



## The Tune-Up Clinic

1636 REDLANDS BLVD., REDLANDS, CA

**35-YEAR OPERATING HISTORY W/ 5+ YEARS ON TERM | ABSOLUTE NNN**



INTERACTIVE  
OFFERING MEMORANDUM





## EXCLUSIVELY LISTED BY

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License No. CO636297000







# TABLE OF CONTENTS

**3** INVESTMENT OVERVIEW

---

**5** EXT PHOTOS

---

**6** FINANCIAL  
OVERVIEW

---

**7** INVESTMENT SUMMARY

---

**8** MERCHANT MAP

---

**9-11** DISTANCE MAP, DEMOS,  
AND TRAFFIC COUNTS





**\*Local Tune-Up clinic**

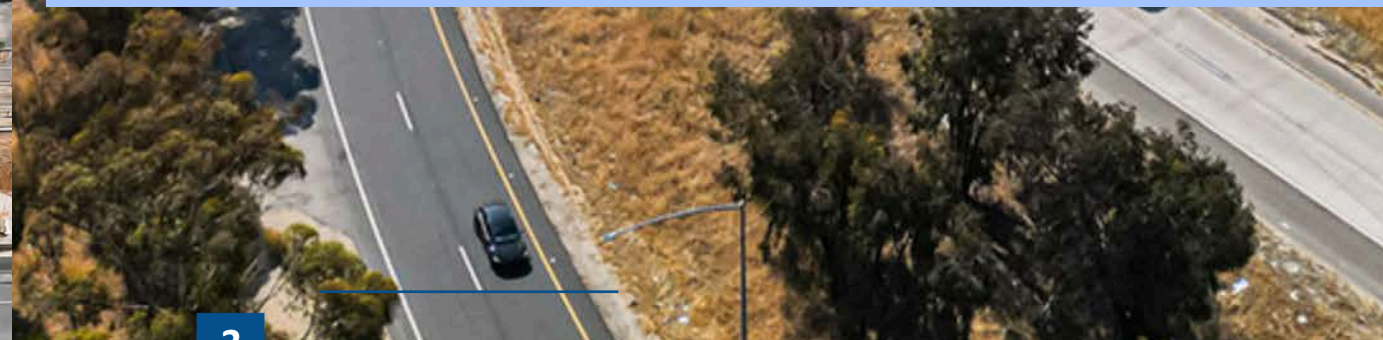
**\*Lease backed by Tune-Up Clinic, Inc a California Corp, and operator**

**\*Ideal location with proximity to I:10 & 210 interchange**

**\*Highly Visible from 18,000 VPD to 194,000 on I:10**

**\*Solid Unit Level Sales with Upside**

**\*Excellent re-adaptive uses**





# PROPERTY OVERVIEW

Property Name	The Tune-Up Clinic
Address	1636 Redlands Blvd., Redlands,
County	San Bernardino County
Property Type	STNL
Tenant Type	STNL
Gross Leaseable Area (SF)	Automotive
Lot Size (AC)	.49 AC
Year Built	1987
Occupancy	100%
Parking Spaces	.49 AC   21,523 SF



