

5949

MISSION BLVD

RIVERSIDE, CA 92509

FOR SALE





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Ben Spring

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The information in this brochure has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness.

STRATTON INTERNATIONAL, INC. | 747





OFFERING SUMMARY

5949 MISSION BLVD AUTOMOTIVE REPAIR

Stratton International is pleased to present 5949 Mission Blvd, Riverside, CA 92509. This automotive property with excess land features one building configured with a reception, office space and automotive workshop. The rear of the building connects with a 2,129 sq.ft. covered patio and is used as additional auto repair space.

The building is a total of 1,945 square feet on 39,204 sq.ft. of C-1/C-P zoned land with large building and pylon signage along Mission Blvd. Located just off State Route 60, this property is located minutes from downtown Riverside. Contact Ben Spring for more information regarding this turn-key opportunity.

BUILDING SQ.FT	1,945±
LOT SIZE SQ.FT	39,204±
YEAR BUILT	1947
DRIVE-IN DOOR(S)	1X 9'X12' & 1X 8'6"X9'6"
FLOORS	1
APN(S)	177-250-026 & 025
ZONING	C-1/C-P
POWER	TBD
CLEAR HEIGHT	BUILDING: 10'9" & PATIO: 12'6"





OFFERING SUMMARY



INCLUDED WITH PROPERTY SALE

Stratton International is pleased to present the opportunity to acquire Rubidoux Tire with the sale of 5949 Mission Blvd. The sale includes the business, equipment (see list below), products, business goodwill, customer database, and other assets.

- 1X 14K BEND PAC 2 POST LIFT**
- 1X 12K BEND PAC 2 POST LIFT**
- 1X 14K BEND PAC 4 POST LIFT**
- 1X 9K ATLAS FULL HIGH SCISSOR LIFT**
- 1X 9K ATLAS 2 POST LIFT**
- 1X 10K BEND PAC 2 POST LIFT**
- 1X AMMCO BRAKE LAITH**
- 1X HUNTER HAWKEYE ELITE ALIGNMENT MACHINE**
- 2X COATS TIRE CHANGER**
- 1X COATS BALANCER**
- 1X 80 GAL 200PSI AIR COMPRESSOR**
- 1X 500 GAL EPA CERTIFIED DOUBLE WALL WASTE OIL DRUM**
- 1X 40X10 STORAGE CONTAINER**
- 1X UNIFORM LOCKERS**
- 1X SAMSUNG SECURITY CAMERAS**
- 1X SIMPLY SAFE ALARM AND CAMERAS**
- 1X RING SECURITY CAMERA**
- \$30,000.00 TIRES, FILTERS, OILS, AND MISC. PRODUCTS**

CONTACT BEN SPRING FOR FULL LIST OF EQUIPMENT AND PRODUCTS OFFERED.





