

**FOR  
SALE:**

**LEASED INVESTMENT/INTERSTATE BATTERIES, TENANT  
±21,000 SF SINGLE TENANT RETAIL/WAREHOUSE BUILDING**

**1730 South E Street, San Bernardino, CA 92408**



[www.TeamLazarHull.com](http://www.TeamLazarHull.com)

## INVESTMENT SUMMARY

Purchase Price: \$4,650,000.00

Cap Rate: 5.74%

NOI: \$267,248.00

## INVESTMENT HIGHLIGHTS

Lease expires May 31, 2027

3% Annual Rent Increases

Ideal for a 1031 Exchange – Corporate Net Lease from Interstate Batteries

Freestanding building and stand alone asset, eliminating possible complex CC&R's.

Limited Landlord responsibilities - the tenant is responsible for most expenses and maintenance. Landlord responsibilities of roof and structure are mitigated by a new roof which was installed in 2021 and a roof warranty.



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COMMERCIAL REAL ESTATE SERVICES

No warranty or representation has been made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice. Lee & Associates Commercial Real Estate Services, Inc. - Riverside | 3240 Mission Inn Avenue, Riverside, CA 92507 | Corporate DRE# 01048055 | [www.lee-associates.com](http://www.lee-associates.com)

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### ABOUT THE TENANT

**Interstate Batteries**, which was founded in 1952, is a privately owned company headquartered in Texas. They are a battery marketing and distribution company. Interstate Batteries markets automotive batteries as well as marine/RV, mobility, motorcycle, lawn & garden, and other lines of batteries in the starting, lighting and ignition (SLI) markets. They are powered by a Distributor network of 300 wholesale warehouses and backed by more than 150,000 Dealers worldwide and 200 All Battery Center franchise stores. Interstate possesses an estimated 16% market share in the battery business, servicing every zip code in North America, Canada, the Caribbean and a small section of both Central America and South America.



### PROPERTY HIGHLIGHTS

- ±21,000 SF retail/warehouse building
- ±2,500 SF Admin office area
- ±16,000 SF Warehouse area
- ±1.38 Acre lot (two parcels)
- 7 Ground level roll up doors
- Fire sprinklers
- Concrete parking lot & fenced yard area
- Zoned CG-1 (Commercial General)
- Interstate 215 freeway exposure/visibility/signage
- 1000 AMP, 208/120 Volt, 3 Phase electrical switchgear system

### DEMOGRAPHICS



1-MILE **5,862**  
3-MILE **101,807**  
5-MILE **283,490**  
POPULATION



1-MILE **1,581**  
3-MILE **31,608**  
5-MILE **81,543**  
HOUSEHOLDS



1-MILE **9,041**  
3-MILE **64,240**  
5-MILE **113,653**  
TOTAL EMPLOYEES



1-MILE **\$81,752**  
3-MILE **\$68,057**  
5-MILE **\$68,561**  
AVERAGE HOUSEHOLD INCOME

TRAFFIC COUNTS: E STREET @ FAIRWAY DR: **±17,020** CPD  
INTERSTATE 215: **±24,841** CPD NORTHBOUND / **±81,535** CPD SOUTHBOUND