PRICE

\$1,470,000



CAP RATE

5.75%



NOI

\$84,592



TERM REMAINING

5 Years

No Options

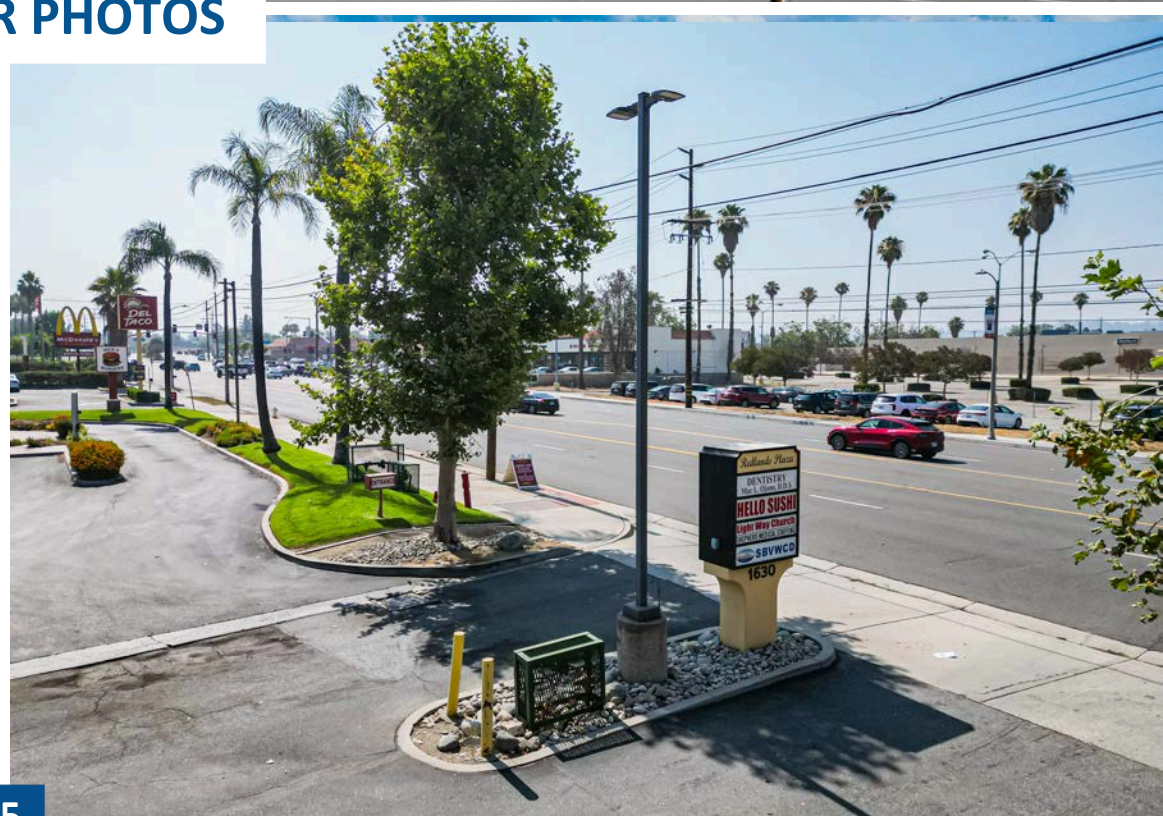




# EXT Photos



## EXTERIOR PHOTOS





# FINANCIAL OVERVIEW



BUILDING SIZE  
**± 2,800 SF**



ORIGINAL LEASE TERM  
**10 YEARS**  
+/- Years



YEAR BUILT  
**1987**



IN-PLACE NOI  
**\$84,592**

## Annualized Operating Data

Lease Year	Annual Rent	Monthly Rent	Increases	Cap Rate
Year 5	\$84,592	\$7,049	2%	5.75%
Year 6	\$86,283	\$7,190	2%	5.8%
Year 7	\$88,008	\$7,340	2%	5.9%
Year 8	\$89,768	\$7,480	2%	6.1%
Year 9	\$91,563	\$7,630	2%	6.22%
Year 10	\$93,394	\$7,782	2%	6.35%





# INVESTMENT SUMMARY

## Investment Summary

Price	\$1,470,000
NOI	\$84, 592 - Next increase Nov 1, 2025 = 2%
Cap Rate	5.75%

## Lease abstract

Tenant Name	Steven Widney, Operator
Ownership Lease Type	Individual
Lease Type	NNN
Original Lease Term	10 Years
Guarantor	Two-Tier Tune up Clinic, Inc a California Corp and its operator
Rent Commencement	N/A
Date	N/A
Lease Expiration Date	N/A
Term Remaining on Lease	+/- 5 Years
Rental Increases	2% Increases Annually
Option Periods Landlord	None
Tenant Responsibility	Tenant Pays Direct
ROFO/ROFR	None
Financing Reporting	Yearly

