

# Ramona Auto Center

10654 - 10662 RAMONA AVE, MONTCLAIR CA 91763



OFFERING MEMORANDUM



# Ramona Auto Center

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01

Executive Summary

Investment Summary

# RAMONA AUTO CENTER

## OFFERING SUMMARY

ADDRESS	10654 - 10662 RAMONA AVE MONTCLAIR CA 91763
COUNTY	San Bernardino
SUBMARKET	Upland/Montclair
BUILDING SF	10,660 SF
LAND ACRES	0.75
LAND SF	32,852 SF
YEAR BUILT	1978
APN	1012-062-15-0000
OWNERSHIP TYPE	Fee Simple

## FINANCIAL SUMMARY

PRICE	\$2,800,000
PRICE PSF	\$262.66
OCCUPANCY	100%
NOI (CURRENT)	\$182,780
CAP RATE (CURRENT)	6.53%

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2026 Population	23,648	204,623	465,312
2026 Median HH Income	\$70,735	\$83,568	\$90,249
2026 Average HH Income	\$93,858	\$106,139	\$114,504



## Multi-Tenant Automotive Building

- 10654 Ramona Ave represents a rare freestanding automotive-industrial asset located within one of the highest-density corridors in the Inland Empire. The property benefits from strong in-place income, front and rear functional bay configuration, and irreplaceable zoning, making it attractive to investors.
- The leases are flexible allowing for rent optimization, tenant repositioning, and strategic stabilization, supporting a higher evaluation.
- The property's rear yard area and operational flexibility provides superior access, circulation, and operational privacy.
- Limited supply of automotive-industrial assets situated within a high-density automotive site, supporting long term tenant demand.



02

## Property Description

- Property Features
- Local Business Map
- Parcel Map

## PROPERTY FEATURES

NUMBER OF UNITS	6
BUILDING SF	10,660
LAND SF	32,852
LAND ACRES	0.75
YEAR BUILT	1978
# OF PARCELS	1
ZONING TYPE	M2
BUILDING CLASS	B
LOCATION CLASS	B
NUMBER OF STORIES	1
NUMBER OF BUILDINGS	1
LOT DIMENSION	Rectangular
NUMBER OF PARKING SPACES	40
PARKING RATIO	3.75/1000
CEILING HEIGHT	14
GRADE LEVEL DOORS	16
FENCED YARD	Yes
OFFICE SF	500
OFFICE TO WAREHOUSE RATIO	4.7% to 95.3%

## MECHANICAL

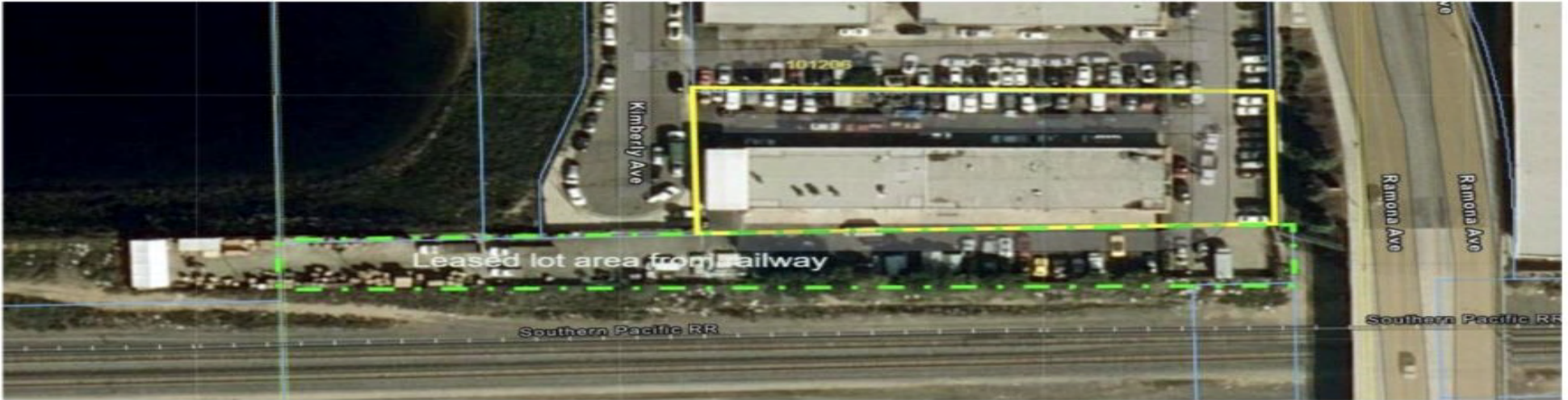
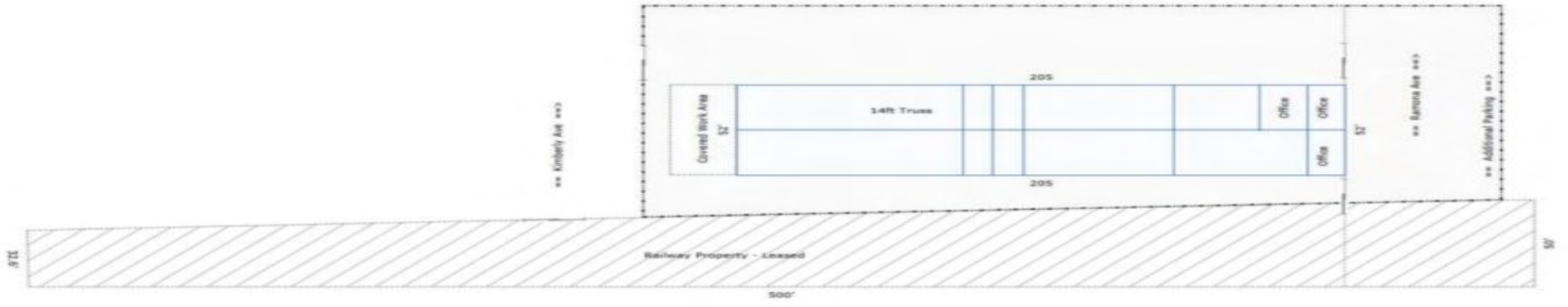
HVAC	Wall Units
FIRE SPRINKLERS	Dry
ELECTRICAL / POWER	400/a

