

# GREAT INVESTMENT OPPORTUNITY!

Property and DTM Automotive Business for Sale!!!

2501 Tyler Avenue  
El Monte, CA 91733

CONFIDENTIAL  
OFFERING  
MEMORANDUM



Presented by **Michael Tsypin** | Broker/CEO  
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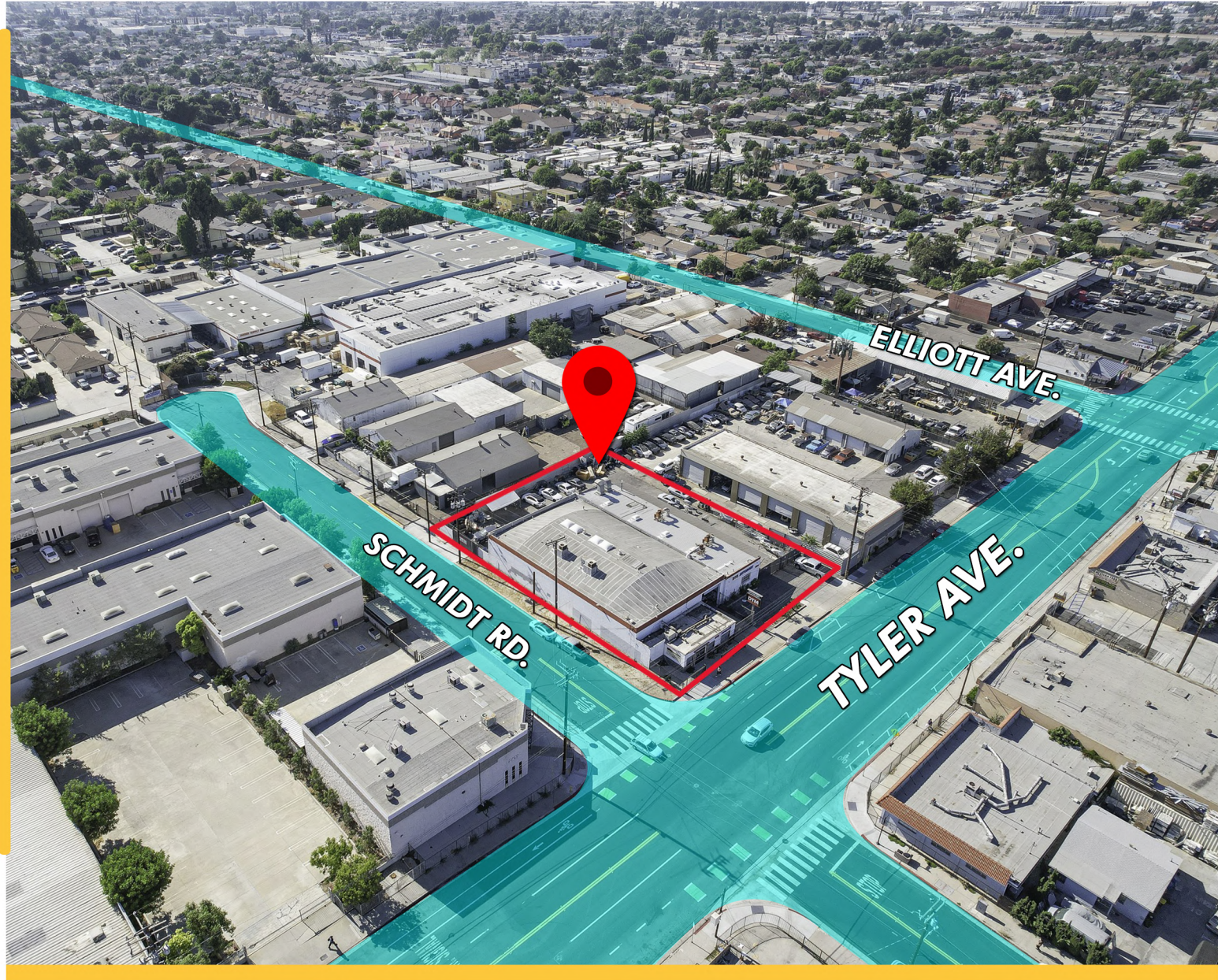
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INFORMATION DEEMED RELIABLE BUT CANNOT BE GUARANTEED.



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## HIGHLIGHTS



Conveniently located in the heart of San Gabriel Valley, with easy access to the 710, 605, 10, and 60 freeways. This well-established auto body shop has been in operation since 2005 and is now available for purchase. Business sale is not included in the price, please reach out for the business price and details. There are two adjacent buildings that could be available for lease.

