

AUTO SERVICE FACILITY

PROPERTY & BUSINESS ASSETS FOR SALE

5180 G ST, CHINO, CA 91710



STRATTON
INTERNATIONAL
COMMERCIAL REAL ESTATE SERVICES

5180 G STREET, CHINO, CA 91710

5180 G STREET

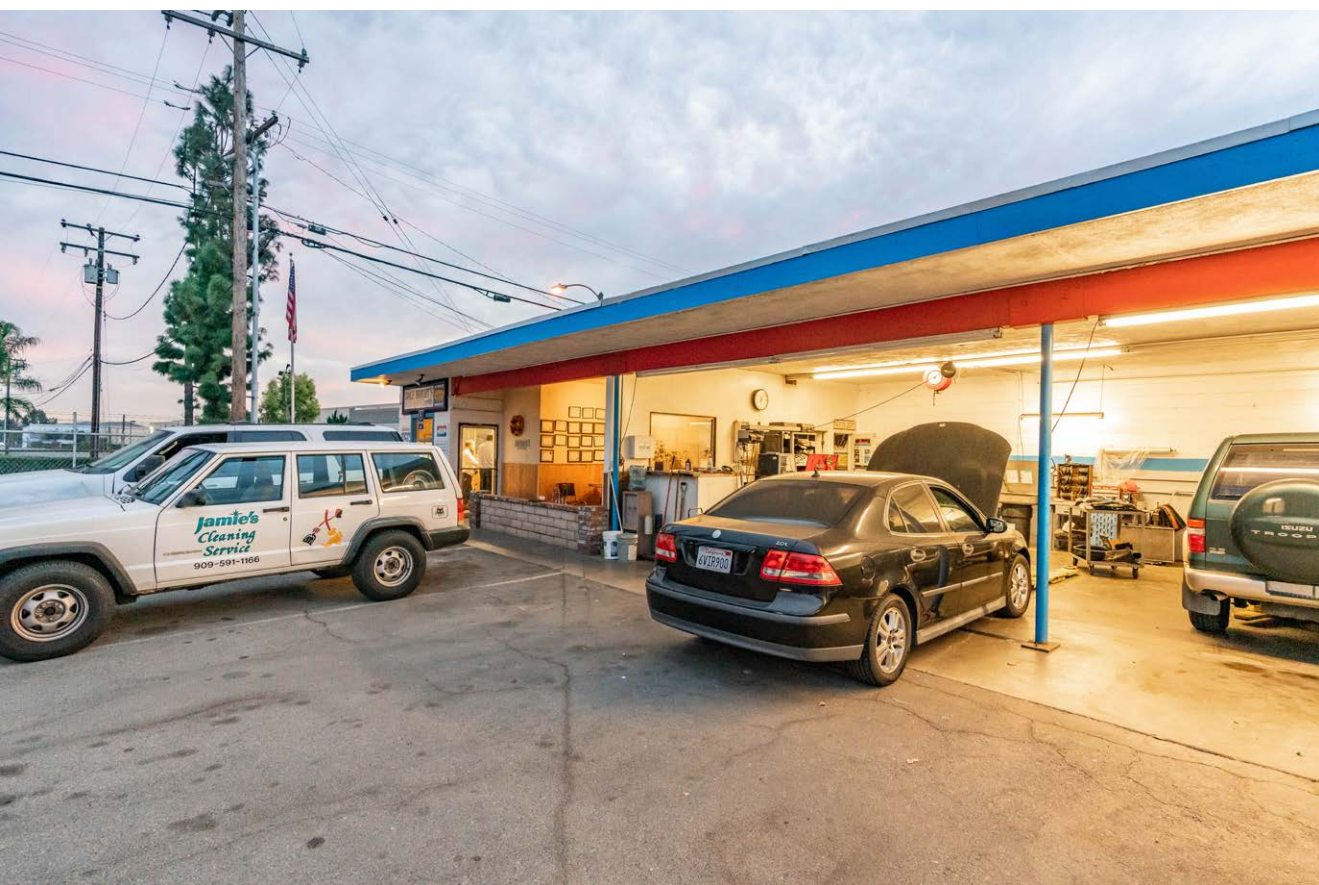
AUTOMOTIVE SERVICE FACILITY

Stratton International, Inc is pleased to present the opportunity to purchase 5180 G Street, an owner/user occupied Automotive Service Facility. 5180 G St has been occupied by Dale Bright's Automotive Shop since 1978 and is being offered for sale for the first time. All business assets are included with the sale including lifts and a Spray Booth with grandfathered permits allowing for unlimited spray volume. This is an amazing opportunity for an automotive user interested in relocating or expanding.

