



Tire Choice Auto Service Center

CORPORATE TIRE CENTER IN DOMINANT AUTO INDUSTRY SUBMARKET

NORCO, CA



CP PARTNERS
COMMERCIAL REAL ESTATE



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Tire Choice Auto Service Center

1787 HAMNER AVE, NORCO, CA 92860 [↗](#)

\$2,420,000

PRICE

6.00%

CAP RATE

NOI	\$145,200
LEASE TYPE	NN
OPTIONS	Two, 5-Year
PARKING	19 Spaces
BUILDING SIZE	5,429 SF
LAND AREA	0.78 AC



Corporate net lease in booming Inland Empire market

Corporately guaranteed NN Tire Choice Auto Service Center (Monro, Inc.) located on the **primary retail corridor in Norco**, CA. Monro, Inc. is one of America's largest automotive service and tire dealers with **more than 1,280 locations** nationwide.



Passive Investment Opportunity

- A single-tenant Tire Choice located in growing Norco, CA (Inland Empire)
- Original 15-year lease with more than 7 years remaining
- The lease structure is NN+ with a corporate signature from one of the premier automotive service and tire distributors in the country
- Under the terms of the lease, the tenant is responsible for one half of any capital expenditures in excess of \$5,000
- The subject property has a 23+ year successful operating history as a tire dealership and service center

Inland Empire Location

- Tire Choice is ideally situated along Hamner Ave (28,337 VPD), the premier retail corridor through Norco
- The property also benefits from close proximity to I-15 (155,984 VPD) and immediate access Second Street on-ramp/off-ramp
- The subject property is immediately south of the Norco Auto Mall Specific Plan, an 88 acre auto shopping complex containing car dealerships and auto-related uses, creating a highly synergistic density of similar uses in the area
- Exceptional density and demographics with more than 292,000 residents with incomes in excess of \$124,000 within a 5-mile radius

Price	\$2,420,000	
Capitalization Rate:	6.00%	
Building Size (SF):	5,429	
Price Per SF:	\$445.75	
Lot Size (AC):	0.78	
Stabilized Income	P/SF	
Scheduled Rent	\$26.75	\$145,200
Effective Gross Income	\$26.75	\$145,200
Less	P/SF	
Taxes	NN	\$0.00
Insurance	NN	\$0.00
Total Operating Expenses	NN	\$0.00
Equals Net Operating Income	\$145,200	

Lease is NN nature, with LL responsible for roof & structure. Tenant is responsible for parking lot maintenance and 1/2 of the cost of any parking lot capital expenditure over \$5,000



TENANT INFO		LEASE TERMS		RENT SUMMARY					
TENANT NAME	SQ. FT.	TERM YEARS		CURRENT RENT	MONTHLY RENT	YEARLY RENT	MONTHLY RENT/FT	YEAR RENT/FT	
Tire Choice Auto Center (MNRO Inc)	5,429	7/31/2015	5/31/2020		\$10,000	\$120,000	\$1.84	\$22.10	
		6/1/2020	5/31/2025		\$11,000	\$132,000	\$2.03	\$24.31	
		6/1/2025	5/31/2032	\$145,200	\$12,100	\$145,200	\$2.23	\$26.75	
		Option 1	6/1/2032	5/31/2037		\$13,310	\$159,720	\$2.45	\$29.42
		Option 2	6/1/2037	5/31/2042		\$14,631	\$175,572	\$2.69	\$32.34
TOTALS:	5,429			\$145,200	\$12,100	\$145,200	\$2.23	\$26.75	

**Seller shall credit the difference in rent from the close of Escrow to 6/1/2025*

Premises & Term

TENANT	MNRO Holdings, LLC
GUARANTOR	MNRO Inc. (1st Ammendment)
LEASE TYPE	NN+
LEASE EXPIRATION	May 31, 2032
OPTIONS	Two, 5-year

Expenses

TAXES

Tenant pays directly to the taxing authority.

INSURANCE

Tenant shall carry and maintain (i) public liability and property damage insurance, (ii) Fire insurance at full replacement value, (iii) worker's compensation (including employer's liability), (iv) such other insurance as commonly carried by businesses of a similar size and nature as Tenant's business

UTILITIES

Tenant pays all utilities directly.

