

5091 Brooks Street, Montclair (San Bernardino County), CA 91736

FOR SALE

FREESTANDING INDUSTRIAL BUILDING

Owner-User Opportunity or Investment | ±8,400 SF Bldg



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Walseth Investment Company specializes in the sale and disposition of net leased assets nationwide. We offer brokerage for investment, owner-user, and institutional sales of all asset types. Additionally, we offer property management and consulting/advisory services. Michael Walseth is the President & Founder of the Walseth Investment Company. Michael built his company to serve the real estate needs of institutions, developers, and private investors. Michael has closed over 150 property transactions throughout his 20-year career accounting for an estimated \$3 billion (US) in total consideration. Michael and his transactions have been regularly featured in GlobeSt, Western Real Estate Business, Shopping Center Business, Bisnow, The Wall Street Journal, San Diego Business Journal, Orange County Business Journal, Los Angeles Business Journal, Orange County Register, and most other real estate and local publications.

The information contained in the following is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Walseth Investment Company and should not be made available to any other person or entity without the written consent of Walseth Investment Company.

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INVESTMENT SUMMARY

Walseth Investment Company is pleased to offer the opportunity to acquire the fee simple interest (land & building ownership) in a .33 acre parcel with a ±8,400 square foot industrial building leased to Baldy's Classic Cars. The lease resets to FMV on Jan 1, 2025.

This ±14,505 square foot (.33 acre) property with approximately 8,400 square feet of well-maintained building space is leased to Baldy's Classic Cars on an absolute NNN basis. The lease has one (1) 3-year and one (1) 2-year option remaining. At FMV reset at the beginning of each option, if Tenant and Landlord cannot agree on FMV rate, the lease may be terminated by Landlord. The last option expires on Dec 31, 2029.

This site is 6.3 miles (14 min) from Ontario International Airport. The Ontario International Airport is the fastest growing airport in the United States and ranks among the 10 largest car airports in North America. According to a recent analysis by Oxford Economics, the Ontario International Airport serves as the hub of a global supply chain network that generates \$17.8 billion in economic activity.



The property is approximately 2 miles from Interstate 10 and approximately 2.5 miles from CA Route 60. US Interstate 10 (I-10) is a critically important highway for the industrial sector in the United States. Spanning over 2,400 miles from the Pacific Coast in California to the Atlantic Coast in Florida, I-10 serves as a major transportation artery that connects various regions and facilitates the movement of goods, materials, and people. CA Route 60 serves as a vital transportation corridor, linking major industrial hubs in Los Angeles County, including the cities of Los Angeles, Commerce, and Industry, with the booming industrial centers of the Inland Empire, such as Ontario, Riverside, and San Bernardino.

The property is located in San Bernardino County, CA, which has a population of 2,225,586 people with an average annual household income of \$60,409. The 3-mile trade area is supported by a population of 212,177 residents, 63,864 employees, and has a median annual household income of \$64,344.

PROPERTY AND LEASE OVERVIEW

PROPERTY SPECIFICATIONS

ADDRESS	5091 Brooks Street, Montclair, CA
APN	1011-021-14-0000
YEAR BUILT	1980
BUILDING SIZE	± 8,400 square feet
PARCEL SIZE	±.41 acres*
OWNERSHIP	Fee Simple (Land and Building Ownership)
TENANT	Baldy's Classic Cars
ZONING	M2 General Manufacturing
LAND USE	Light Industrial (10% improved office space; machine shop)
GROUND LEVEL DOORS	1
BOBTAIL DOOR	1
CLEARANCE	14 feet
1st FLOOR OFFICE SF	948 square feet
POWER	200 AMPS
SPRINKLERED	No

LEASE SPECIFICATIONS

TENANT	BALDY'S CLASSIC CARS
STABILIZED NOI at FMV	\$151,200 (\$1.50/sq ft)**
CURRENT NOI	\$85,092
LEASE EXPIRATION	December 31, 2024
OPTIONS REMAINING	One 2-yr and one 3-yr option remaining
INCREASES	3% Annual (Compounding)
LEASE TYPE	Absolute NNN
LANDLORD RESP.	None
GUARANTY	Personal
*Including common area interest **Begins Jan 1, 2025	



