

Major RV - Motorhome - Trailer - Fifth Wheel Repair Center



Rental Income \$6,970 per mo

From Restaurant and Billboard Sign

PROPERTY Available

**Seller Financing Available
with Business purchase only**

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DRE# 01851484



OFFERING SUMMARY

Location

RV Specialists

8393-8411 Foothill Blvd
Rancho Cucamonga CA 91730

Offering Summary

RV Specialists Business with 20 years Lease

Price	\$1,490,000	Business Only
Building Size	1,988 SF	
Lot Size	77,406 SF	1.78 acres

Lease Term and Rental Income

Rent	\$12,500
Term	20 Years
Rental Income	\$6,970 per month

Property Available

Real Estate 1.78 acres available for \$4 million

RE Purchase includes rental income \$6,970
from Restaurant and Billboard sign on the premises



INVESTMENT HIGHLIGHTS

- RV Specialists, A Truly One Stop Shop for all RV lovers. Owner says “Bring it in and We will take care of it for you”
- RV Specialists, specializes in a variety of services: All types of Maintenance and Repairs, Appliance Repairs and installations. Also offers retail RV products
- Additional services include: Propane, Furnace, Refrigerators, Awnings, Solar Panels, Wirings, Backup Cameras, Firewood, and Many Other Services
- Prime Location: Located on Major Historical Routs 66 - Foothill Blvd, Rancho Cucamonga
- Seller has been serving the community since 1987 and wants the new buyer to continue with the same tradition of Trust and Loyalty which has been earned over the years
- Major development across from the RV Specialists site: over 176 condominiums under construction.
- RV Specialists “Dirt portion of the parking lot will be paved with asphalt soon”
- Seller used to offer Automotive repairs, but with increased RV sales volume they stopped offering. Adding automotive repairs back will instantly increase the sales revenue

Prime Location 1.78 acres: Located on major Hwy Route 66 - Foothill Blvd, Rancho Cucamonga

RE Purchase includes rental income \$6,970 from Restaurant and Billboard sign on the premises



AERIAL OVERVIEW



Foothill Blvd - Route 66

EXTERIOR VIEWS



RV Specialists Shop and Interior Views



RV Specialists Exterior Views



RV Specialists Exterior Views



DEMOGRAPHICS

POPULATION		2 miles	5 miles	10 miles
	2023 Population	86,661	357,545	967,156
	Median Age	37.7	36.8	36.5
	Bachelors' Degree Higher Education	23%	27%	26%
INCOME				
	Average House Income	\$98,260	\$106,451	\$111,797
HOME VALUE				
	Median Home Value	\$550,256	\$617,570	\$618,599
	Median Home Year Built	1977	1980	1982
HOUSEHOLDS				
	2023 Households	28,405	116,966	290,896
	Average Household Size	2.9	3	3.2
	Average Household Vehicles	2	2	2
HOUSING OCCUPANCY				
	Owner Occupied Households	54%		
	Renter Occupied Households	46%		
TRAFFIC				
	Foothill Blvd and San Bernardino Rd E	30,302	2022	
	Foothill Blvd and San Diego Ave E	31,548	2022	
DAYTIME EMPLOYMENT				
	Employees	30,165	178,395	378,386
	Businesses	4,209	21,011	43,839

SNAPSHOT



357,545

POPULATION 5 mile



\$106,451

INCOME 5 mile



\$617,570

HOME VALUE 5 mile



30,165

TRAFFIC Vehicles Per Day

Information has been received from several different sources. All viewers are advised to verify with their own advisors, experts and consultants for the accuracy

AREA OVERVIEW

Rancho Cucamonga

Rancho Cucamonga (/ˌræntʃəʊ kuːkəˈmʌŋɡə/ RAN-choh KOO-kə-MUNG-gə) is a city located just south of the foothills of the San Gabriel Mountains and Angeles National Forest in San Bernardino County, California, United States. About 37 mi (60 km) east of Downtown Los Angeles, Rancho Cucamonga is the 28th most populous city in California. The city's seal, which centers on a cluster of grapes, alludes to the city's agricultural history including wine-making. The city's proximity to major transportation hubs, airports, and highways has attracted the business of several large corporations, including Coca-Cola, Frito-Lay, Big Lots, Mercury Insurance Group, Southern California Edison, and Amphastar Pharmaceuticals.

The Jack Benny Program popularized the city's name, in particular the word "Cucamonga". San Bernardino was named in 1810, when Spanish priest Francisco Dumetz led an expedition through the area. In 1839, the Mexican government granted Californio ranchero José del Carmen Lugo the right to settle the area, which was formalized when he was granted Rancho San Bernardino in 1842. Following the American Conquest of California, the community on the rancho incorporated as a city in 1854. The city grew significantly in the late 19th century as a commercial hub at the crossroads between Southern California and the American Southwest. Today, San Bernardino is an important hub for the Inland Empire and Southern California.

ECONOMY

While most of the city's land area is devoted to residential areas, Rancho Cucamonga, like its neighbors Ontario and Fontana, is a major center for the logistics industry in Southern California. This is due to its proximity to two interstate highways and Ontario International Airport, and the space afforded by the large tracts of former agricultural land in the southern section of the city.

