

**AUTO BODY SHOP - Ontario CA**

**Corner Lot**



**Bashir Tariq 951-269-3000**

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DRE# 01851484





# OFFERING SUMMARY

## Location

### United Auto Body Shop

Call for Detail  
951-269-3000

## Offering Summary

**Price**                      **\$280,000**

Building Size              7,500 SF

Parking Lot Size         7,500 SF

## Lease Term

Lease Term                10 year

Rent                         \$6,000

## Additional Space is Available



### Well Established Auto Body Shop, corner location

#### Business Overview

The current owner operates this business primarily for his own company use - purchasing vehicles, repairing them, and reselling for profits.

#### Growth Opportunity

A new buyer can instantly expand operations by opening services to the public and partnering with auto insurance companies for repair and restoration work.

#### Highlights

- Excellent corner location with high visibility
- Additional adjacent space available for expansion
- Ideal setup for body shop, repair, or auto sales operations

#### Call now for additional Information

##### Bashir Tariq

Director: Business Sales & Commercial Real Estate

**951-269-3000**





## AERIAL OVERVIEW





DEMOGRAPHICS

		3 miles	5 miles	10 miles
POPULATION				
	2024 Population	168877	396539	1056166
	Median Age	35.1	35.6	36.9
	Bachelors' Degree Higher Education	16%	21%	29%
INCOME				
	Average House Income	\$92,051	\$96,338	\$114,926
HOUSING				
	Median Home Value	\$504,769	\$556,594	\$648,263
	Median Home Year Built	1974	1977	1982
HOUSEHOLDS				
	2024 Households	48,904	121,921	322,557
	Average Household Size	3.3	3.2	3.2
	Average Household Vehicles	2	2	2
HOUSING OCCUPANCY				
	Owner Occupied Households	53%		
	Renter Occupied Households	47%		
DAYTIME EMPLOYMENT				
	Employees	51,315	176,879	397,434
	Businesses	6,122	21,458	46,618
TRAFFIC				
	S Campus Ave and E. Maitland St N	6,525	2025	
	E Mission Blvd and S Caldwell Ave E	22,748	2025	
	E. Mission Blvd and S Monterey Ave E	21,491	2025	
	E. Mission Blvd and S Greenwood Ave E	21,680	2025	

SNAPSHOT



396,539

POPULATION 5 mile



\$96,338

INCOME 5 mile



\$556,594

HOME VALUE 5 mile



6,525

TRAFFIC Vehicles Per Day

Information has been secured from several sources. All viewers are advised they must verify with their own advisors, experts, consultants and resources for the accuracy and up to date information. We make no representations or warranties, express or implied as to the accuracy of the information. Viewers bear all risk for any inaccuracies