Front Office: Includes a waiting room and a conference room.

Service Area: Features 3 bays equipped with:  
• 2-Post Lift • Downdraft Paint Booth • Prep Station

### Key Features:

- Prime location with excellent freeway access.
- Comprehensive and well-maintained equipment ready for immediate use.
- Ideal for an established auto body business or a new venture.
- This property offers a unique opportunity for buyers seeking a turnkey auto body shop with a solid infrastructure and prime location.

<b>BUILDING LIST PRICE</b>	<b>\$4,500,000</b>
<b>BUSINESS LIST PRICE</b>	<b>\$1,900,000</b>
<b>PRICE/SF</b>	<b>\$482 / SF</b>
<b>SALE TYPE</b>	<b>Investment</b>
<b>SALE CONDITIONS</b>	<b>1031 Exchange</b>
<b>PROPERTY TYPE</b>	<b>Industrial</b>
<b>PROPERTY SUBTYPE</b>	<b>Warehouse</b>
<b>USE</b>	<b>Automotive</b>
<b>BUILDING CLASS</b>	<b>C</b>
<b>LOT SIZE</b>	<b>0.44 AC</b>
<b>RENTABLE BUILDING AREA</b>	<b>9,340 SF</b>
<b>TOTAL FACILITIES</b>	<b>1 Buildings</b>
<b>NO. STORIES</b>	<b>1</b>
<b>YEAR BUILT</b>	<b>1948</b>
<b>TENANCY</b>	<b>Single</b>
<b>PARKING RATIO</b>	<b>2.14 / 1,000 SF</b>
<b>CLEAR CEILING HEIGHT</b>	<b>15 FT</b>
<b>NO. DRIVE IN / GRADE-LEVEL DOORS</b>	<b>3</b>

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## COMPANY PROFILE



- Established in 2005. DTM Autobody is one of the most recognized brand names in the automotive aftermarket industry.
- In April 2019, transition to new ownership was led by Patrick Toledo who has franchise dealership background and focuses on exceeding customer expectations and industry standards.
- The company started with a 20,000 sq.ft workspace and was able to expand to 50,000 sq. ft despite the challenges during the global pandemic.
- DTM is a special bodyshop that caters to car enthusiasts that specialize in aftermarket parts and body kits. Our employees are experts in fiberglass and carbon fiber parts. Its projects have won numerous awards and have been featured in movies and videos.
- DTM also services automotive dealerships, rental company fleet repairs and reconditioning.
- Highly rated in Google, Yelp and other major platforms.

## MANAGEMENT

### Patrick Toledo (President)

- Extensive experience in Franchise Dealership world in several brands like Toyota, Nissan, Hyundai, Dodge, Jeep, Chrysler, Acura, Chevrolet.
- Won consecutive National Awards in Acura, Toyota, Nissan and CDJR.
- Graduated NADA Dealer Academy in 2018 and became the Automotive Groups youngest General Manager.
- Held three position/title all at the same time (Acura General Manager, Rental Car Director, Used Car Director) in one of the fastest growing Automotive Group in Los Angeles.
- Believer in having a vision, structure, process. Following metrics is key to a successful business.
- Focused on turn around time and efficiency.

### Long Hoang (General Manager)

- With 25 Years Experience as estimator and appraiser.
- Expert in aftermarket parts and body kits.
- High knowledge in paint, body, mechanical and electrical field.
- Process oriented.
- Certified in BASF products.

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## FACILITY

### BUILDING 1 (10,000 sq.ft)

- Front Office
- Waiting room
- Conference Room
- 3 Bays
- 2 Post lift
- Downdraft Paint boot
- Prep station

### BUILDING 2 (5,000 sq.ft)

- Front Office
- (5) bays with 20 ft. roll up doors

### BUILDING 3 (3,500 sq.ft)

- 4 bays for body work
- 1 bay prep station

## STATIONS & EQUIPMENT

### PAINT BOOTH

- Zhonda down draft with heater
- RTI perfect Air 25
- (2) BASF paint station (Glasurit and RM)
- (2) Prep station

### COMPRESSOR

- (2) Blue storm MIO Rotary Compressor

### TEAR DOWN STATION

- 2 post lift
- Frame and Body
- Celette Bench with posts and fixtures
- Two tower hook frame machine
- Car-O-liner measuring system
- Floor pull station with anchors and post
- Pro spot inverter resistance spot welder
- Lincoln 200 Mig welder
- Lincoln 140c Aluminum welder
- Dent fix Aluspot Aluminum repair station
- (2) Eagle multiple pull welder dent puller
- SPR-12 self piercing rivet gun system w/ die kit
- 220v Plasma Cutter