RENT ROLL

LEASE TERM AND DETAILS						RENTAL RATES				
Tenant Name	SF	Lease End	Options	Lease Type	Term Start	Increase	Monthly	Monthly PSF	Annual	Annual PSF
Baldy's Classic Cars	8,400 SF	12/31/2024	One 2-yr and one 3-yr option	Abs NNN	Current	3.00%	\$7,091	84¢	\$85,092	\$10.13
				Option 1	1/1/2025	FMV*	\$12,600	\$1.50	\$151,200	\$18.00
				Option 2	1/1/2027	FMV				
FMV reset at commencement of options. 3.00% annual rent increases during options. Last option expires Dec 31, 2029. *Estimate										

BEST OFFER

PRICE

\$151,200

STABILIZED NOI (1/1/25 ESTIMATE)

FOR FINANCING OPTIONS & LOAN QUOTES, PLEASE CONTACT:

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QUICK FACTS



LOCATION

5091 Brooks Street, Montclair, CA
Located in San Bernardino County



ACCESS

2 access points on Brooks Street



HIGHWAY ACCESS

Approx 2 miles from Interstate 10
Approx 2.5 miles from CA Route 60



IMPROVEMENTS

Total Square Footage:
±8,400 SF



PARKING

Approximately 8 dedicated parking spaces
Additional 5 shared parking spaces in front of building entrance



PARCEL

Parcel No. 1011-021-14-0000 | Parcel SF: ±14,505 SF
Parcel AC: ±.33 acres | Parcel AC w/ Common Area Interest:
±.41 acres