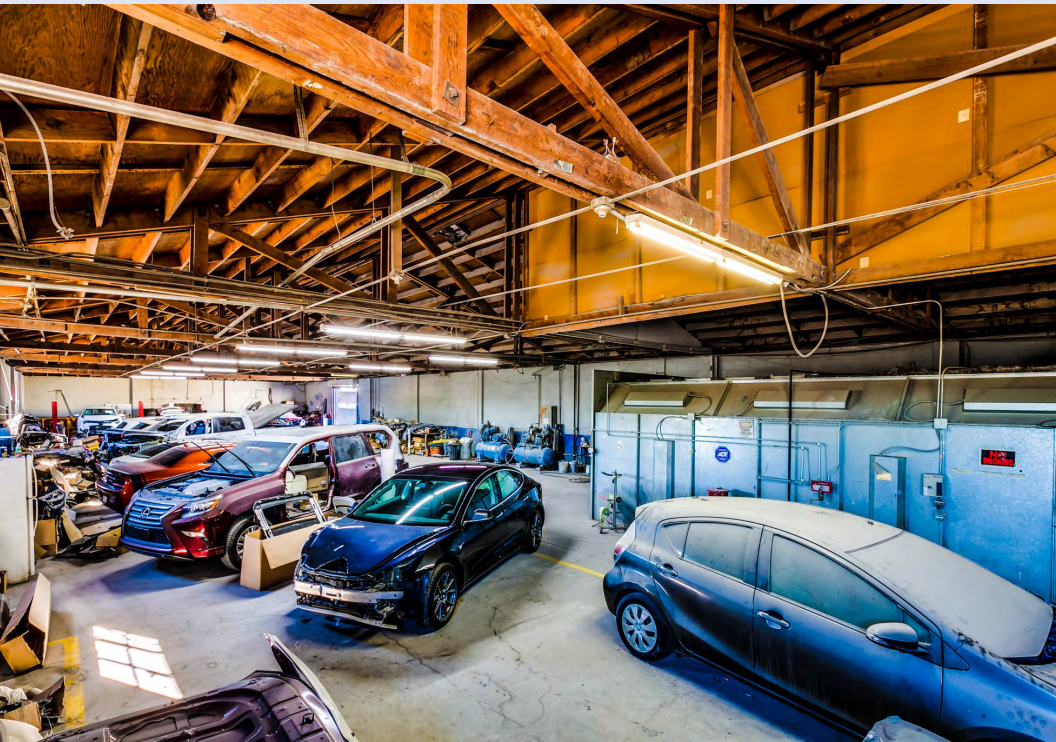


## EXTERIOR - INTERIOR VIEWS



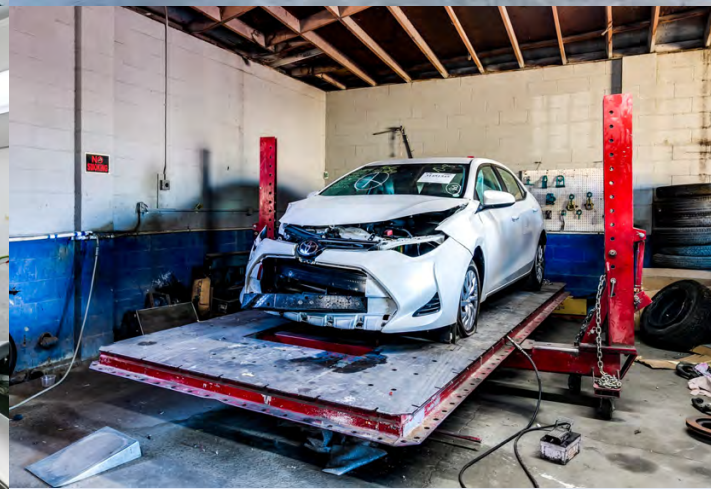
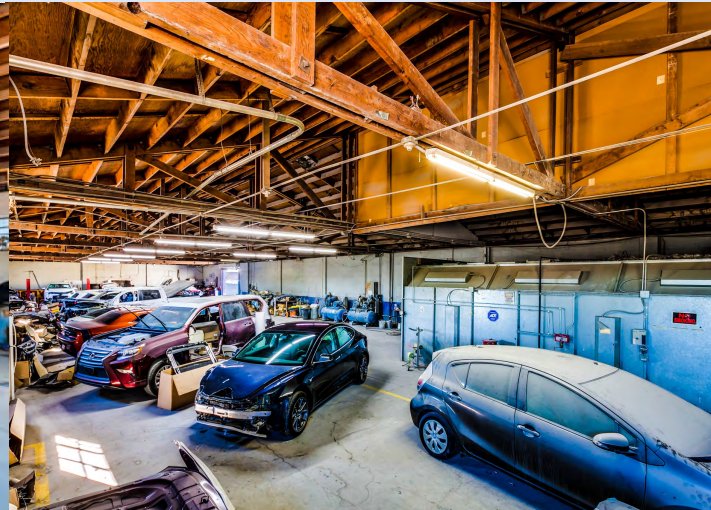


