

# BRAND NEW CRASH CHAMPIONS COLLISION REPAIR PROPERTY

241 S. CITRUS AVENUE, COVINA, CA 91723

CRASH CHAMPIONS COLLISION REPAIR TEAM

**Voit**

REAL ESTATE SERVICES

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# INVESTMENT HIGHLIGHTS

## RARE OPPORTUNITY TO OWN AN ABSOLUTE NNN LEASE WITH A NATIONAL CREDIT TENANT

The tenant is responsible for all building expenses and operating costs. Owner has not structural obligations. Tenant to pay all taxes, insurance and maintenance.

## 3% ANNUAL RENT INCREASES

The rent increases by three (3%) every January 1st through January 01, 2035.

## MAJOR RENOVATIONS TO THE PROPERTY ARE BEING IMPLEMENTED BY THE TENANT

The tenant will be making substantial renovations to the property demonstrating their long term commitment to the site.

## PRIME LOCATION

The property is close to 10, 57 and 210 Freeways. It is also adjacent to the Covina Automotive Corridor.

## DENSE INFILL LOCATION WITH LITTLE OR NO SUITABLE LAND AVAILABLE FOR DEVELOPMENT

The surrounding area is home to approximately 176,500 residents within a three-mile radius (2024), with median household incomes exceeding \$108,000. This strong demographic base supports consistent demand for automotive and related services.

## STRONG DEMOGRAPHICS IN UPSCALE COVINA NEIGHBORHOOD

Situated in the highly active Inland Empire region, benefiting from diverse industries, growing population, and near-term infrastructure investment

## FLEXIBLE MUOD/C-3 ZONING

Mixed Use Overlay District-Permits Commercial and Residential Development Projects

# \$2,250,000

## PRICE

# 5.78%

## CAP

### INVESTMENT SUMMARY

Lease Type	Absolute-Net
Landlord Responsibility	None
Year Built / Renovated	1971 / 2025
Use	Regional Office and Check-In/Out Area
Building Area	±4,660 SF
Land Area	±17,104 SF
APN	8444-038-032



### COST SEGREGATION

The extensive improvements at the facility may allow for significant cost segregation benefits, creating substantial tax advantages for a buyer or investor

### BONUS DEPRECIATION

Certain building components may be eligible for accelerated depreciation, reducing depreciation schedules from 39 years to approximately 7-8 years

### OPPORTUNITY ZONE

The property may be located within a designated Opportunity Zone, offering potential tax incentives for investors considering redevelopment (status to be confirmed)



Crash Champions, established in 1999 in New Lenox, Illinois by founder and CEO Matt Ebert, specializes in collision repair, auto painting, and full-service post-accident care. With over 650 locations across 38 states as of mid-2025, it ranks as the third-largest, founder-led multi-shop operator in the U.S. In 2024, Crash Champions generated approximately \$2.75 billion in revenue and is on track to reach \$3 billion in 2025.

The company employs more than 11,000 team members and continues to expand via acquisitions and organic growth. Backed by Clearlake Capital, with its 2022 merger of Service King, Crash Champions operates as a private equity-supported, independent operator focused on quality, consistency, and team-first culture.