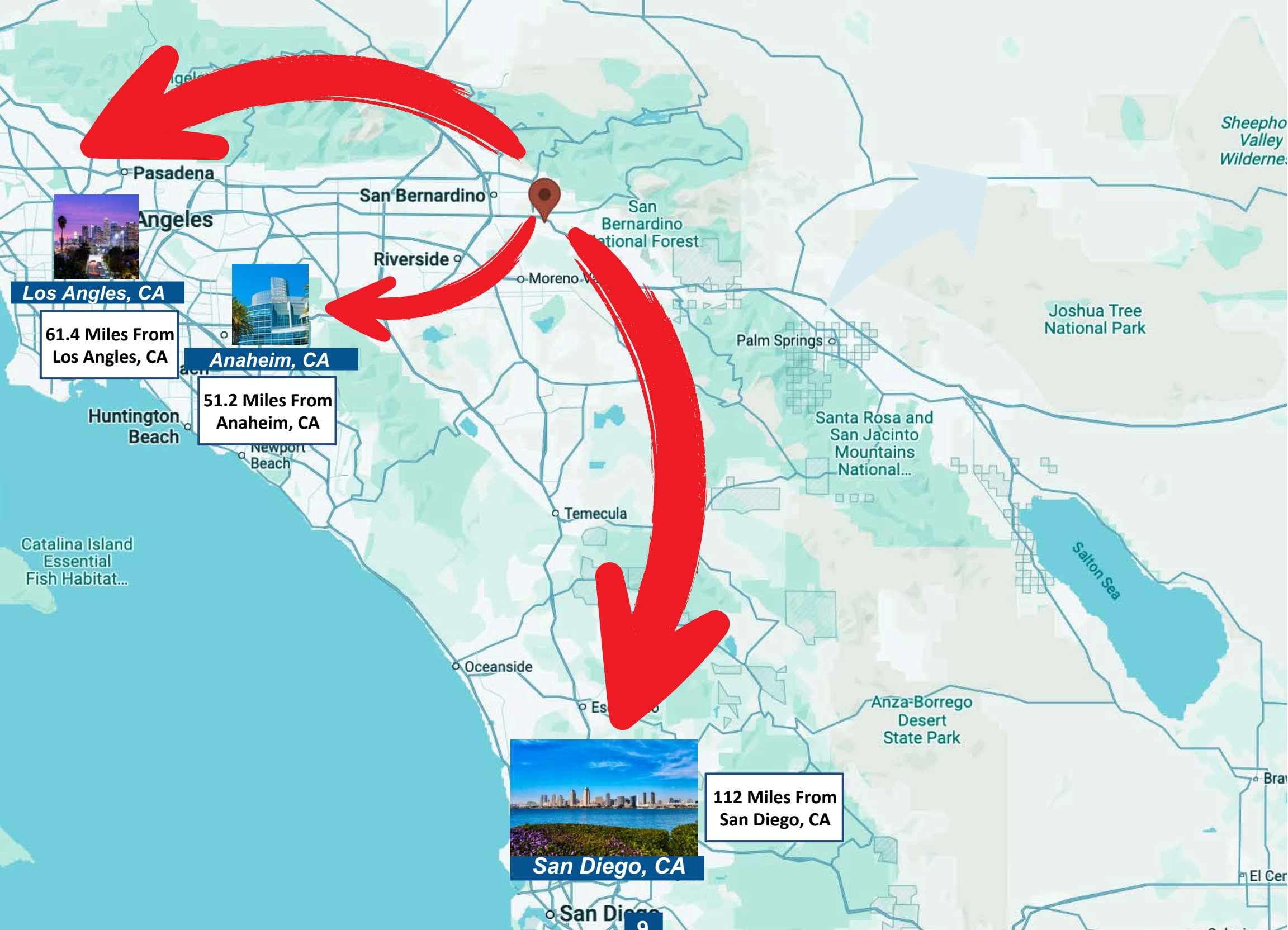




# Merchant Map









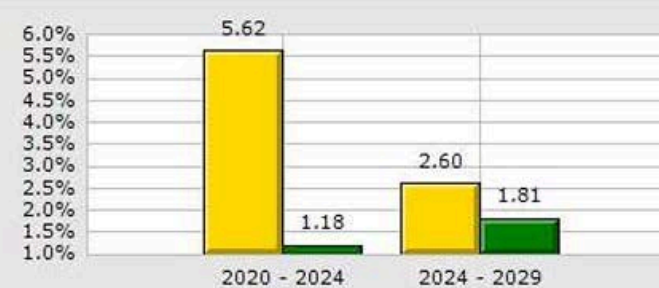
Redlands Plaza				
1636 Redlands Blvd, Redlands, CA 92373				
Type:	Retail/Auto Repair (Strip Ctr)			
County:	San Bernardino			
	3 Mile		County	
Population Growth				
Growth 2020 - 2024	5.34%		1.04%	
Growth 2024 - 2029	2.55%		1.77%	
Empl	39,507	96.00%	1,013,564	95.64%
Unempl	1,647	4.00%	46,206	4.36%
2024 Population by Race				
	80,631		2,204,247	
White	31,208	38.70%	685,295	31.09%
Black	5,035	6.24%	169,918	7.71%
Am. Indian & Alaskan	724	0.90%	31,944	1.45%
Asian	13,296	16.49%	186,870	8.48%
Hawaiian & Pacific Island	275	0.34%	8,103	0.37%
Other	30,093	37.32%	1,122,117	50.91%
Household Growth				
Growth 2020 - 2024	5.62%		1.18%	
Growth 2024 - 2029	2.60%		1.81%	
Renter Occupied	16,040	55.38%	268,084	39.67%
Owner Occupied	12,926	44.62%	407,638	60.33%
2024 Households by Household Income				
	28,966		675,722	
Income <\$25K	4,141	14.30%	102,807	15.21%
Income \$25K - \$50K	4,289	14.81%	111,205	16.46%
Income \$50K - \$75K	5,150	17.78%	118,164	17.49%
Income \$75K - \$100K	3,628	12.53%	96,045	14.21%
Income \$100K - \$125K	3,998	13.80%	77,460	11.46%
Income \$125K - \$150K	2,574	8.89%	55,838	8.26%
Income \$150K - \$200K	2,128	7.35%	59,478	8.80%
Income \$200K+	3,058	10.56%	54,725	8.10%
2024 Med Household Inc				
	\$81,222		\$76,480	
2024 Median Age				
	36.10		35.00	