PROPERTY TYPE..... AUTOMOTIVE
BUILDING SQ.FT......3,652
LOT SIZE SQ.FT...... 16,552
OCCUPANCY..... SINGLE TENANT
YEAR BUILT.....1967
FLOORS..... 1

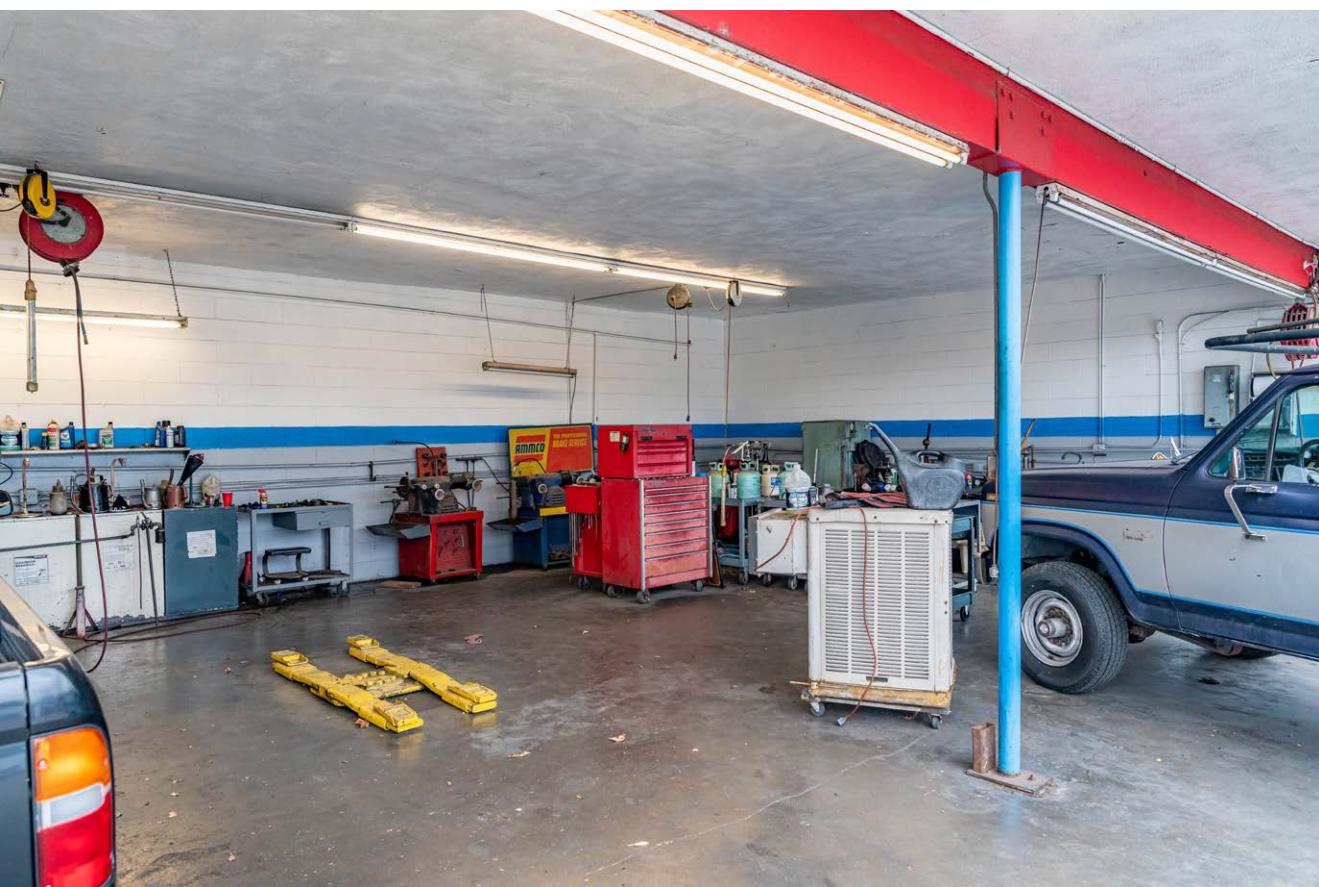
GRADE LEVEL DOORS..... NONE
APN..... 1020-322-17
CEILING HEIGHT..... MIN. 10'
PARKING SPACES..... 10
ZONING..... MI
POWER..... TBD