**COVERED PATIO
2,129 SQ.FT.**

**BUILDING
1,945 SQ.FT.**

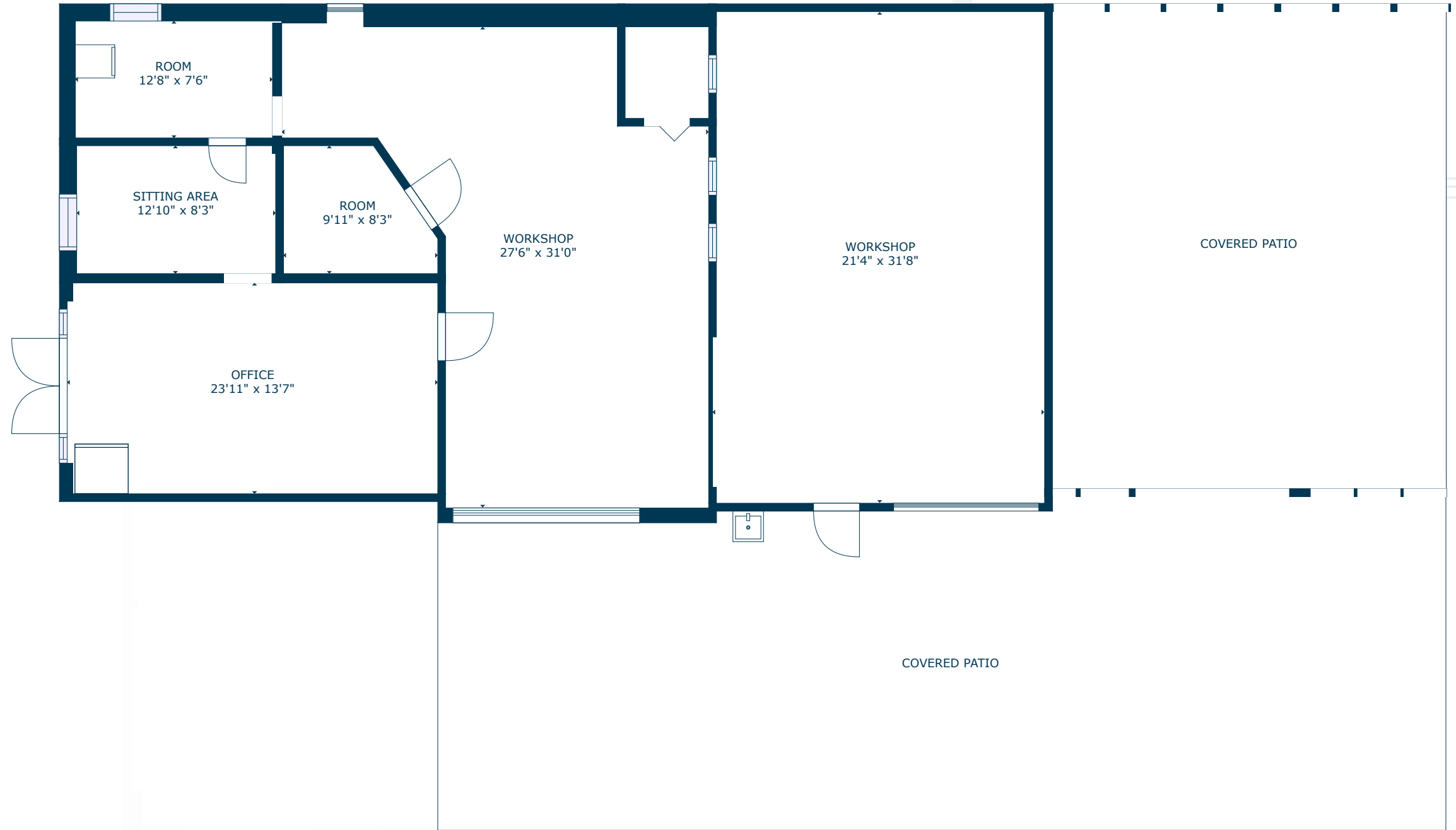






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FLOOR PLAN



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SCAN, TAP or CLICK!

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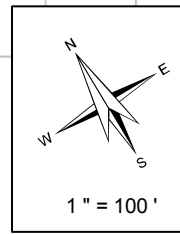
THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. ASSESSOR'S PARCEL MAY NOT COMPLY WITH LOCAL LOT-SPLIT OR BUILDING SITE ORDINANCES.

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TRA 099-037

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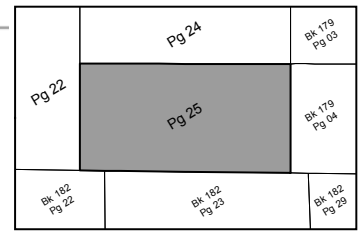
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Legend

- Lot Lines
- Right-Of-Way
- Old Lot Lines
- Reference R.O.W
- Other Easements
- Lease Area
- Subdivision Tic Mark

Data
774-S



Map Reference
 MB 9/34 SB WEST RIVERSIDE
 MB 11/11 HORDS GARDEN ACRES



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alif.

M.HILLIG

September 2009

PARCEL MAP

5949 MISSION BLVD

RIVERSIDE

Riverside, located in the Inland Empire region of Southern California, offers businesses a strategic location, favorable business climate, good infrastructure, affordable real estate, skilled workforce, and high quality of life. It provides businesses with easy access to a large customer base and supply chain, while also offering a talented and diverse workforce. Additionally, Riverside's relatively affordable real estate prices make it an attractive location for businesses looking to reduce their overhead costs. Overall, Riverside is a great location for businesses, providing a strong mix of economic, social, and cultural benefits.