1636 Redlands Blvd, Redlands, CA 92373

**3 Mile  
County**

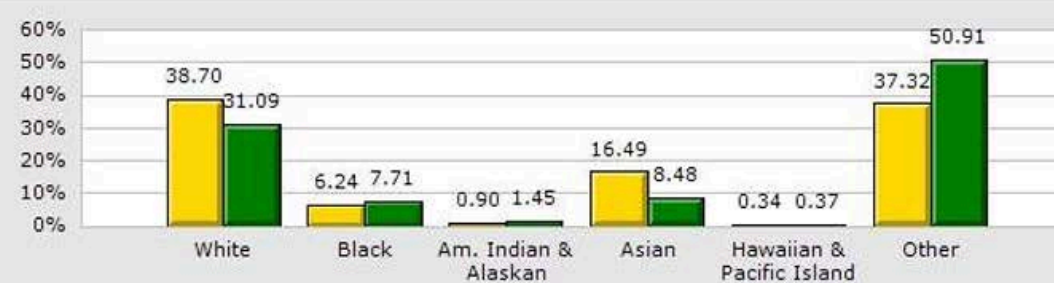
## Household Growth



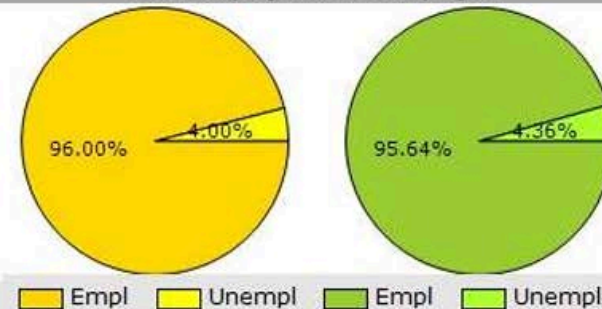
## 2024 Households by Household Income



### 2024 Population by Race



### 2024 Employed vs. Unemployed





## Traffic Count Report

### Redlands Plaza

1636 Redlands Blvd, Redlands, CA 92373

Building Type: **General Retail**

Secondary: **Auto Repair**

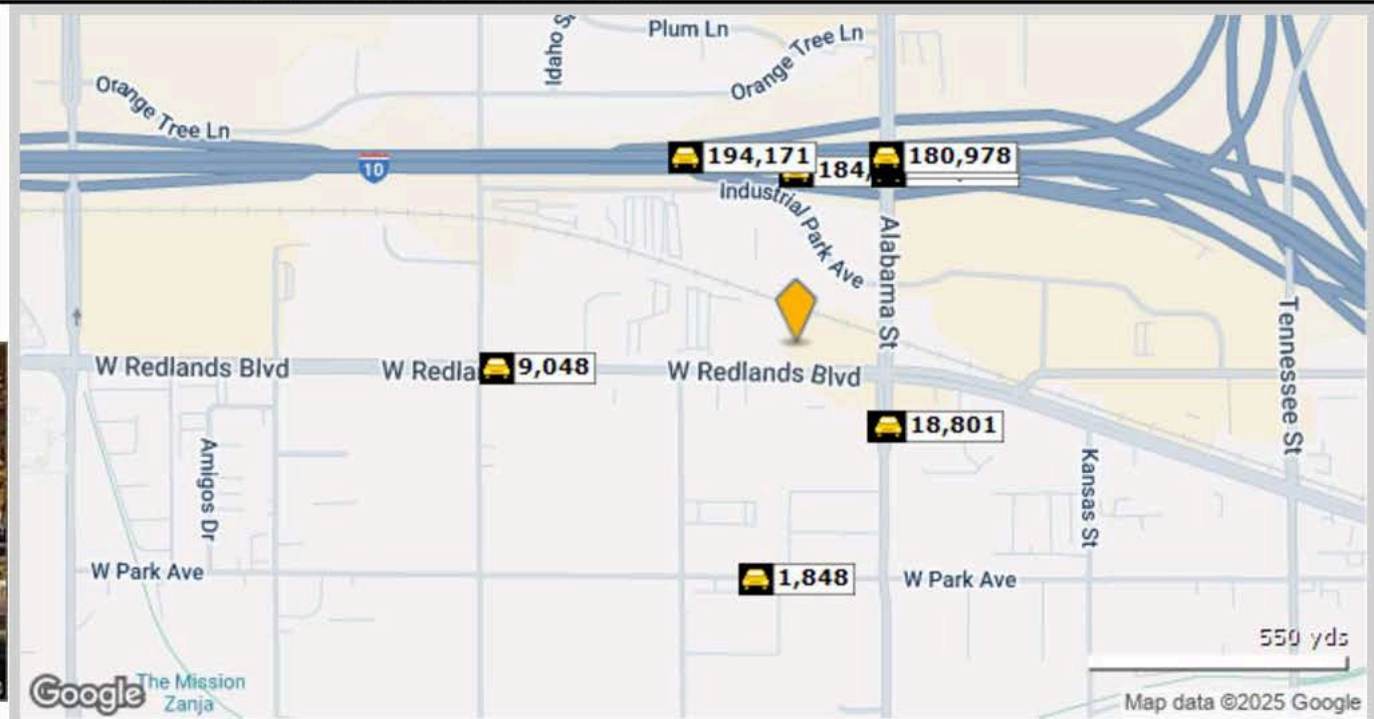
GLA: **2,840 SF**

Year Built: **1987**

Total Available: **0 SF**

% Leased: **100%**

Rent/SF/Yr: **-**



	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	Alabama St	W Redlands Blvd	0.06 N	2024	18,880	MPSI	.15
2	Alabama St	W Redlands Blvd	0.06 N	2025	18,801	MPSI	.15
3	10		0.00	2025	184,925	MPSI	.22
4	Alabama Street		0.00	2025	162,473	MPSI	.25
5	Alabama Street		0.00	2024	162,563	MPSI	.25
6	I- 10	Alabama St	0.00 SE	2020	180,978	MPSI	.26
7	10		0.00	2025	194,171	MPSI	.27
8	W Park Ave	Iowa St	0.09 W	2024	1,875	MPSI	.29
9	W Park Ave	Iowa St	0.09 W	2025	1,848	MPSI	.29
10	W Redlands Blvd	Nevada St	0.02 W	2025	9,048	MPSI	.37



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7/7/2025



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**THE TUNE-UP CLINIC**

Representative Photo