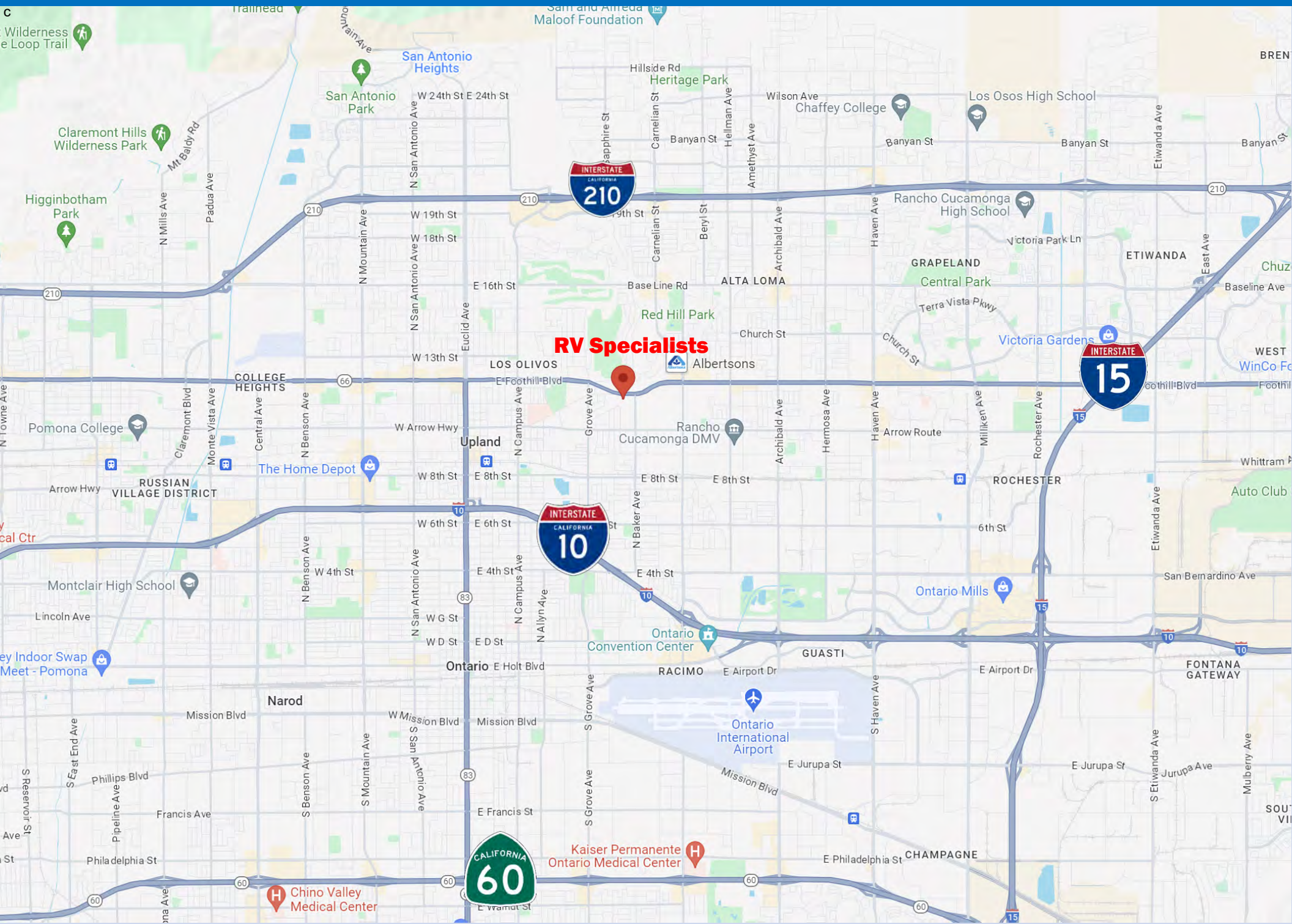
In the area around Milliken Avenue, between Archibald and Etiwanda Avenues, Foothill Boulevard, and Fourth Street, about seven square miles of land are primarily occupied by numerous massive distribution centers, and even more, smaller manufacturing companies. This area is ringed by office parks, mostly along Haven Avenue, and shopping strips, such as the Terra Vista Town Center (part of a nearly two-square-mile master-planned community in the center of the city), and malls, such as Victoria Gardens, and the Ontario Mills, across Fourth Street in Ontario.

THINGS TO SEE AND DO

- | | | | |
|------------------------------|-----------------------------|--------------------------|--------------------------|
| ● Victoria Gardens | ● Cucamonga Service Station | ● Pacific Electric Trail | ● Lewis Family Playhouse |
| ● Rancho Cucamonga Epicenter | ● Red Hill Park | ● Kings Brewing Company | ● Joseph Filippi Winery |



REGIONAL MAP



Confidentiality & Disclaimer

Presented By:



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Each party is advised to consult their own advisors, consultants, experts to conduct its own independent investigation and due diligence

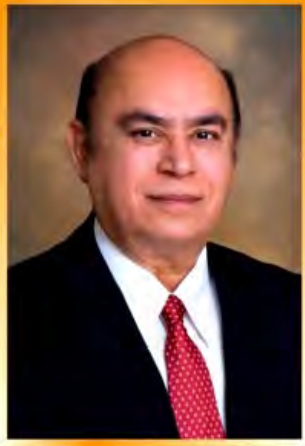
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WINNING
AGENT**



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