MAINTENANCE

Tenant shall be responsible for the maintenance and repair of all non-structural components of the property. LL shall be responsible for all repairs and replacements of the structural components of the premises. The parties agree to equally share the cost of any parking lot repairs/replacements in excess of \$5,000

Additional Lease Provisions

RIGHT OF FIRST REFUSAL

15 days from receipt of notice of bona fide offer



Disclaimer

The details contained within the Lease Abstract are provided as a courtesy to the recipient for purposes of evaluating the subject property's initial suitability. While every effort is made to accurately reflect the terms of the lease document(s), many of the items represented herein have been paraphrased, may have changed since the time of publication, or are potentially in error. CPP and its employees explicitly disclaim any responsibility for inaccuracies and it is the duty of the recipient to exercise an independent due diligence investigation in verifying all such information, including, but not limited to, the actual lease document(s).

LEGEND


Property Boundary

5,429
Rentable SF

0.78
Acres

19
Parking Spaces


Egress



Owned by one of the leading automotive service and tire dealers in the United States



About Tire Choice

- Tire Choice Auto Service Centers, with more than 200 stores in the Northeast, Southeast, and California, aims to keep customers on track with the vehicles maintenance schedule, and follow Motorist Assurance Program (MAP) Standards of Service
- Offered services include Valvoline oil changes, tire replacement, brake adjustments, and other scheduled maintenance
- Featured tire brands include BF Goodrich, Continental, Goodyear, Pirelli, Ironman, Michelin, Yokohama and more

Acquired By Monro - A Family of Brands

- Monro acquired Tires Choice Auto Service Centers in 2014, followed by a series of acquisitions in Florida, Louisiana, and California, all of which now operate under the Tire Choice banner
- Monro's family of brands is one of the leading automotive service and tire dealers in the United States
- Monro (NASDAQ: MNRO) is headquartered in Rochester, New York, where the first store was opened in 1957
- Since then, the company has acquired 16 brands including Tire Barn Warehouse, Skip's Tires, Free Service Tire Company, Car-X Tire and Auto, Ken Towery's Tire & Auto Care, Mr. Tire Auto Service Centers, and Tire Choice Auto Service Centers

1,280+

MONRO-OPERATED STORES (U.S.)

\$1.3 Billion

MONRO U.S. SALES IN FY23

50+

FRANCHISED MONRO LOCATIONS (U.S.)

[Tenant Website](#)



