

RV - Motorhome - Trailer - Fifth Wheel Repair Center



Prime Location 1.78 acres
Route 66 - Foothill Blvd
Rancho Cucamonga

Bashir Tariq 951-269-3000

BashirTariq@msn.com
DRE# 01851484



OFFERING SUMMARY

Location

RV Specialists

8393-8411 Foothill Blvd
Rancho Cucamonga CA 91730

Offering Summary

RV Specialists Business and Real Estate

Price	\$5,490,000
Building Size	1,988 SF
Lot Size	77,406 SF 1.78 acres

Rental Income **\$6,970** per month

From Restaurant and Billboard Sign



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 Locatlon 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



EXTERIOR VIEWS



AERIAL OVERVIEW



Foothill Blvd - Route 66

RV Specialists Exterior Views



RV Specialists Shop and Interior 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 (/ˌræntʃoʊˌkuːkəˈmʌŋɡə/ *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.

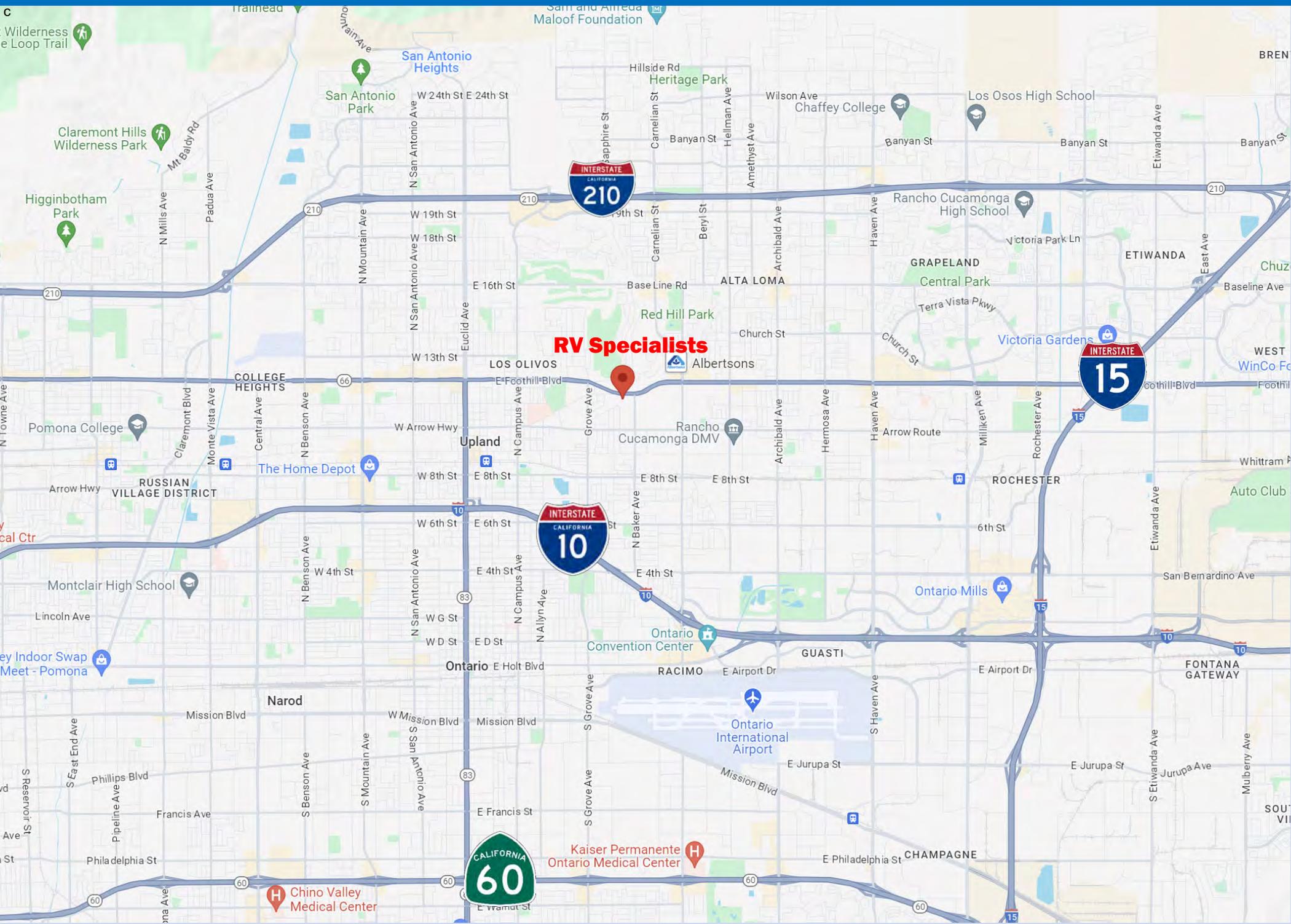
In the area around Milliken Avenue, between Archibald and Etiwanda Avenues, Foothill Boulevard, and Fourth Street, about seven square miles of land are primarily occupied by numerous massive distribution centers, and even more, smaller manufacturing companies. This area is ringed by office parks, mostly 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
- Rancho Cucamonga Epicenter
- Cucamonga Service Station
- Red Hill Park
- Pacific Electric Trail
- Kings Brewing Company
- Lewis Family Playhouse
- Joseph Filippi Winery



