

FOR SALE: SINGLE TENANT LEASED INVESTMENT

TENANT | TOYOTA MOTOR SALES USA

9050 CHARLES SMITH AVENUE, RANCHO CUCAMONGA, CA



 **LEE &
ASSOCIATES**
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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

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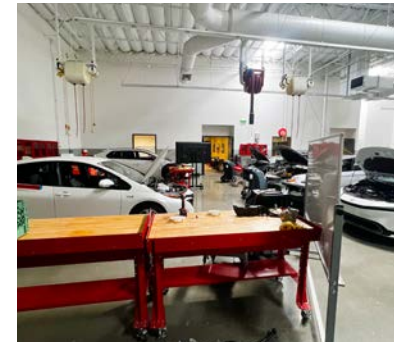
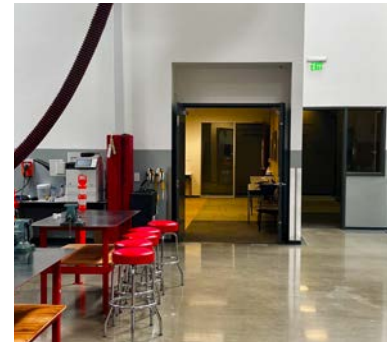
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INVESTMENT HIGHLIGHTS

TENANT:	Toyota Motor Sales USA
LEASE TYPE:	AIR Single Tenant Gross with Pass Throughs
OCCUPANCY:	100%
LEASE START DATE:	Toyota Motor Sales USA has Occupied Since 2008
MONTHLY RENT:	\$18,866.89 Gross
ANNUAL RENT INCREASE:	4%
NOI:	\$205,542
LEASE EXPIRATION:	August 31, 2028
OPTIONS:	(1) 5 Year Option & FMV but no less than Preceding Month



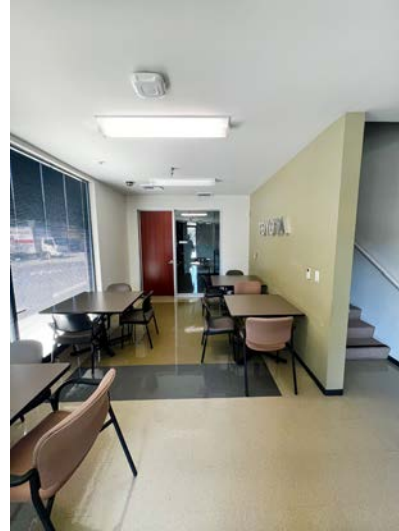
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PROPERTY HIGHLIGHTS

BUILDING SIZE:	±11,629 SF
LAND AREA	±29,621 SF
CONSTRUCTION TYPE:	Concrete Tilt-Up
ROOF:	New Roof Installed 2025
PARKING LOT:	Slurried & Striped in 2024
LANDSCAPING:	New Landscaping in 2023
WAREHOUSE:	Fully Air Conditioned with Distributed Power & Air
POWER:	800 Amps (Verify)
OFFICE:	Recently Renovated 2 Story Office
DOORS:	2 Ground Level Doors



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