

FIRESTONE Auto Center - Established over 28 years

Near Major Intersection
and Puente Hills Mall



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BUSINESS DESCRIPTION AND HIGHLIGHTS

- Firestone, the name brand Auto and Tire Center operates in 23 States and Ten countries
- Auto Center offers variety of services: Tires, Brakes, Tune Up, Air Conditioning, Suspensions, Alignments, Tire Balance Preventative Maintenance, Computer Diagnostics, Oil Change, Batteries, and several other auto related services
- Auto Center is located on a major highway, in densely populated area, near major intersection and Shopping Mall
- Daily traffic over 37,000 CPD on Colima Rd and Fullerton Rd. Population over 336,000 within 5 mile radius
- Minutes away from Famous Puente Hills Shopping Mall, Restaurants, Business and Entertainment Centers
- Seller is operating the Auto Center for past 28 years and planning to retire now
- Firestone Auto Center is located in a large auto repair center, occupies 5 bays and has 6 lifts

BRIDGESTONE

TIRE & BRAKE



OFFERING SUMMARY

Price: \$198,000
Lease: 5 1/2 Years remaining
Rent: \$7,868 + CAM \$1,708

Additional Notes
Seller retiring after operate the auto center for 28 years

Firestone Auto Center 18213 Colima Rd, Unit no. 10, Rowland Heights CA 91748



Colima Rd

Firestone

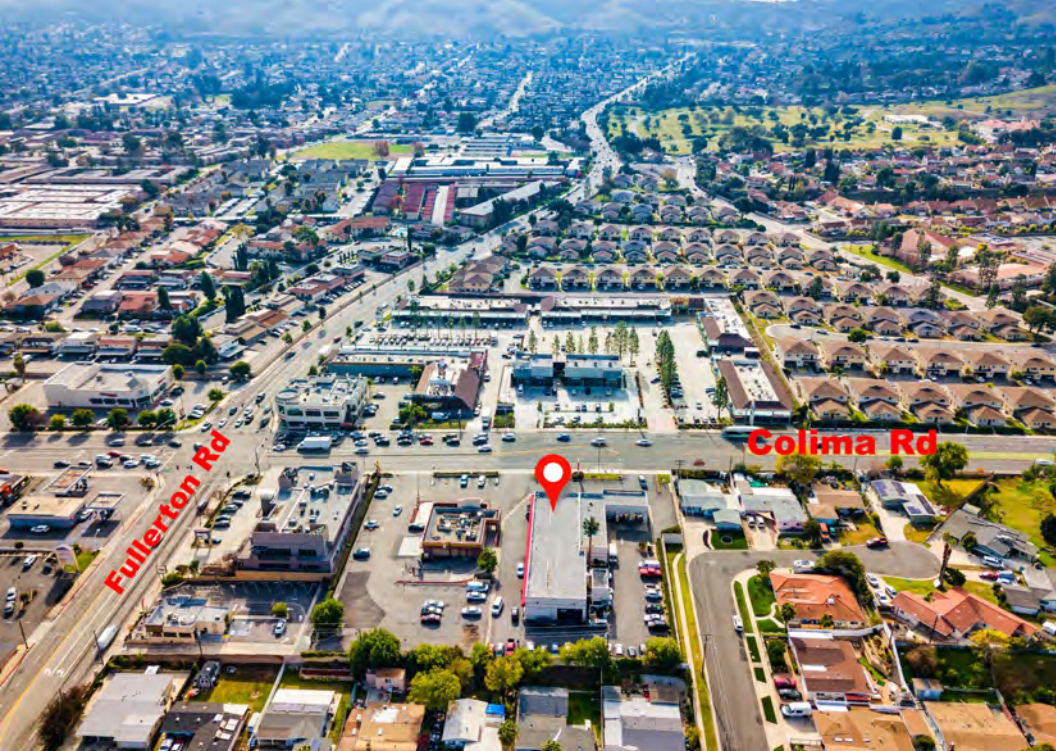




Auto Center Exterior - Office and Inside View



5 Auto Bays, inside views



Auto Center Ariel Views

DEMOGRAPHICS – TRAFFIC AND GENERAL AREA INFORMATION

Income

	2 mile	5 mile	10 mile
Avg Household Income	\$93,585	\$113,962	\$108,198
Median Household Income	\$73,211	\$93,211	\$87,080
< \$25,000	2,522	10,006	52,367
\$25,000 - 50,000	3,226	12,888	67,731
\$50,000 - 75,000	3,158	13,892	68,900
\$75,000 - 100,000	2,601	12,122	57,036
\$100,000 - 125,000	1,778	11,822	53,742
\$125,000 - 150,000	1,370	8,824	38,024
\$150,000 - 200,000	1,357	10,495	48,582
\$200,000+	1,351	11,184	46,738