YEAR BUILT

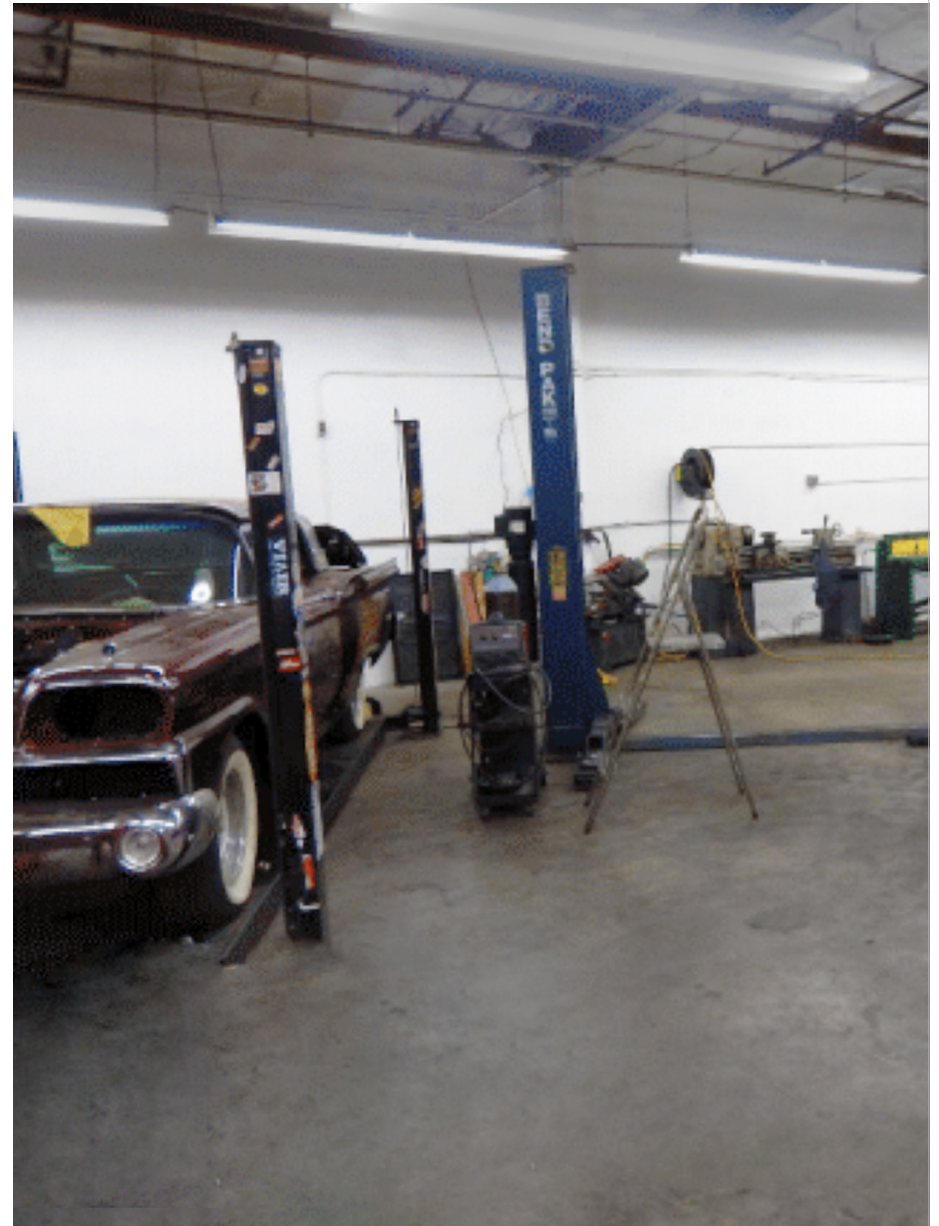