## EXTERIOR - INTERIOR VIEWS



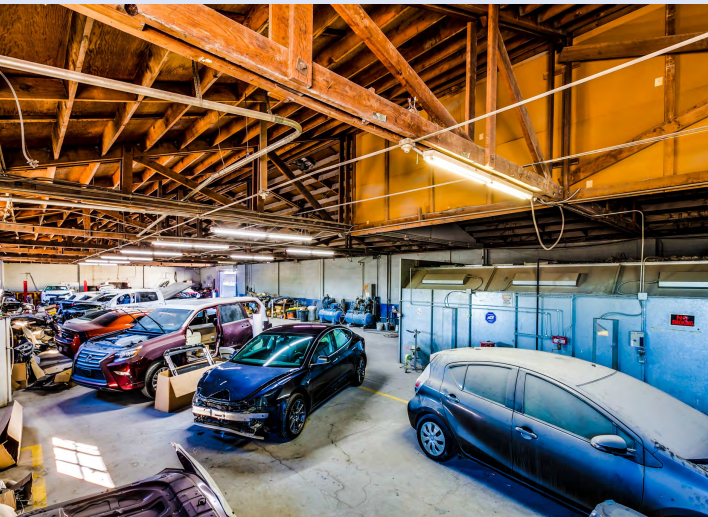


## TUNNEL VIEWS





## TUNNEL VIEWS





# AREA OVERVIEW

## ONTARIO, CA

**Ontario** is a city in southwestern San Bernardino County, California, United States, 35 miles (56 km) east of downtown Los Angeles and 23 miles (37 km) west of downtown San Bernardino, the county seat. Located in the western part of the Inland Empire metropolitan area, it lies just east of Los Angeles County and is part of the Greater Los Angeles Area. As of the 2020 census, the city had a population of 175,265.

The city is home to Ontario International Airport, which is the 9th-busiest airport in the United States by cargo carried, as of 2021. Ontario handles the mass of freight traffic between the ports of Los Angeles and Long Beach and the rest of the country.

It takes its name from the Ontario Model Colony development established in 1882 by the Canadian engineer George Chaffey and his brothers William Chaffey and Charles Chaffey. They named the settlement after their home province of Ontario.

### Ontario Mills

- This is California's largest outlet and value-retail shopping destination, with more than 200 stores.
- Great for a full day of shopping, dining, and entertainment all under one roof.
- Tip: If you want a break from shopping, take a breather at one of the sit-down restaurants or catch a movie in the theatre there.

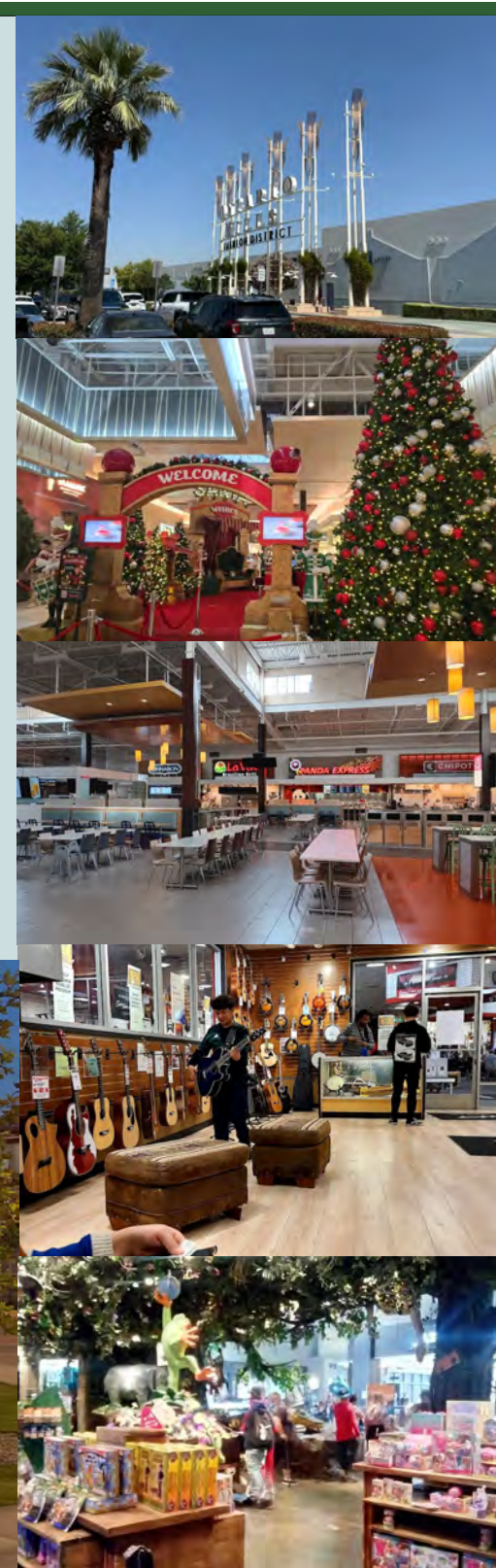
### Toyota Arena:

- A major venue in Ontario for sports (including the AHL team Ontario Reign) and concerts.
- Tip: Check the events schedule ahead of time — catching a live game or concert can make your visit extra memorable.

### Other Popular sites

Graber Olive House, Ontario Museum of History & Art, Cucamonga-Guasti Regional Park

## THINGS TO SEE & DO IN ONTARIO CA AND VACINITY





## Presented By:



### Bashir Tariq

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# BASHIR TARIQ

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