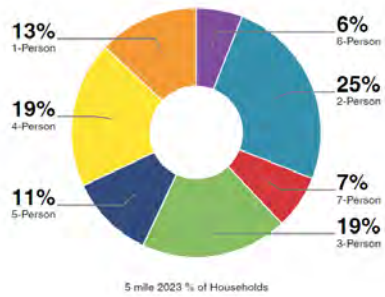
Population

	2 mile	5 mile	10 mile
2010 Population	68,641	336,489	1,526,712
2023 Population	63,813	321,824	1,501,163
2028 Population Projection	61,605	313,072	1,470,459
Annual Growth 2010-2023	-0.50%	-0.30%	-0.10%
Annual Growth 2023-2028	-0.70%	-0.50%	-0.40%
Median Age	39.8	39.5	37.9
Bachelor's Degree or Higher	29%	31%	27%
U.S. Armed Forces	47	147	577

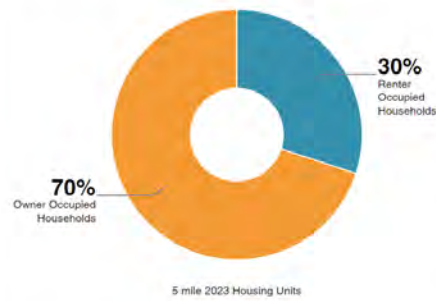
Traffic

Collection Street	Cross Street	Traffic Volume
Colima Rd	Fullerton Rd E	37,079
Espito St	Valcarlos Ave W	1,076
Fullerton Rd	Colima Rd S	34,258
Valcarlos Ave	Companario Dr N	1,527
Espito St	Valcarlos Ave E	757
Fullerton Rd	Los Palacios Dr N	44,007
Fullerton Rd	Cam Bello SW	33,792
Colima Rd	Batson Ave E	41,355
Los Palacios Dr	Fullerton Rd E	2,998
Cam Bello	S Larkvane Rd W	1,174

