

Ramona Auto Center

10654 - 10662 RAMONA AVE
MONTCLAIR CA 91763



HIGHLIGHTS:

- » Listing Price \$2,800,000 (\$262/SF)
- » Annual Gross Income \$252,000
- » Cap Rate 6.52
- » 7 Tenant Multi Unit Building
- » Rare Automotive Freestanding Investment Sale
- » Contact For More Details!

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2026 Population	23,648	204,623	465,312
2026 Average HH Income	\$93,858	\$106,139	\$114,504

Exclusively Marketed by:

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PROPERTY SUMMARY

Number of Units	7
Building SF	10,660
Land SF	32,852
Land Acres	0.75
Year Built	1978
# of parcels	1
Zoning Type	M2
Building Class	B
Location Class	B
Number of Parking Spaces	40
Parking Ratio	3.75/1000
Ceiling Height	14
Grade Level Doors	16
Fenced Yard	Yes
Office SF	500
Office to Warehouse Ratio	4.7% to 95.3%

INVESTMENT SUMMARY

Price	\$2,800,000
Price PSF	\$262.66
Occupancy	100%
NOI (CURRENT)	\$182,780
CAP RATE (CURRENT)	6.53%

INCOME

	CURRENT
Gross Scheduled Rent	\$252,000
Effective Gross Income	\$252,000
Less Expenses	\$69,220
Net Operating Income	\$182,780

EXPENSES

	CURRENT
Real Estate Taxes	\$16,904
Insurance	\$7,512
Utilities	\$14,084
Union Pacific Railroad Company Lease	\$30,720
Total Operating Expense	\$69,220
Expense / SF	\$6.49
% of EGI	27.46%

MULTI-TENANT AUTOMOTIVE BUILDING

10654 Ramona Ave represents a rare freestanding automotive-industrial asset located within one of the highest-density corridors in the Inland Empire. The property benefits from strong in-place income, front and rear functional bay configuration, and irreplaceable zoning, making it attractive to investors.