RIVERSIDE
16 MILES

NORCO
COLLEGE

CALIBER
COLLISION

Hemborg
FORD

Ford

CALIFORNIA
MOTOR/TRADE

TURBO
KUMON

HAMNER
AUTO DETAILING

EMMA AUTOS

NORCO
INSURANCE

CLASSIC
COLLISION

SECOND STREET

INTERSTATE
BUSINESS
15

169,789 VPD

SUBJECT PROPERTY

TIRECHOICE
AUTO SERVICE CENTERS

INTERSTATE
BUSINESS
15

HAMNER AVENUE

20,776 VPD

EL MONTE RV

Pizza
Hut

BURGER
KING

GP
VOLLY'S
PIES

A Place
At Home

Rising Markets
Commercial Real Estate

CHRYSLER
DODGE
Jeep
RAM

CLASSIC
COLLISION

COMMERCE TRUCK

TRACTOR
SUPPLY CO

Wonderkind

NORCO FAMILY
FUNERAL HOME

K

BRIGHTLINE
AUTO

Fairfield
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AMERICA

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BOOT CAMP

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Hardware
DOLLAR TREE

Bank of America

jiffylube

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LES SCHWARZ

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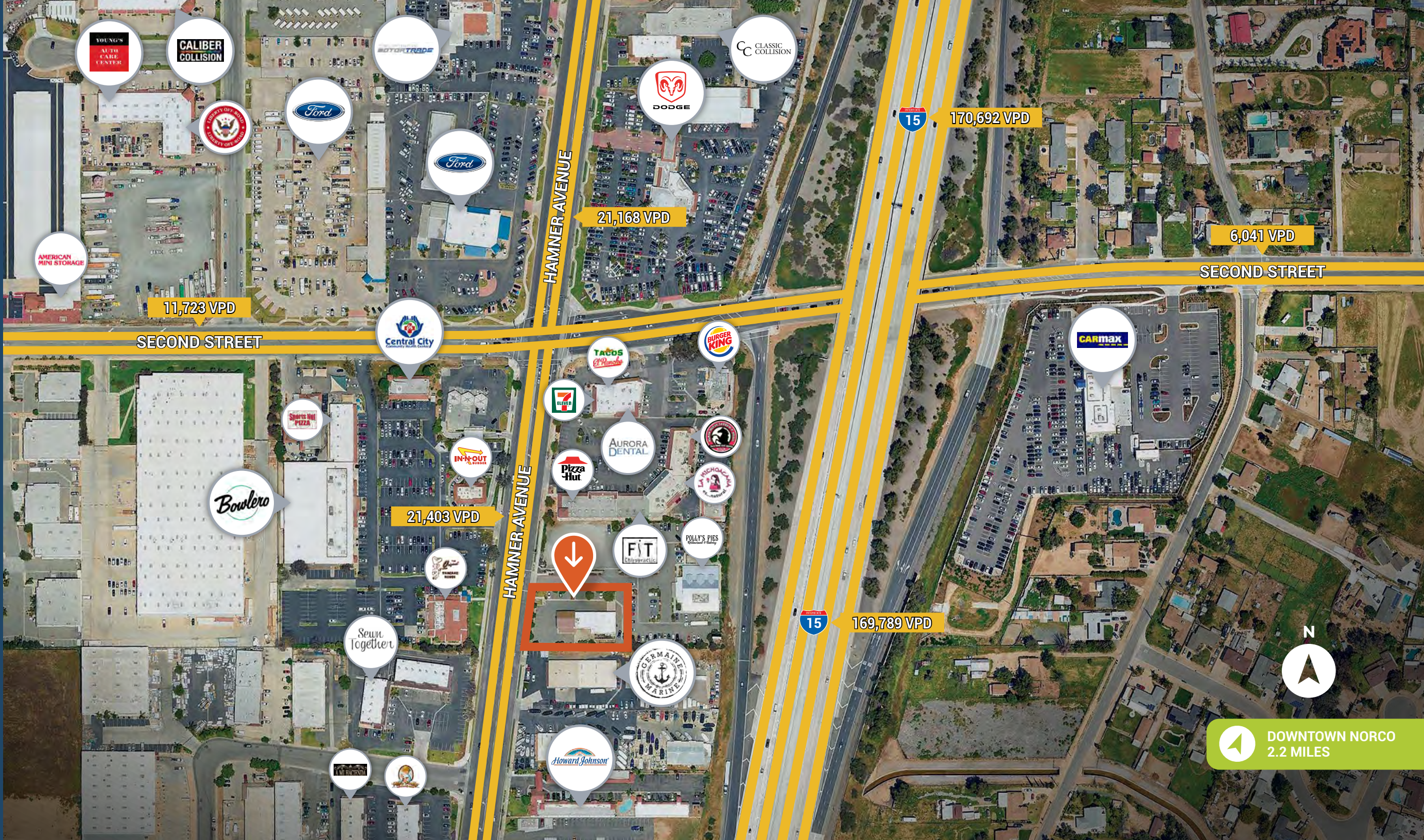
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BOOT CAMP

UNITED STATES
POST





LOS ANGELES
48.9 MILES



ACADEMY

SPORTS COMPLEX

STATER BROS.

CVS pharmacy

25,859 VPD

RIVER ROAD

DOLLAR TREE

5,707 VPD

SECOND STREET

NORCO COLLEGE

20,791 VPD

HAMMER AVENUE

182,852 VPD

MIDDLE SCHOOL

TRACTOR SUPPLY CO.

HIGH SCHOOL

3,686 VPD

SECOND STREET

YMCA

ELEMENTARY SCHOOL

MIDDLE SCHOOL

TARGET

Auto Zone

AMERICA'S TIRE

LA FITNESS

DOLLAR TREE

18,482 VPD

RIVER ROAD

STAPLES

WinCo FOODS

30,860 VPD

N MAIN STREET

BIG LOTS!

HOBBY LOBBY

FLOOR DECOR

KOHL'S

STATER BROS.

HIDDEN VALLEY PARKWAY

22,069 VPD

CORONA MEDICAL CENTER

Burlington

dd's DISCOUNTS

215,060 VPD

GOLF COURSE

Ring Radius Population Data

	1-MILE	3-MILES	5-MILES
2022	6,633	99,394	292,276

Ring Radius Income Data

	1-MILE	3-MILES	5-MILES
Average	\$118,039	\$117,039	\$124,502
Median	\$91,804	\$94,185	\$103,713