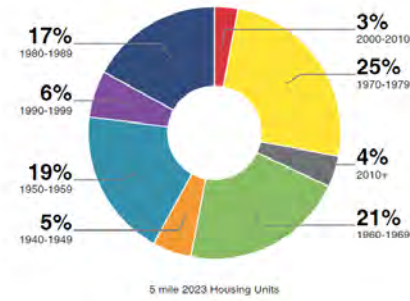
Household Size



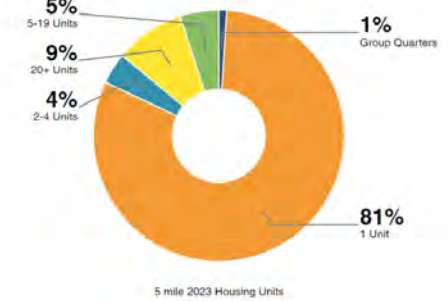
Housing Occupancy



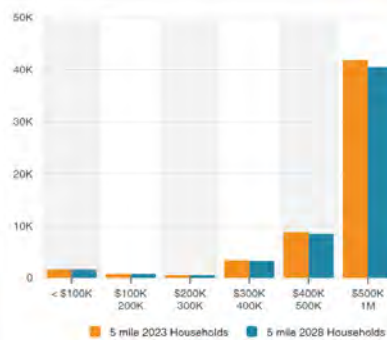
Homes By Year Built



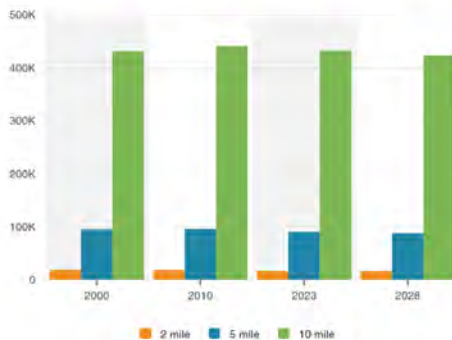
Housing Type



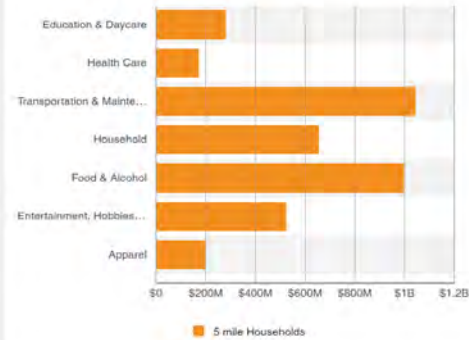
Home Values



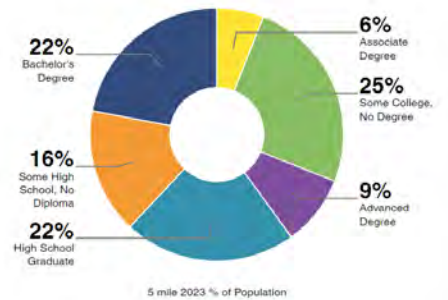
Households

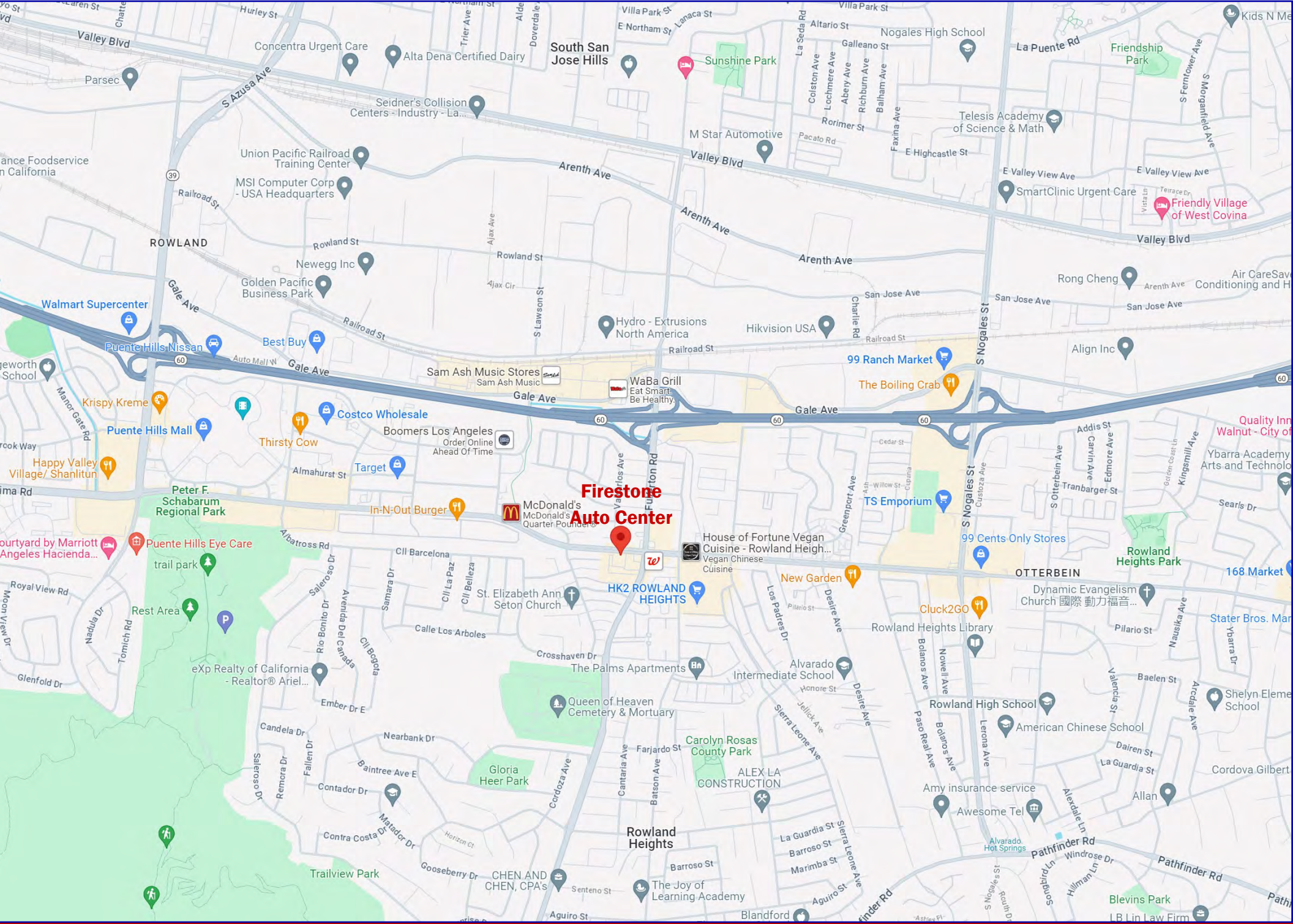


Consumer Spending

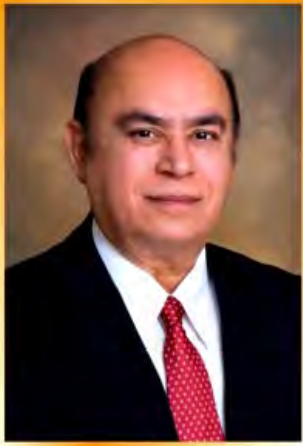


Educational Attainment





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