,286
2010 Total Households	6,227	52,930	124,715
2024 Total Households	7,375	58,166	135,980
2029 Total Households	7,689	59,705	139,050
2024 Average Household Size	2.78	2.99	3.1
2024 Owner Occupied Housing	2,116	30,008	75,480
2029 Owner Occupied Housing	2,240	31,430	78,611
2024 Renter Occupied Housing	5,259	28,158	60,500
2029 Renter Occupied Housing	5,449	28,275	60,439
2024 Vacant Housing	280	2,039	4,448
2024 Total Housing	7,655	60,205	140,428



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ABOUT MONTCLAIR

Montclair is a city in the Pomona Valley, in southwestern San Bernardino County, California, 35 miles (56 km) east of downtown Los Angeles. The population was 37,865 in the 2020 United States Census.

Montclair is bordered by Pomona to the west, Claremont and Upland to the north, Ontario to the east, and Chino to the south. Montclair, which is on the border with Los Angeles County, is in the Pomona Valley and part of the Inland Empire region.

The San Bernardino Freeway (I-10) runs through the northern part of the city.

CITY OF MONTCLAIR

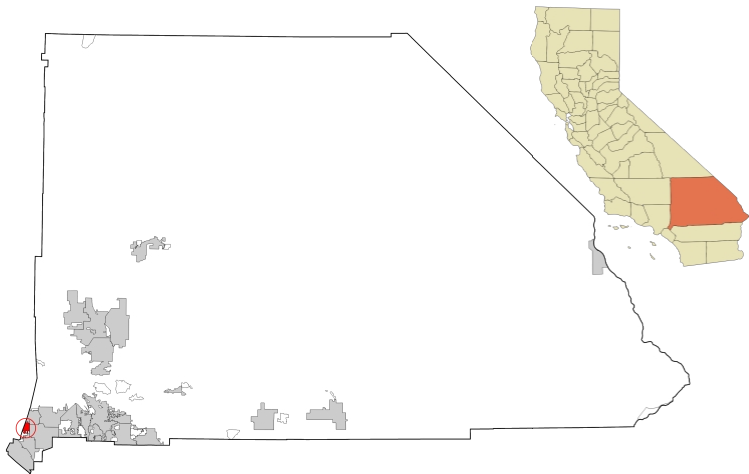
INCORPORATED 4/24/1956

AREA

CITY 5.5 SQ MI
LAND 5.5 SQ MI
ELEVATION 1066 FT

POPULATION

POPULATION 37,865
DENSITY AUTO SQ MI



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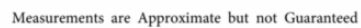


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