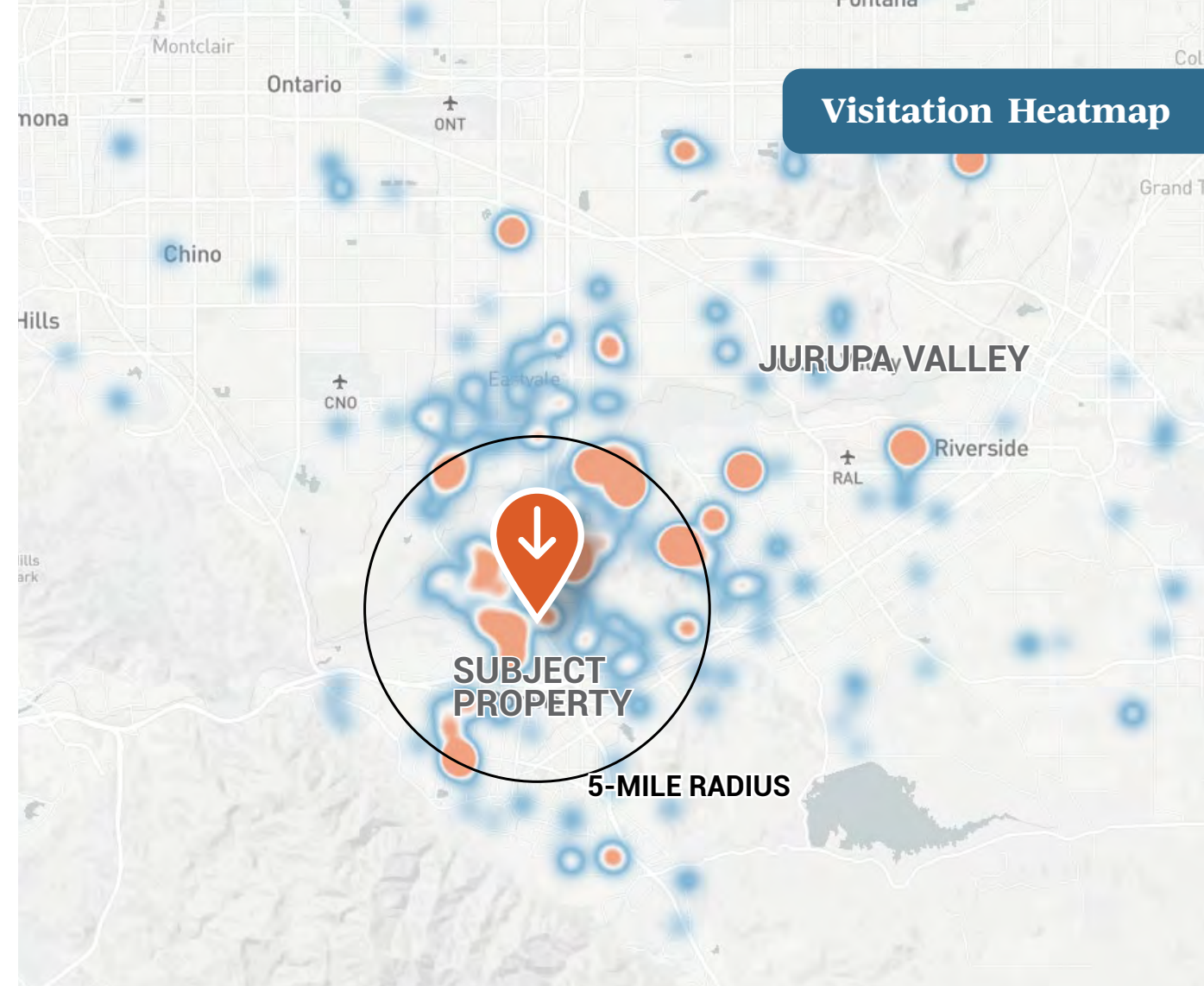
The **typical visitor** persona for individuals who visited the subject property in the last 12 months are individuals with **annual incomes of \$100k - \$125k**

13.5K Visits

OVER PAST 12 MONTHS AT TIRE CHOICE

38 Minutes

AVERAGE DWELL TIME AT TIRE CHOICE



Visitation Heatmap

The shading on the map above shows the **home location of people who visited the subject property over the past 12 months**. Orange shading represents the highest concentration of visits.

*Map and data on this page provided by Placer.ai. Placer.ai uses location data collected from mobile devices of consumers nationwide to model visitation and demographic trends at any physical location.



Norco, CA

AN INLAND EMPIRE CITY



4.6 Million

ESTIMATED POPULATION
(RIVERSIDE MSA)

\$237.9 B

RIVERSIDE MSA GDP

Horsetown USA

- Norco is situated in the western part of Riverside County in Southern California, approximately 50 miles southeast of Los Angeles and 20 miles west of Riverside
- The city's economy is diverse, with key sectors including agriculture, retail, and services
- Norco is famous for its equestrian lifestyle, with over 95 miles of horse trails and numerous horse-friendly amenities including rural roads and trails designed to accommodate equestrian traffic
- The city hosts various equestrian events such as rodeos, horse shows, and trail rides including the Norco Fair, the Horsetown Parade of Lights, and the Norco Horseweek
- Norco is home to Norco College, a community college that is part of the Riverside Community College District
- It is conveniently located near major transportation routes, including Interstate 15 and State Route 91, providing easy access to nearby cities such as Riverside, Corona, and Los Angeles



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