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## DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	37,168	191,040	539,324
WHITE ALONE	3,611	19,054	66,145
BLACK ALONE	186	1,148	4,223
ASIAN ALONE	7,008	53,804	171,909
HISPANIC	21,426	88,049	211,839
MEDIAN AGE	35.7	38.8	40.7

HOUSING	1 MILE	1 MILE	1 MILE
HOUSING UNITS	10,020	53,822	160,572
OWNER OCCUPIED HOUSING UNITS	3,601	25,087	84,777
RENTER OCCUPIED HOUSING UNITS	6,100	26,746	68,578
VACANT HOUSING UNITS	319	1,989	7,217

INCOME	1 MILE	1 MILE	1 MILE
MEDIAN HOUSEHOLD INCOME	\$62,702	\$71,884	\$82,686
PER CAPITA INCOME	\$22,081	\$26,451	\$32,580
MEDIAN NET WORTH	\$59,026	\$119,923	\$189,383

BUSINESS	1 MILE	1 MILE	1 MILE
TOTAL BUSINESSES	1,827	8,455	20,383
TOTAL EMPLOYEES	12,883	79,930	177,469

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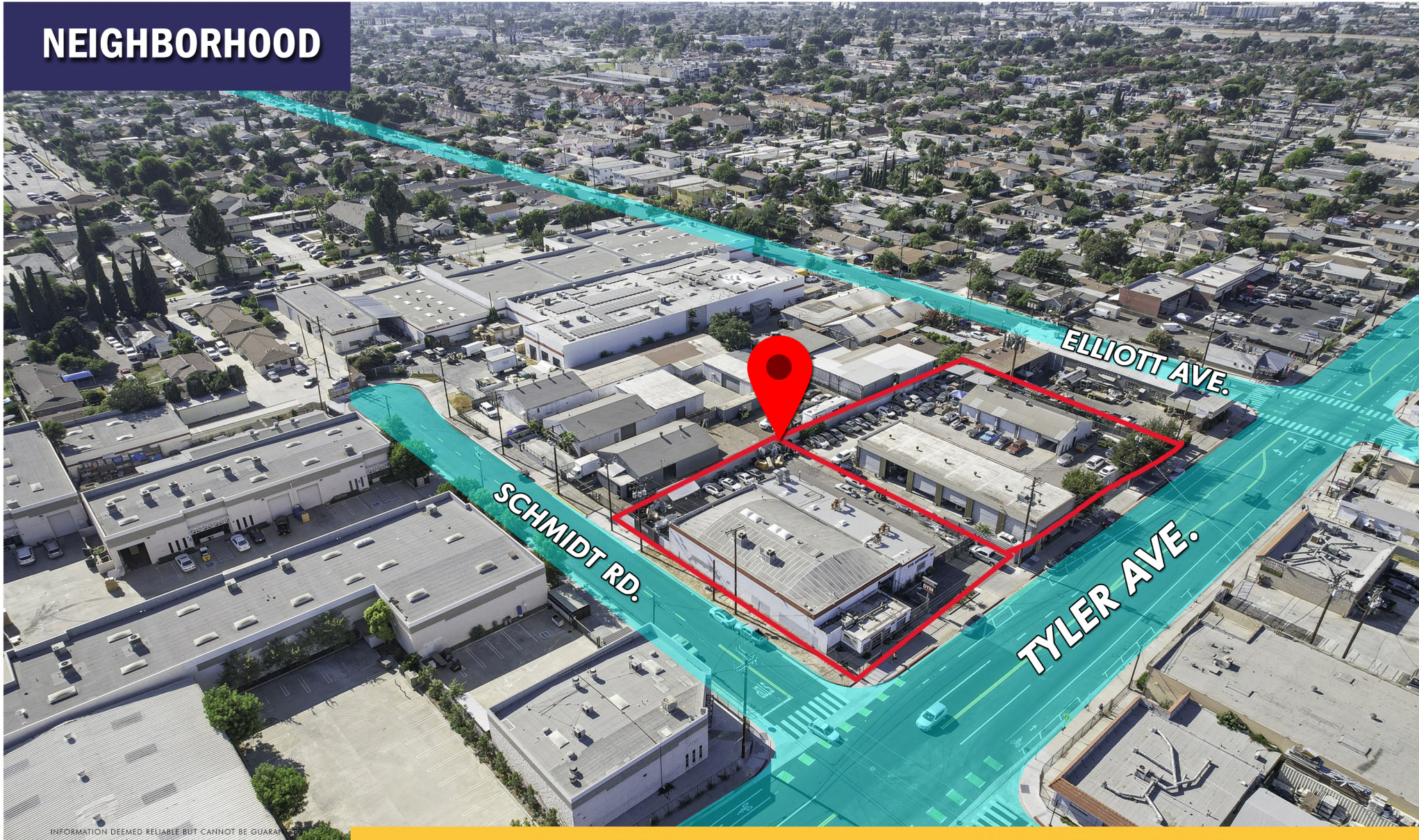
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## NEIGHBORHOOD