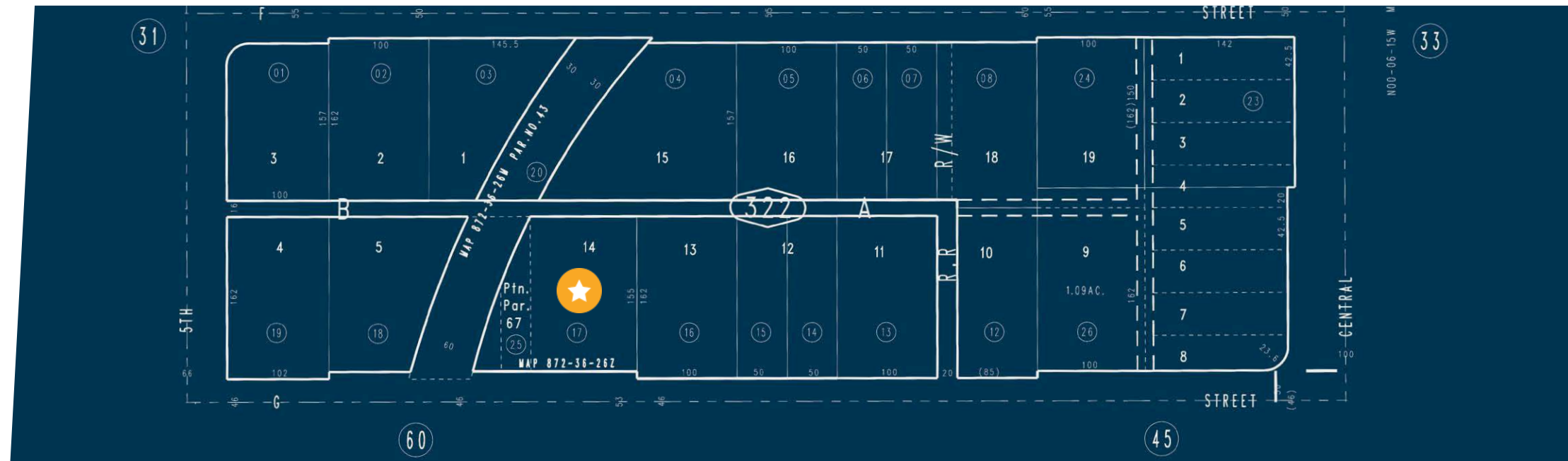
PERMITTED SPRAY BOOTH
UNLIMITED VOLUME, ANY MEDIUM



CHINO INDUSTRIAL SUBMARKET

MARKET ANALYTICS

Chino/Chino Hills continues to exhibit strong demand and vacancies here are extremely tight at 1.5% compared to 3.9% across the metro. While the submarket benefits from proximity to North Orange County, where higher income households are more plentiful, there have also been fewer buildings delivered over the past ten years compared to other Inland Empire submarkets where the cost of land is lower. Development activity started to accelerate in 2017 and 2018, when 5.7 million SF delivered, but has moderated since then. The limited amount of available space has led to favorable rent growth for the last five years, and rents grew by 4.3% over the past four quarters. Chino/Chino Hills is generally considered a low-risk industrial market, and the market cap rate—which accounts for every property in the submarket—is 4.7%. However, investors have targeted higher-risk assets over the past twelve months and the average transaction cap rate is 4.9%.



CHINO, CA

5180 G STREET

3,652 SQ.FT. AUTO SERVICE FACILITY

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