



BROOKS COMMERCE CENTER

±40,000 SF MULTI-TENANT PARK



LEE &
ASSOCIATES

COMMERCIAL REAL ESTATE SERVICES

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PROPERTY FEATURES:

Property Size:	±40,000 SF
Site Area:	2.93 Net Acres
Unit Sizes:	±1,000-2,000 SF
Year Completed / Renovated:	1973

- Location between I-10 & CA-60 Freeways
- Average rents are approximately \$1.30 PSF (not including CAM). **Market rents are \$1.45 PSF to \$1.50 PSF (not including CAM).**
- 97% leased, 32 units, 4 building business park located in the heart of Montclair.
- Privately owned partnership has not pushed rents or collected “pass through” expenses.
- Potential to record a condo map as strategy to sell units individually.
- Well-maintained business park with historical average occupancy rate of over 95% over the last ten years.
- Historic vacancy rate for multi-tenant business parks in the Western Inland Empire submarket is less than 4% with no new business parks planned for construction.
- Two roofs replaced in 2015 and the other two were replaced in 2018.

FINANCIAL SUMMARY

Current Proforma Income (Rent & CAM Fees)	\$652,827
Estimated Expenses	
Property Taxes (Estimated)	\$100,280
Professional Services (2025)	\$3,188
Management (Estimated)	\$30,000
Utilities (2025)	\$46,488
Insurance (2025)	\$35,408
Repairs/Replacements (Estimated)	\$10,000
Landscaping (2025)	\$19,300
Commissions (Estimated)	<u>\$10,000</u>
Total Expenses:	<u>\$254,664</u>
Estimated Net Operating Income:	\$398,162.64

2027 PROFORMA INCOME/EXPENSE:

2027 Proforma Income @ \$1.45 PSF + \$0.06 PSF	\$724,800
Expense Pass Through (Estimated)	<u>\$30,000</u>
Total Income:	\$754,800
Expenses (Estimated above):	<u>\$254,664</u>

2027 PROFORMA NET INCOME: \$500,536



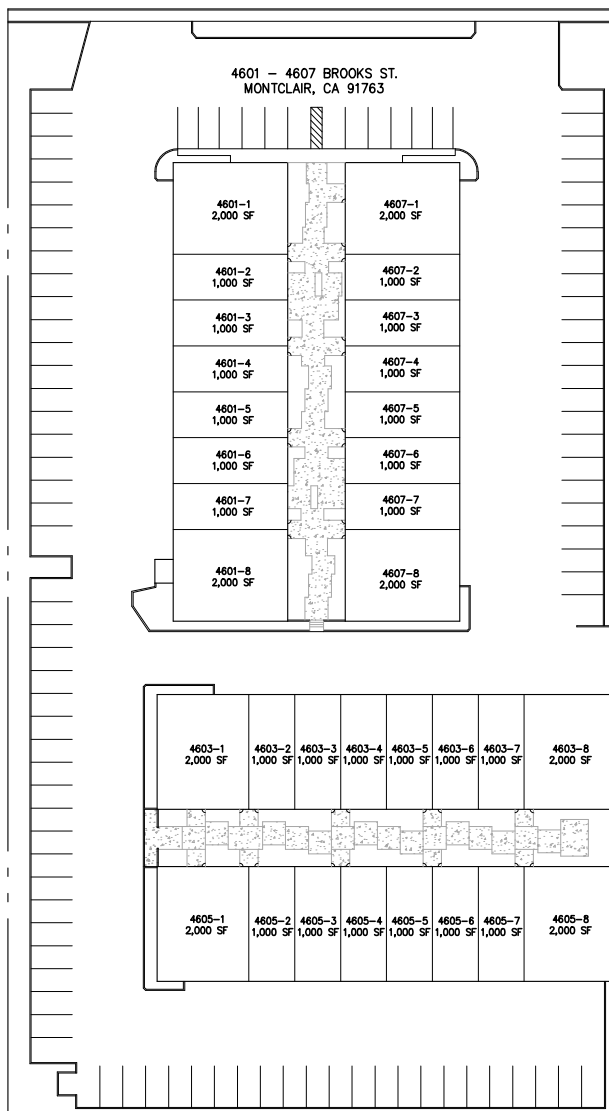
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Brooks Commerce Center in Montclair, California, sits in the Inland Empire's established industrial corridor.

The property offers convenient access to major freeways including I-10, CA-60, I-15, and CA-71, providing efficient connectivity across Southern California.

Its proximity to Ontario International Airport and regional distribution hubs makes it well-suited for warehouse, logistics, and light industrial users.