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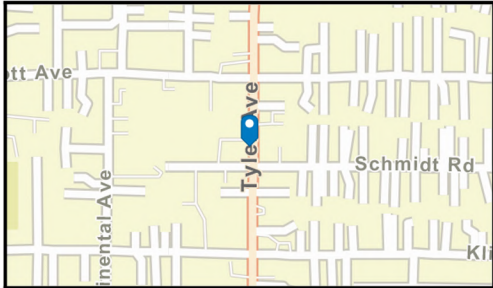
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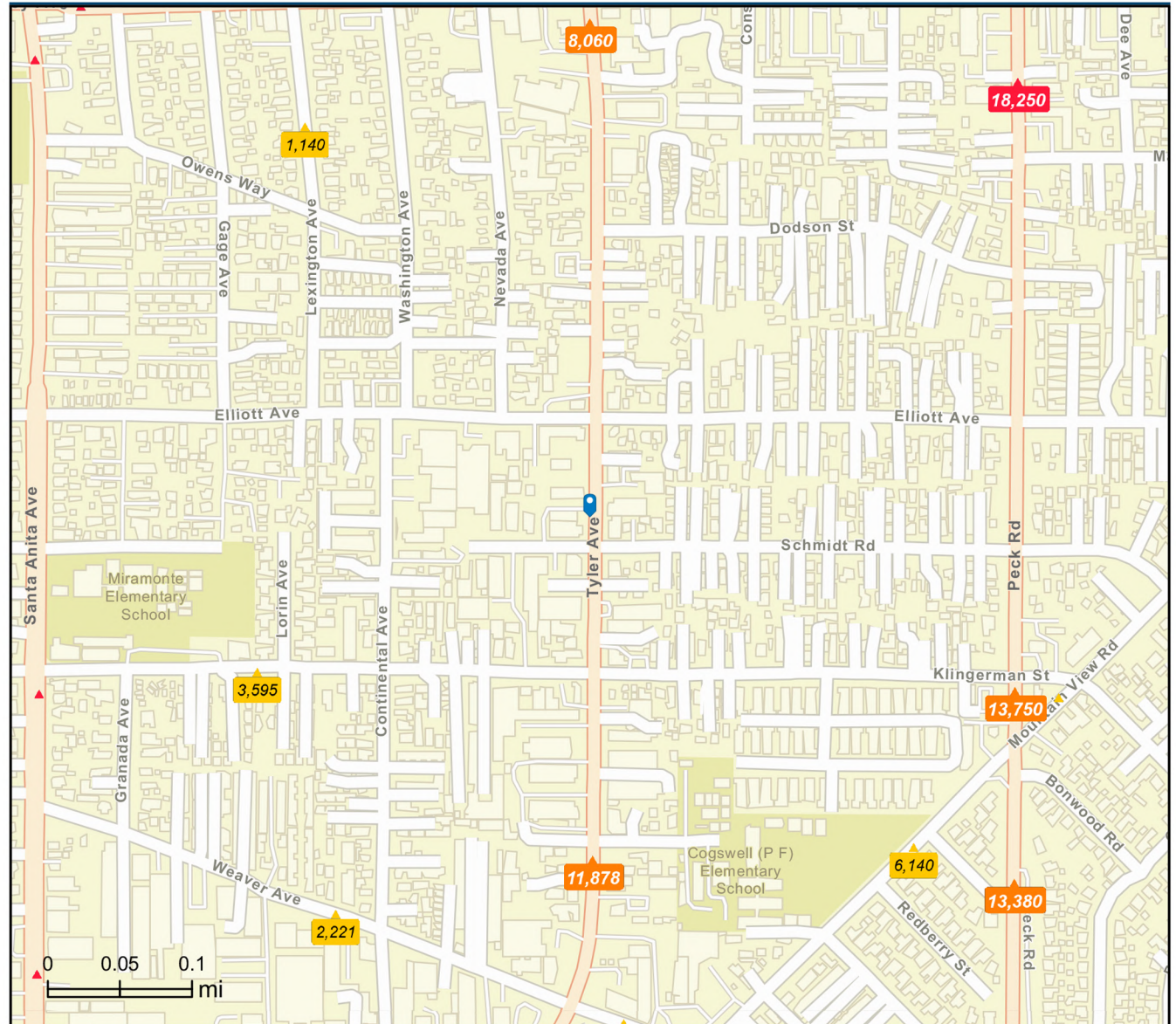
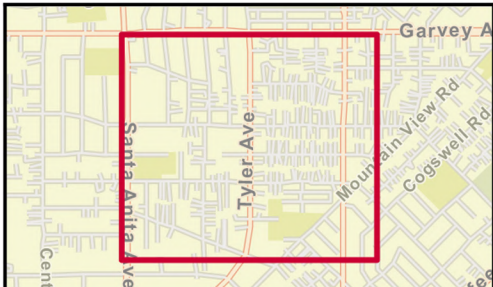
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## TRAFFIC COUNT



- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
  - ▲ 6,001 - 15,000
  - ▲ 15,001 - 30,000
  - ▲ 30,001 - 50,000
  - ▲ 50,001 - 100,000
  - ▲ More than 100,000 per day



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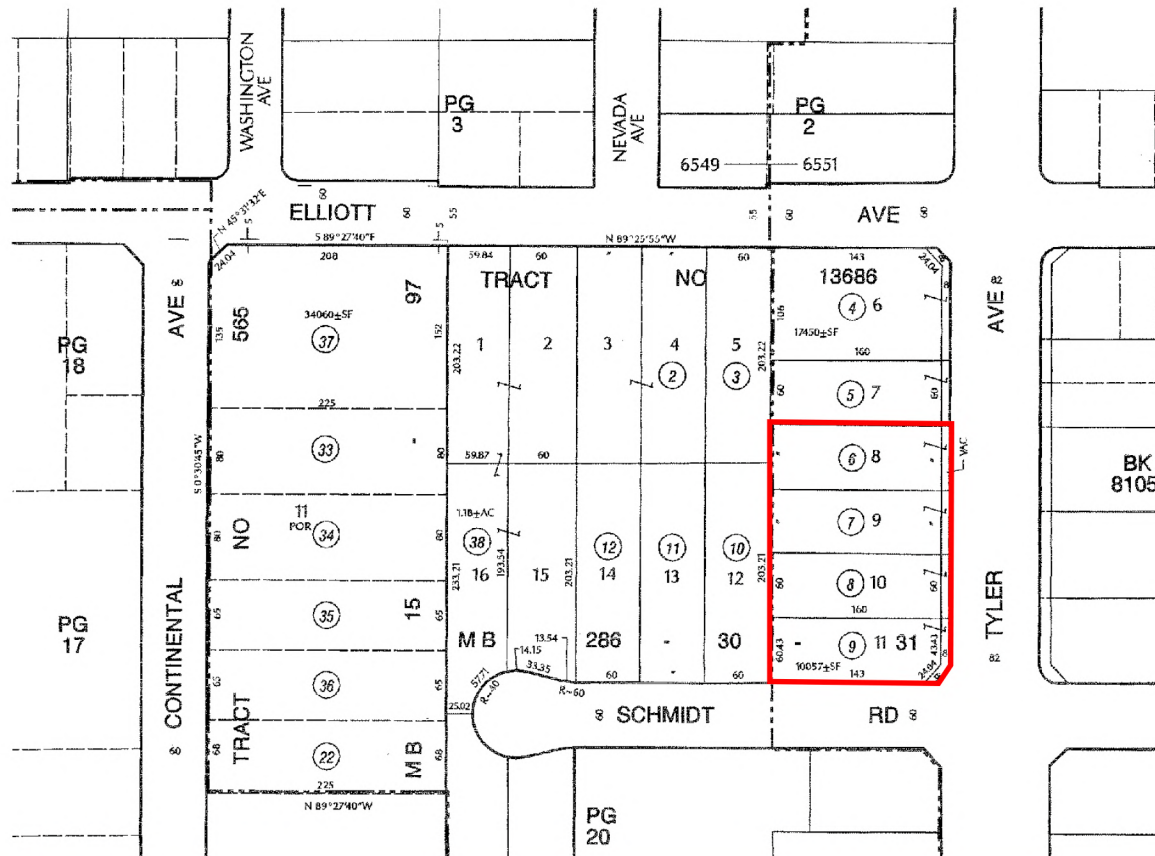
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## PLAT MAP