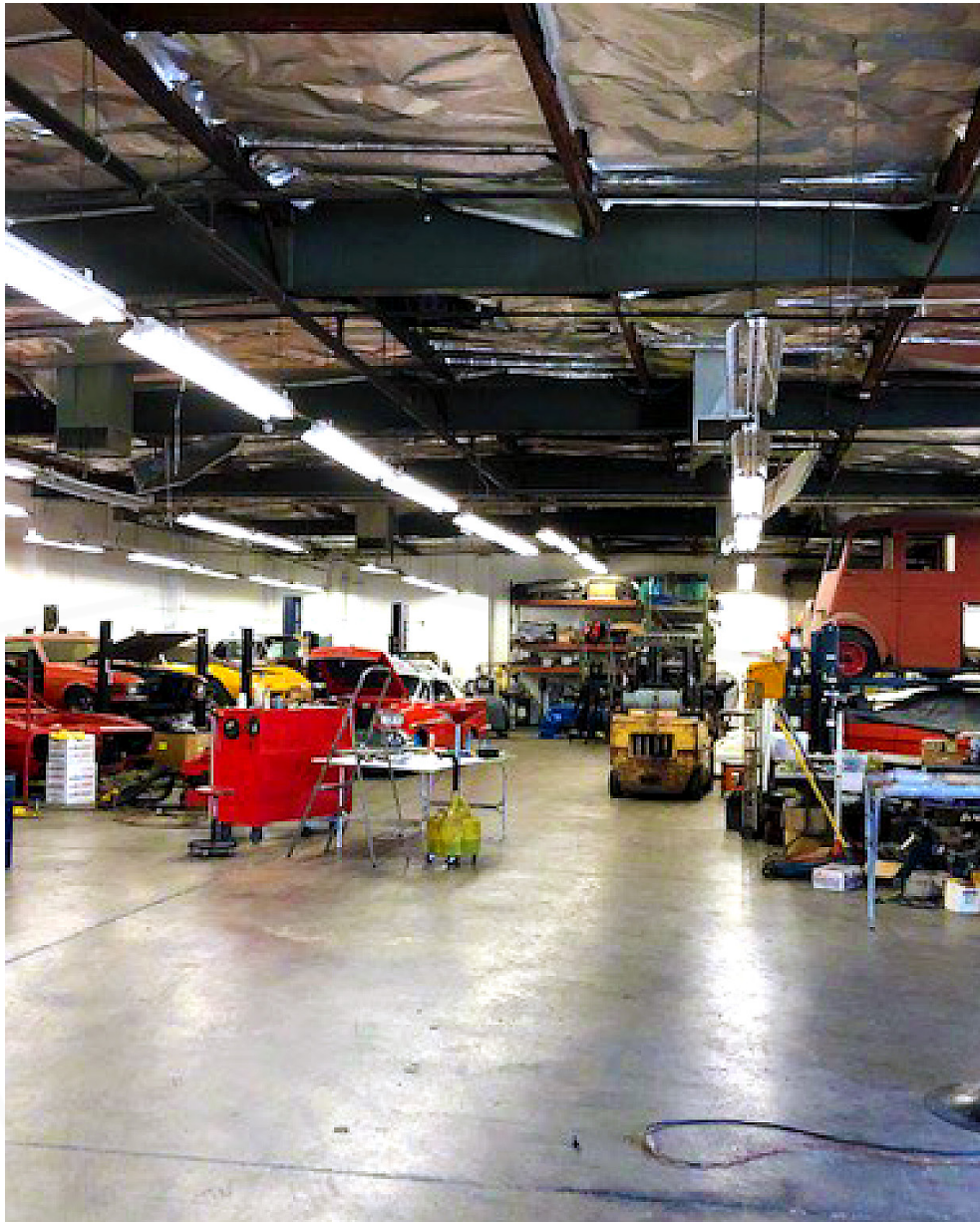
1980