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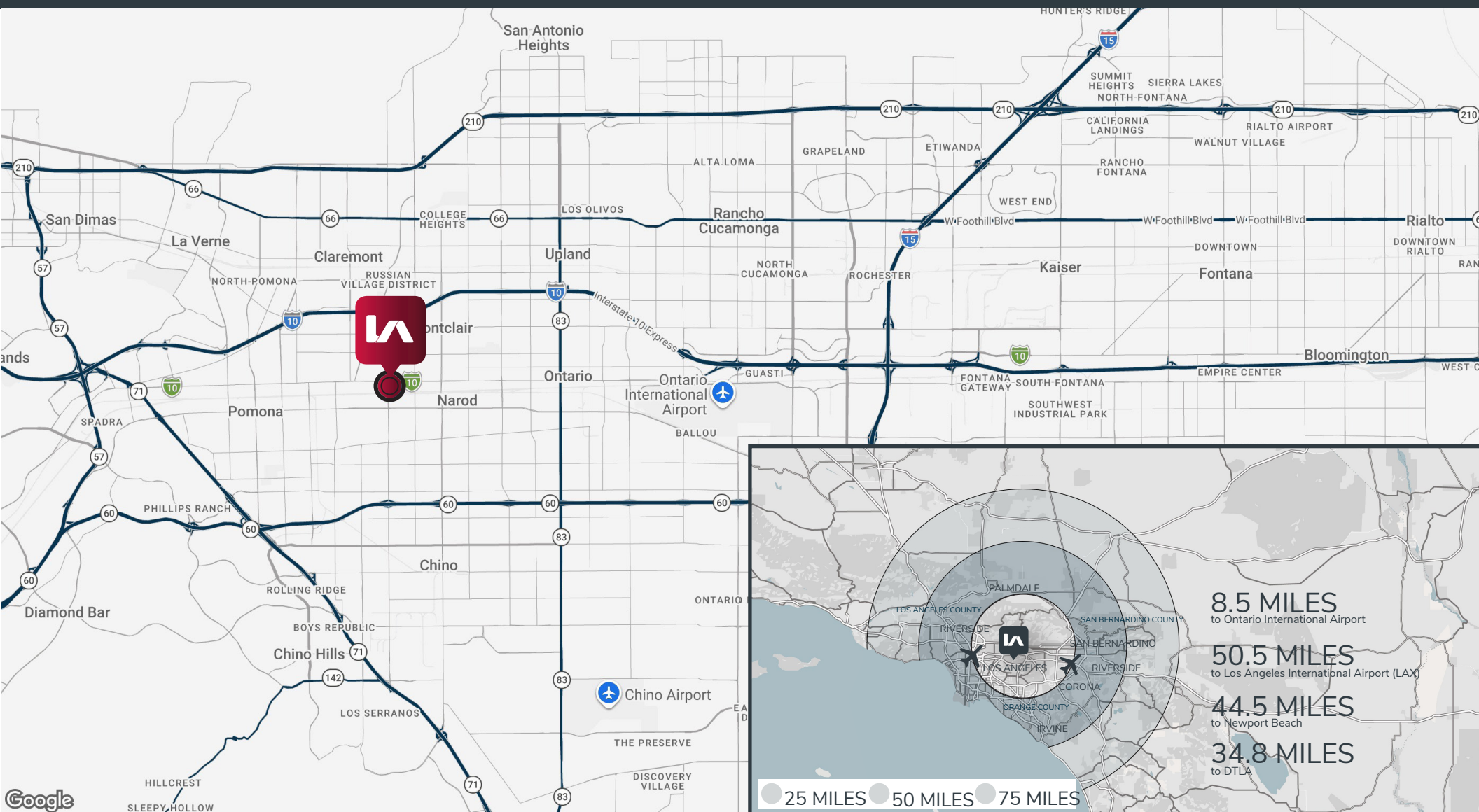
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4601-4607 Brooks Street | Montclair, CA 91763