8104	19 SHEET	P.A. 8104-19	TRA 8548 8561	REVISED 780428810 930217	99022514001001-11 (999041608002001)-11	SEARCH NO	MAP EXTENTS 4276225-4277289 4133259-4134049	OFFICE OF THE ASSESSOR COUNTY OF LOS ANGELES COPYRIGHT © 1998
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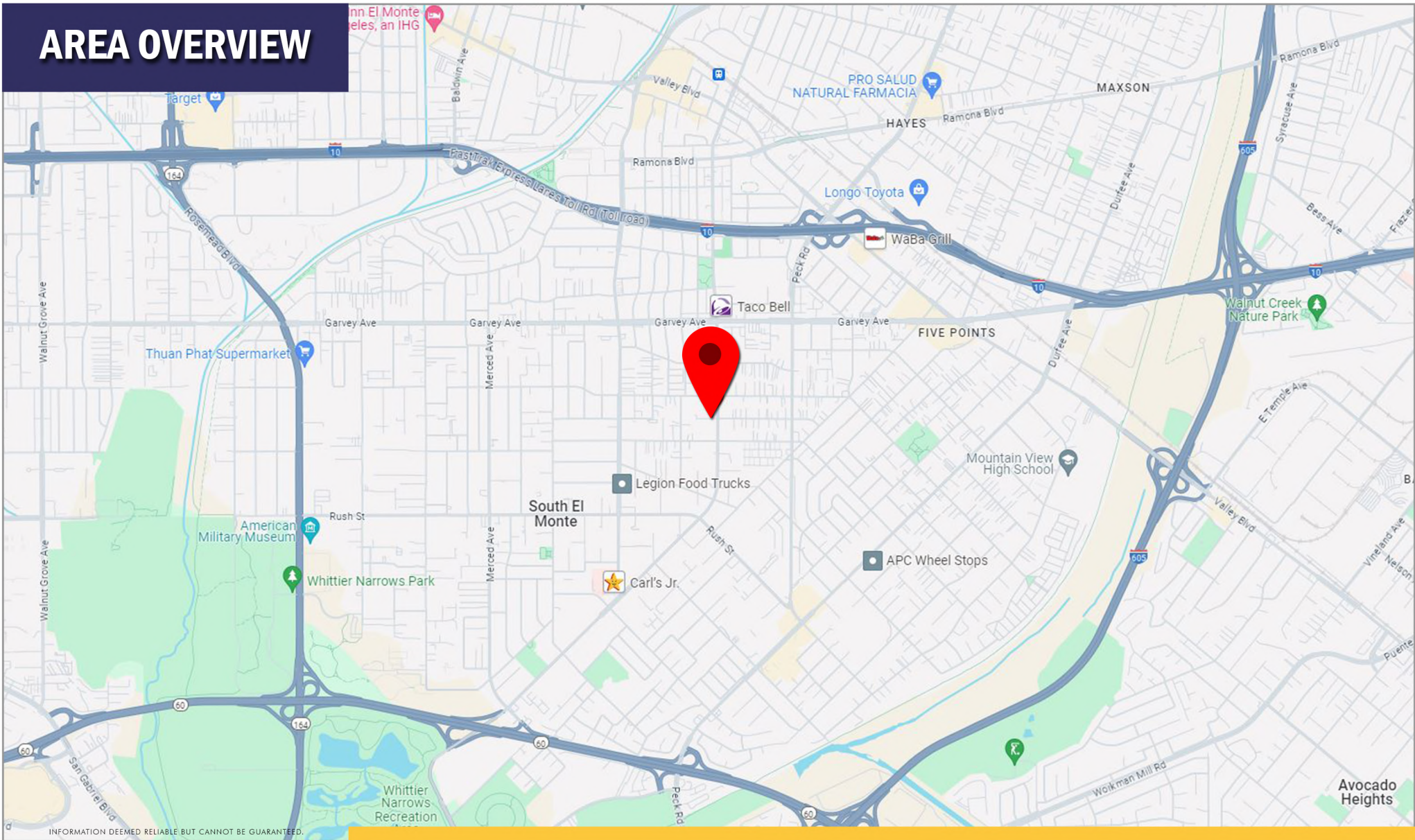
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