## CONSTRUCTION

FOUNDATION	Concrete Slab
FRAMING	Concrete Block
EXTERIOR	Concrete Block
PARKING SURFACE	Average
ROOF	Flat Pitch, Composition
LANDSCAPING	Planters



# DIAGRAM







03

Rent Roll

Auto Plaza Rent Roll

# CURRENT RENT ROLL SUMMARY

**Total Monthly In-Place Rent: \$21,000**

**Total Annualized In-Place Rent: \$252,000**

Tenant	Space	Term	Rent
MT Automotive	Garages 5, 6, 7 + Office	3 year lease (exp: 09/30/26)	\$4,000/m
General Auto Care	Garages 3, 4 + Office	Owner occupied	\$2,000/m
Richard Auto Body	Garages 1, 8, 9, 12, 13 + Office	Lease exp: (03/31/27)	\$4,100/m
Erik Performance	Garages 10, 11	Lease exp: (09/11/26) Two options 1 year	\$2,800/m
Circle T Holdings	Garage 2	Month-to-Month	\$1,200/m
American OG Auto	Garages 14, 15 + Tunnel + Second Rear Lot	Lease exp: (03/31/27)	\$6,100/m
NC Collision	Office only	Month-to-Month	\$800/m



04

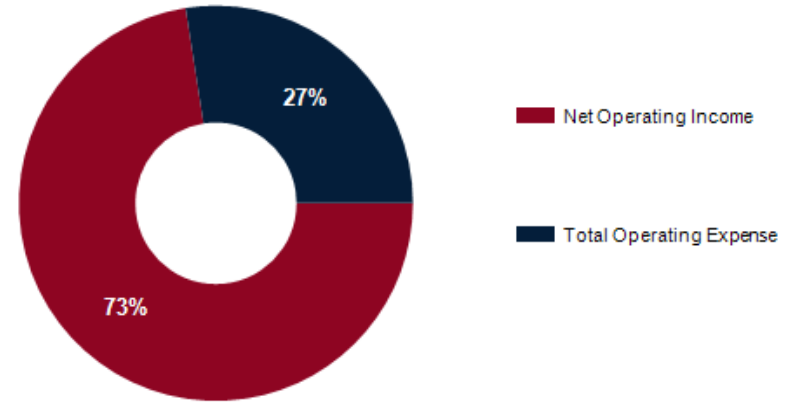
Financial Analysis

Income & Expense Analysis

Financing Summary

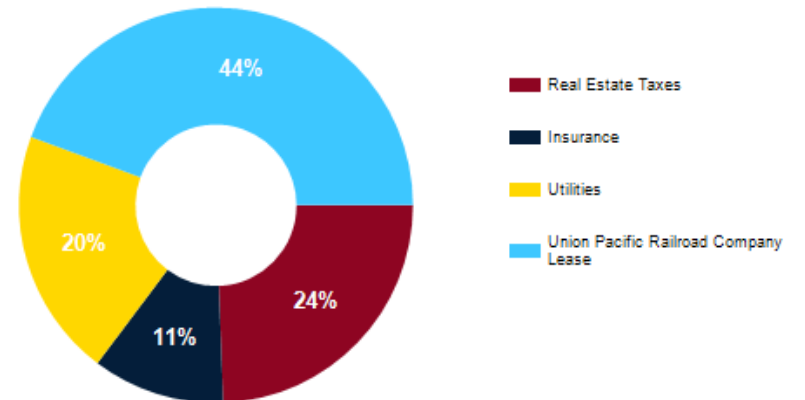
## REVENUE ALLOCATION CURRENT

INCOME	CURRENT
Gross Scheduled Rent	\$252,000
<b>Effective Gross Income</b>	<b>\$252,000</b>
Less Expenses	\$69,220
<b>Net Operating Income</b>	<b>\$182,780</b>



EXPENSES	CURRENT
Real Estate Taxes	\$16,904
Insurance	\$7,512
Utilities	\$14,084
Union Pacific Railroad Company Lease	\$30,720
<b>Total Operating Expense</b>	<b>\$69,220</b>
Expense / SF	\$6.49
% of EGI	27.46%

## DISTRIBUTION OF EXPENSES CURRENT



Disclaimer: These numbers are provided as assumptions and are not guaranteed. Broker and/or Seller shall bear no responsibility if actual outcomes vary.

# Financing Summary

Item	Details
Purchase Price	\$2,800,000
Cap Rate	6.52%
Down Payment	\$1,000,000
Loan-to-Value	~64%
Loan Amount	~\$1,800,000
Interest Rate	6.50% (5-Year Fixed)
Amortization	25 Years
Term	5 Years
Monthly Debt Service	~\$12,185
Annual Debt Service	~\$146,224
Interest-Only Period	None
Remaining Amortization	20 Years
NOI	\$182,780
DSCR	1.25x

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