ZONING

M2 General Manufacturing

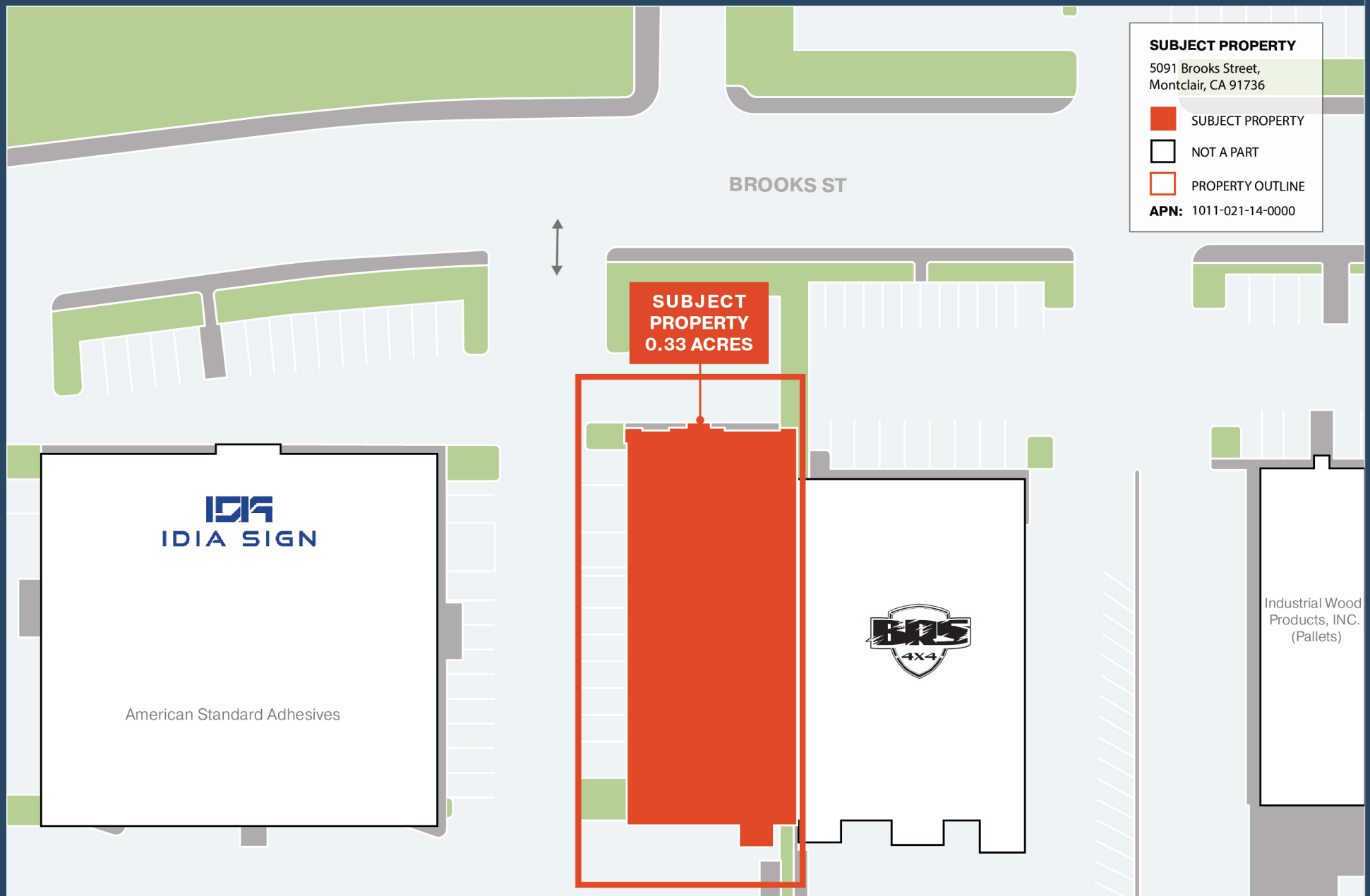
INTERIOR PHOTOS



5091 Brooks Street, Montclair, CA



SITE PLAN/PARCEL MAP



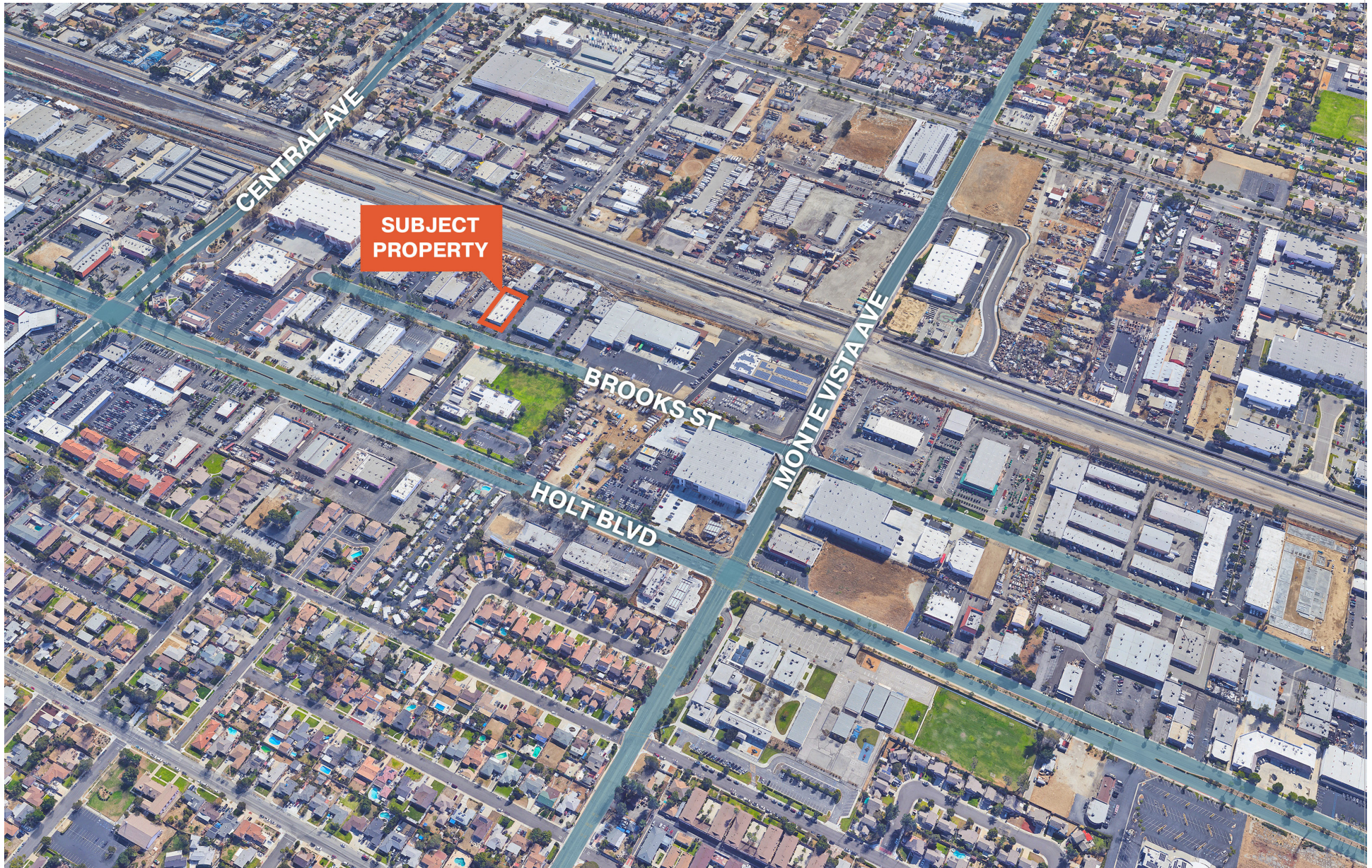
5091 Brooks Street, Montclair, CA

AERIAL VIEW OF PROPERTY



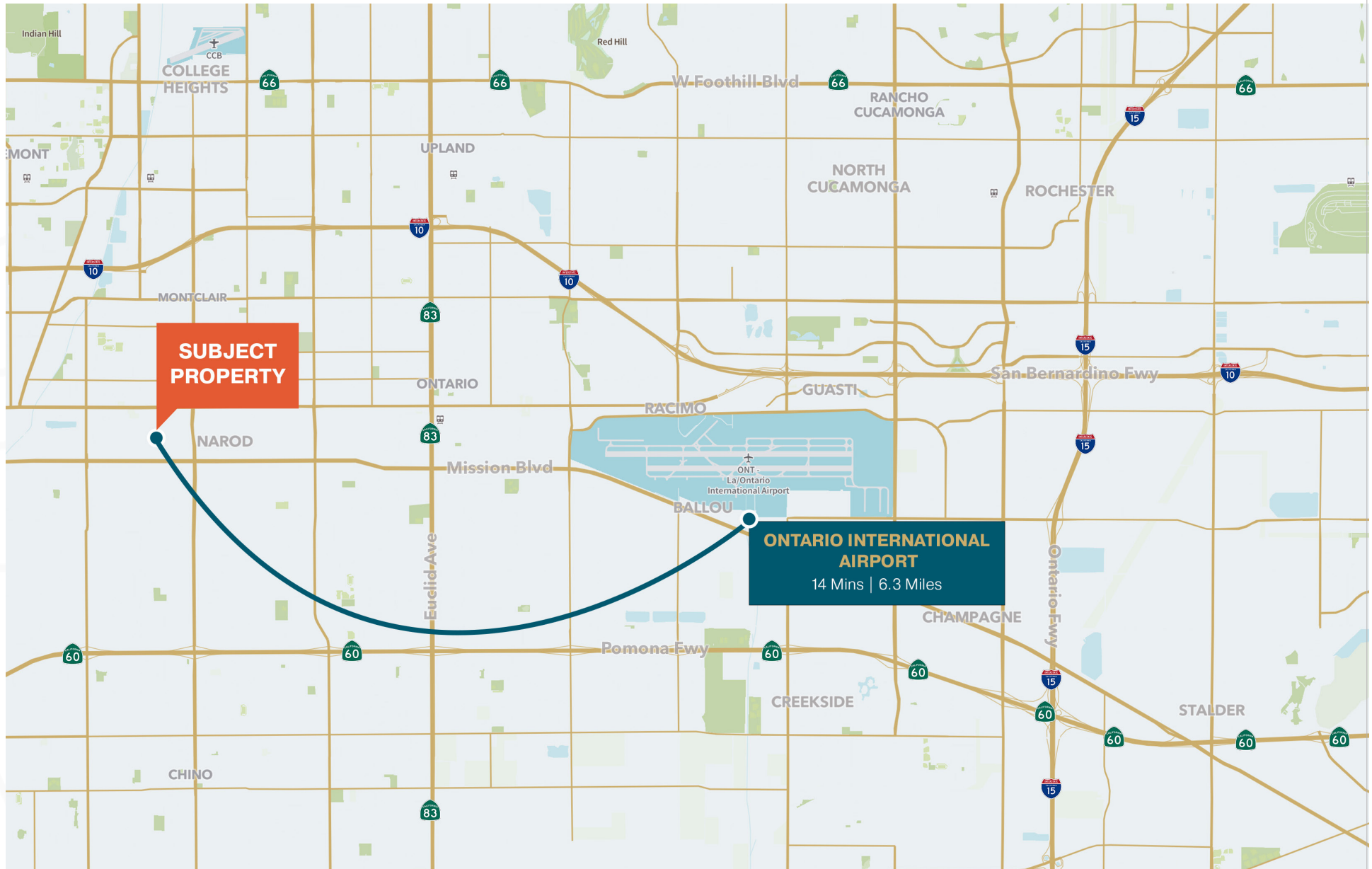
5091 Brooks Street, Montclair, CA

AERIAL VIEW OF PROPERTY



5091 Brooks Street, Montclair, CA

AIRPORT PROXIMITY



5091 Brooks Street, Montclair, CA

The map displays the 'SUBJECT PROPERTY' in orange, with three curved lines indicating travel routes to major cities. The data is summarized in the table below:

Destination	Travel Time	Distance
LOS ANGELES	34 Min	34 Miles
SAN BERNARDINO	32 Min	29 Miles
RIVERSIDE	29 Min	22.9 Miles

MONTCLAIR, CA

The city of Montclair is in San Bernardino County, CA.

Montclair, California is a growing industrial hub located in the heart of San Bernardino County. The city is strategically positioned near major transportation arteries, including the I-10, I-15, and SR-60 freeways, providing easy access to regional and national markets.