**\$2.75 B**

REVENUE

**650 +**

STORES

**38**

STATES OF  
OPERATIONS

**11,000 +**

EMPLOYEES

**#3**

FOUNDER-LED  
MSO NATIONWIDE

**1999**

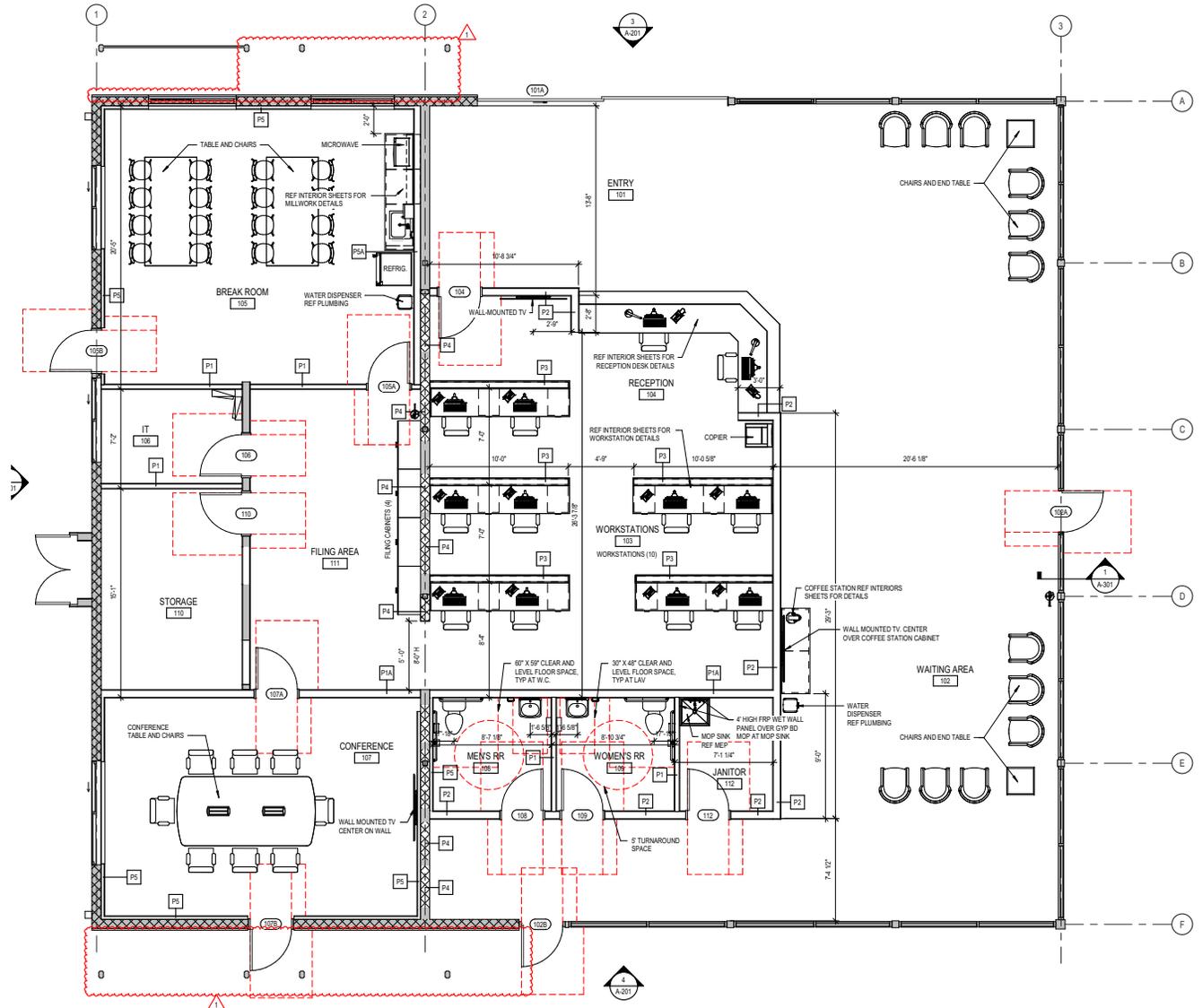
FOUNDED

**Westmonth, IL**

HEADQUARTERS



# PROPERTY FLOOR PLAN





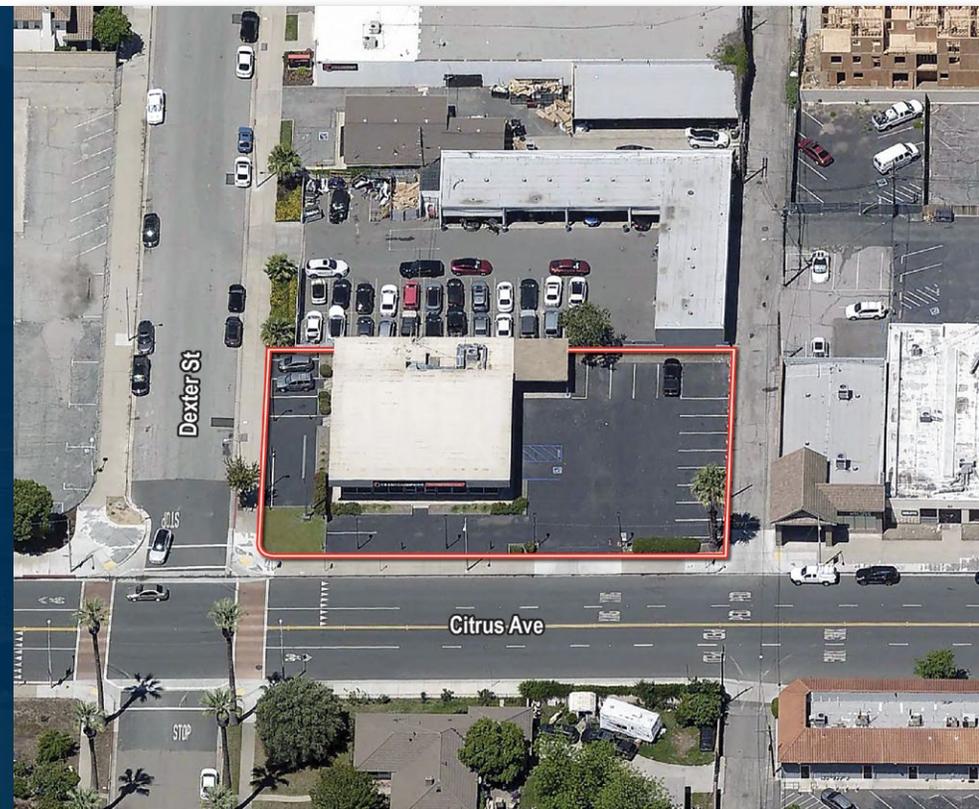
# EXTERIOR RENOVATIONS





## LEASE SUMMARY

Tenant	Crash Champions, LLC a Illinois, LLC
Guaranty	Crash Champions Holdings, LLC a Delaware, LLC
Type of Ownership	Fee Simple
Lease Type	Absolute-Net
Landlord Responsibilities	None
Rent Commencement	January 1, 2024
Lease Expiration	May 31, 2036
Use	Regional Office and Check-In/Check-Out Area
Increases	3% Annually - January 1st of Each Year
Options	One (1) Option to Extend for An Additional 5 Years



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*For More Information, Please Contact:*

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