FOR SALE



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RENT ROLL AS OF 12/1/26

ADDRESS	TENANT	START DATE	SF	CURRENT RENT	RENT PSF	CAM	TERMINATION	INCREASE	DEPOSIT	NOTES
4601 Brooks St. # 1+4	The Bunny Bunch, Inc.	11/1/2009	3,000	\$4,020.00	\$1.34	\$240.00	7/31/2029	\$4,140.60 on August 1, 2027	\$2,730.00	
4601 Brooks St. # 2	VACANT 6-1		1,000	\$1,450.00	\$1.45	\$60.00				Available 7-1
4601 Brooks St. # 3	Ming Chen	9/1/2008	1,000	\$1,350.00	\$1.35	\$60.00	M2M		\$860.00	
4601 Brooks St. # 5	Mary Tierra Restaurant Inc.	6/1/2026	1,000	\$1,450.00	\$1.45	\$60.00	5/31/2028	\$1,500.75 on June 1, 2027	\$1,600.00	
4601 Brooks St. # 6	Benjamin Lopez	4/1/2022	1,000	\$1,360.00	\$1.36	\$60.00	5/31/2028	\$1,407.60 on June 1, 2027	\$980.00	
4601 Brooks St. # 7	Minerva Cruz, dba: Mona's Glass	4/1/2017	1,000	\$1,300.00	\$1.30	\$40.00	M2M		\$820.00	
4601 Brooks St. # 8	Zefferys Cabinets, LLC	11/1/2020	2,000	\$1,925.25	\$0.96	\$80.00	M2M		\$1,580.00	
4603 Brooks St #1 + 3	Juan Abeja	11/1/2016	3,000	\$3,750.00	\$1.25	\$180.00	3/31/2027		\$2,850.00	
4603 Brooks St #2 + 4	Alfonso Guardiola	10/1/2014	2,000	\$1,668.60	\$0.83	\$80.00	M2M		\$1,500.00	
4603 Brooks St #5	Americus V. Peoples, dba: Americus Technical Service	1/1/2011	1,000	\$1,300.00	\$1.30	\$60.00	2/28/2027		\$1,200.00	
4603 Brooks St #6	Alberto Guadalupe-Leon	2/1/2024	1,000	\$1,236.00	\$1.24	\$40.00	5/31/2028	\$1,273.08 on June 1, 2027	\$1,020.00	
4603 Brooks St #7	Rosalio Sanchez	9/1/2008	1,000	\$1,293.75	\$1.25	\$60.00	11/30/2028		\$900.00	
4603 Brooks St #8	Ehab A. Jarrar	1/1/2012	2,000	\$2,760.00	\$1.38	\$120.00	1/31/2027		\$1,580.00	
4605 Brooks St #1	Alex Valdez	8/1/2008	2,000	\$2,794.00	\$1.40	\$120.00	1/31/2027		\$2,914.00	
4605 Brooks St #2	Enrique Ramos	6/1/2026	1,000	\$1,450.00	\$1.45	\$60.00	5/31/2028	\$1,500.75 on June 1, 2027	\$1,600.00	
4605 Brooks St #3	Victor Arreola and Mayra Arreola	3/1/2025	1,000	\$1,445.60	\$1.45	\$40.00	2/28/2027		\$4,290.00	
4605 Brooks St #4 + 5	Enrique Ramos	4/1/2017	2,000	\$2,760.00	\$1.38	\$120.00	5/31/2028	\$2,856.60 on March 1, 2027	\$1,520.00	
4605 Brooks St #6	Miguel Rodriguez	6/16/2026	1,000	\$1,450.00	\$1.45	\$60.00	6/30/2028	\$1,493.00 on July 1, 2027	\$1,600.00	



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RENT ROLL (CONTINUED)

ADDRESS	TENANT	START DATE	SF	CURRENT RENT	RENT PSF	CAM	TERMINATION	INCREASE	DEPOSIT	NOTES
4605 Brooks St #7	Jose Sanchez	11/1/2020	1,000	\$1,460.00	\$1.46	\$60.00	M2M		\$1,100.00	
4605 Brooks St #8	Flat 6 Specialist, Inc.	11/1/2025	2,000	\$2,484.00	\$1.20	\$120.00	10/31/2028		\$2,700.00	
4607 Brooks St #1	Jose Correa	10/1/2020	2,000	\$2,055.04	\$1.03	\$80.00	M2M		\$1,750.00	
4607 Brooks St #2	John Sandoval and Sergio Garcia	3/1/2020	1,000	\$1,330.00	\$1.33	\$60.00	4/30/2031	\$1,369.90 on May 1, 2027	\$1,030.00	
4607 Brooks St #3-5	F. R. Stamping Corp.	7/1/2021	3,000	\$4,050.00	\$1.35	\$180.00	3/31/2031	\$4,171.50 on April 1, 2027	\$6,000.00	
4607 Brooks St #6	Jose Sanchez	8/1/2021	1,000	\$1,460.00	\$1.46	\$60.00	M2M		\$1,100.00	
4607 Brooks St #7	Sebastian Trifiro	9/1/2016	1,000	\$1,430.00	\$1.43	\$60.00	12/31/2026		\$790.00	
4607 Brooks St #8	Klein Industrial	7/1/2026	2,000	\$2,980.00	\$1.49	\$120.00	6/30/2028	\$3,069.40 on July 1, 2027	\$3,100.00	
Total Rent				\$52,122.22		\$2,280.00				

Disclosure: This Rent Roll has been prepared for discussion purposes only. Buyer is responsible to review actual leases in detail in order to make any valuation determinations.



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