REGIONAL MAP



RV Specialists



Chino Valley Medical Center

Kaiser Permanente Ontario Medical Center

Confidentiality & Disclaimer

Presented By:



Bashir Tariq

DRE# 01851484 | Corp DRE# 01898399

KW Commercial Director:

Business Sales and Commercial Real Estate

180 N. Riverview Dr, Suite 320, Anaheim Hills CA 92808

Direct: 951-269-3000 | Email: BashirTariq@msn.com

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

This Offering Memorandum has been provided to you as a short overview of the business and/or property details. It does not provide a complete and thorough description of the business and/or property and does not include all the information and details that a buyer may require to make an informed decision regarding the purchase of such business and/or property. The buyer must do his or her own due diligence and must take appropriate steps to verify all necessary details. Such steps must include using buyer's own sources to inspect and investigate all the details; to verify and analyze any and all information by consulting with all appropriate professionals; and obtaining, reading, and understanding all relevant reports, documents, and materials regarding rules, regulations, financial statements, environmental assessments, and whatever else may be available. KW Commercial does not serve as a financial advisor to any party regarding any proposed transaction.

KW Professional and any and all persons and entities associated and affiliated with KW Professional make no warranties, express or implied, regarding the accuracy and completeness of the information provided, whether written or verbal. No warranties, express or implied, are made regarding the current or future performance of the business and/or property in terms of income, expenses, sales, value, and overall current or future physical and financial health. No warranties are made regarding compliance to any and all Federal, State, and local regulations, requirements, and permits. No warranties are made regarding the physical condition of the premises. No warranties are made regarding any tenants, if present, or continued occupancy of the premises. Under no circumstances will KW Professional and any and all of its affiliates be liable for anything or have any legal obligation or commitment of any kind whatsoever by reason of this Offering Memorandum or any other communication related to this Offering Memorandum, written or verbal.

This Offering Memorandum does not indicate any changes that may have transpired since it was prepared. All information contained herein are subject to change without notice. Additional information will be made available to qualified buyers, along with arrangements to inspect the business and/or property. All communication must be kept limited to the assigned agent representing KW Professional, and only to the agent. Buyer must not communicate with the owner, staff, employees, or the management in reference to the sale of the business and/or property, while visiting or prior to purchasing.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by KW Commercial in compliance with all applicable fair housing and equal opportunity laws

KW Professional and its affiliates, along with the Owner, expressly reserve the right at their sole discretion, and with or without notice, to terminate all discussions and communications regarding the sale and purchase of the business and/or to reject any or all expressions of interest or offers to purchase the business and/or property. KW Professional, its affiliates, and the Owner have no legal commitment or obligations to any entity reviewing this Offering Memorandum or making an offer to purchase the business and/or property.



CalDRE #01851484

BASHIR TARIQ

951-269-3000

BashirTariq@msn.com

**AWARD
WINNING
AGENT**



www.BashirTariq.com

180 N Riverview Dr, Ste 320
Anaheim Hills, CA 92808
Office: (714) 584-2788

KW Commercial Director Business Sales and Commercial Real Estate



**Business Owner, Operator, Innovator,
Investor, Developer, Consultant,
Built Car Washes with Gas Stations**

*Developed and Turned Closed, NON performing
Car Washes into the Highest and Best Operating
Car Washes in the Car Wash industry*

BUY - SELL - LEASE - INVEST

Call now for Consultation and Professional Representation

All types of Business Sales, Purchases, Commercial Properties, Investments and Leases

- Car Washes - Gas Stations
- Truck Wash and Stops
- Car Lots - Land - Vacant Lots - Warehouses
- Restaurants - Fast Foods
- Franchise Businesses
- Liquor Stores and Convenience Markets
- Retail Shopping Centers
- Auto Service Centers
- Service - Technical based Businesses
- Apartments-Hotels-Motels
- Investment Properties
- or Any other Business you that you own



I can help you Sell any Business that you own or help you Purchase the dream business you been waiting for

KW Commercial: Southern CA Regional and Top Market Award Winner

Member of: ICA, WCA, ICSC, NAR, C.A.R, RIAOC RCAOC