The industrial sector in Montclair is diverse and robust, with a mix of manufacturing, warehousing, distribution, and logistics operations. Major industries represented in the area include food and beverage, construction materials, automotive parts, and e-commerce.

The city's pro-business environment, favorable tax incentives, and access to a skilled workforce have attracted a wide range of companies, from small startups to large multinational corporations. Montclair also benefits from a supportive local government that is committed to economic development and job creation.

San Bernardino County is the largest in the state and the fifth-largest in the country, covering over 20,000 square miles and is home to a population of nearly 2.2 million people. San Bernardino County is also home to a number of well-established industrial clusters, including the logistics hub in the cities of Ontario and Fontana, the manufacturing and distribution centers in the cities of San Bernardino and Redlands, and the aerospace and defense industry in the High Desert region. Companies with locations in San Bernardino County include Amazon, GE, General Atomics, Newell Brands, and many more.



5091 Brooks Street, Montclair, CA

DEMOGRAPHICS

POPULATION

	1 Mile	3 Mile	5 Mile
2022 ESTIMATE	21,795	212,177	503,149
2027 PROJECTION	22,606	217,436	513,531
2010 CENSUS	20,368	200,840	478,570
GROWTH 2022 - 2027	.7%	.5%	.4%
GROWTH 2010 - 2020	.6%	.5%	.4%
MEDIAN AGE	33.5	34	35

HOUSEHOLDS

	1 Mile	3 Mile	5 Mile
2022 ESTIMATE	5,431	59,303	142,954
2027 PROJECTION	5,639	60,898	146,071
2010 CENSUS	5,041	55,719	135,254
GROWTH 2022 - 2027	.8%	.5%	.4%
GROWTH 2010 - 2022	.6%	.5%	.5%

EMPLOYMENT & INCOME

	1 Mile	3 Mile	5 Mile
MEDIAN HH INCOME	\$64,344	\$65,714	\$71,528
AVERAGE HH INCOME	\$76,677	\$81,021	\$89,920
TOTAL BUSINESSES	891	8,257	20,696
TOTAL EMPLOYEES	6,151	63,864	171,799



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