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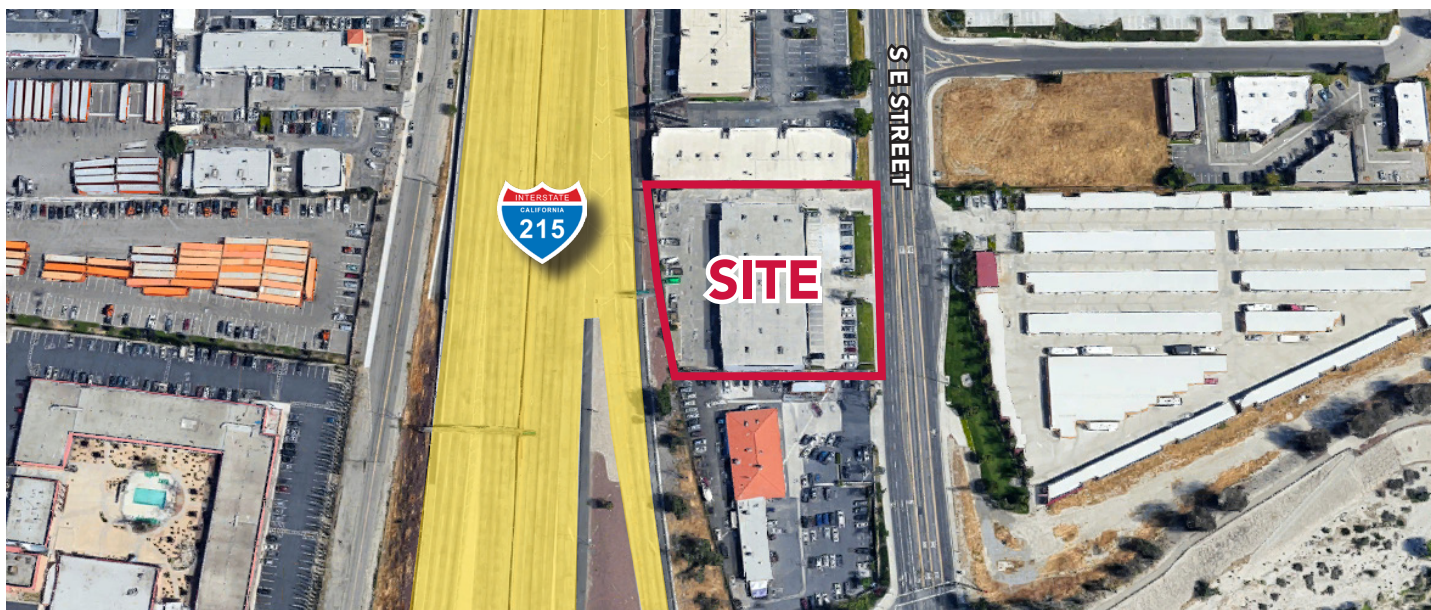
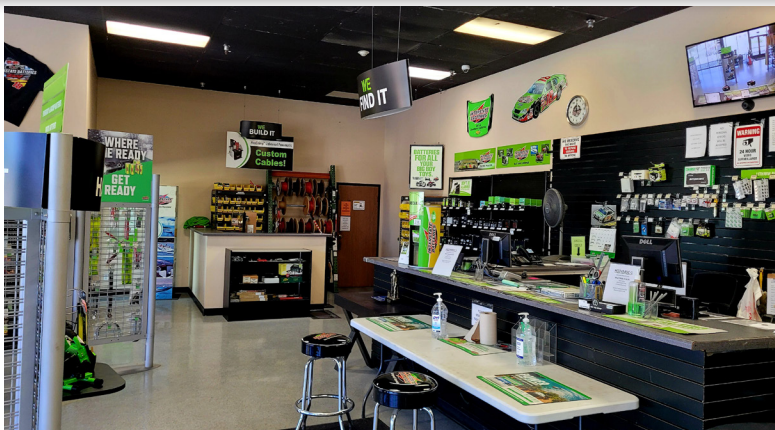
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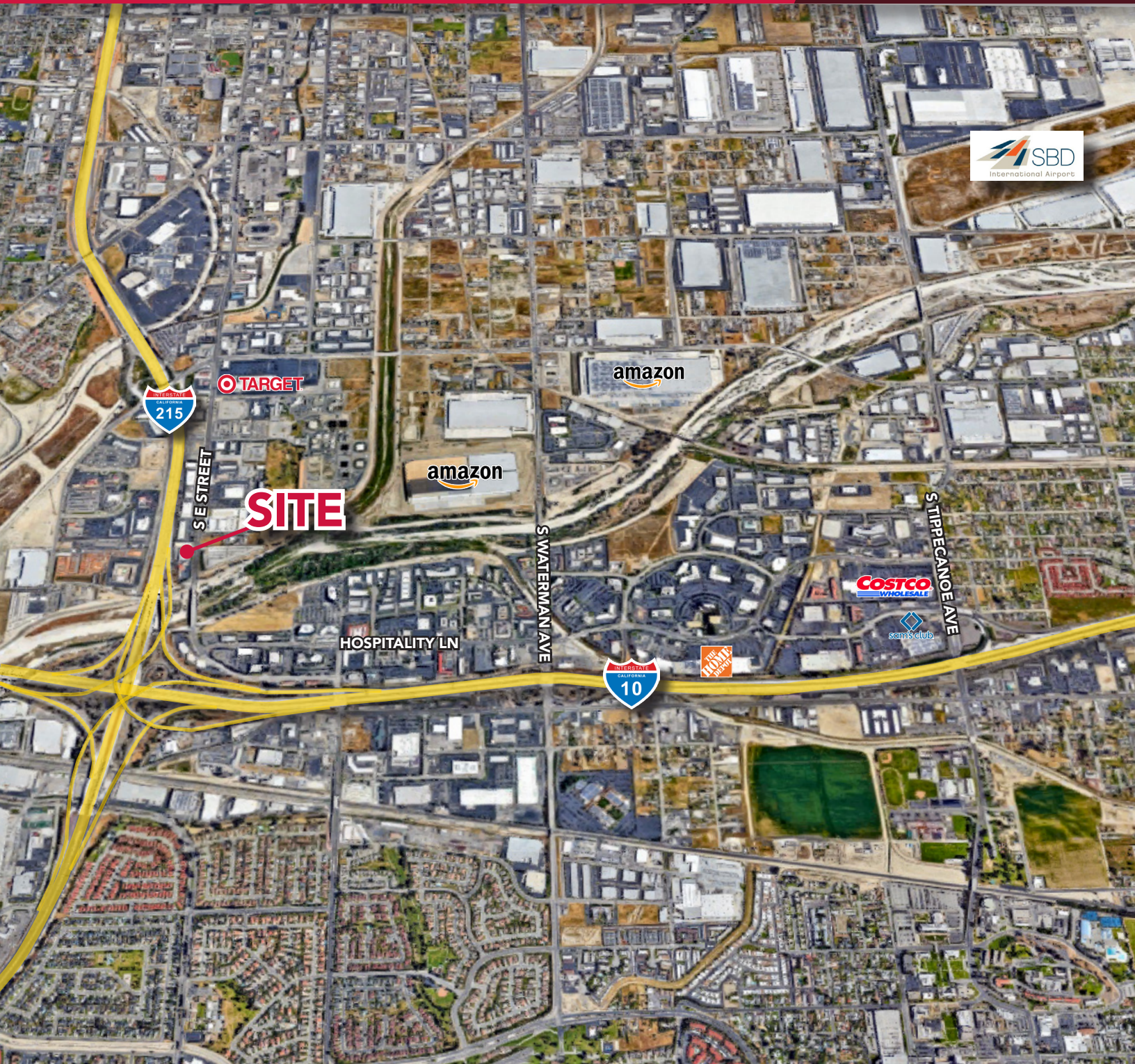
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