DISTANCE TO

LOS ANGELES
50 MILES

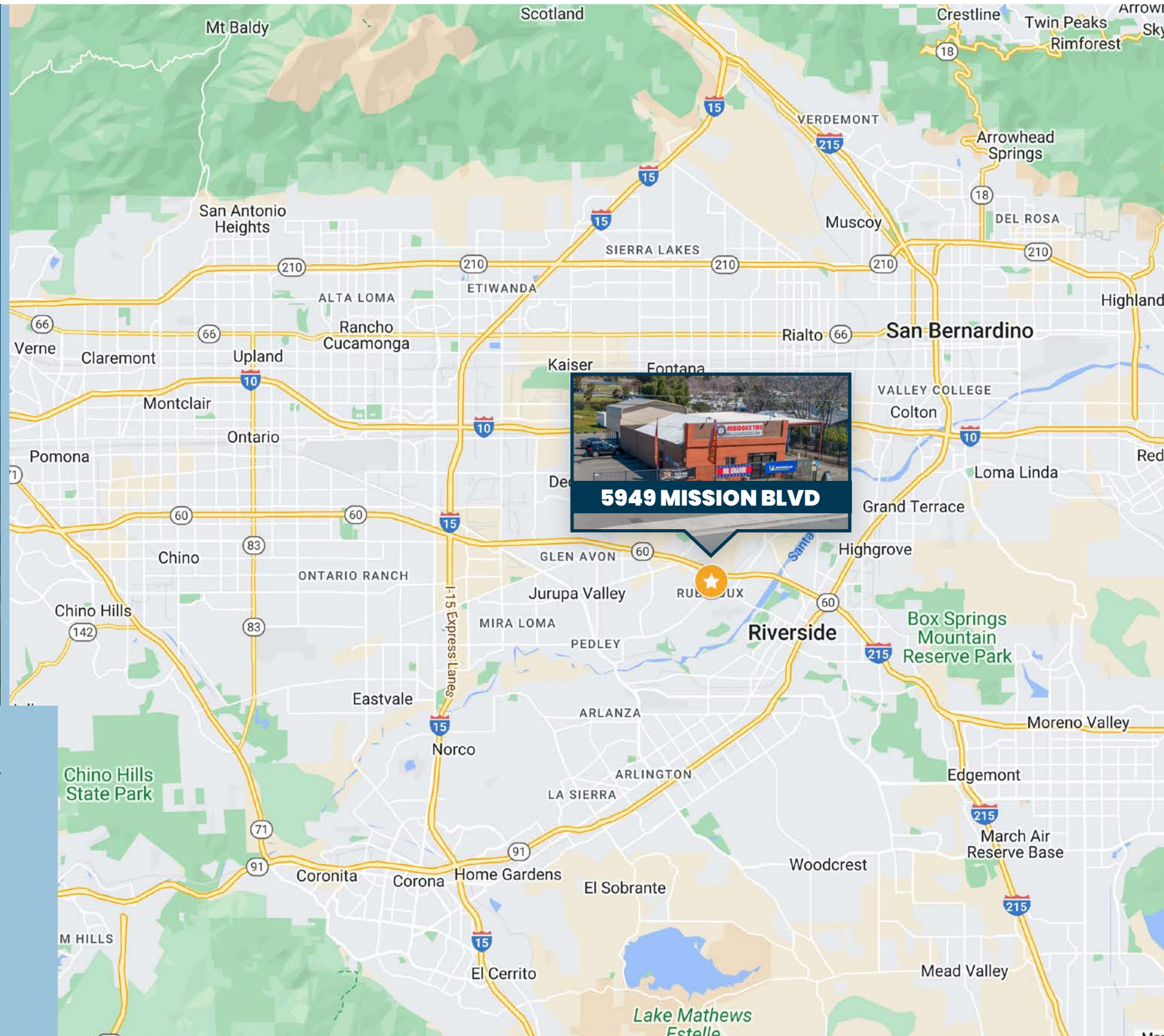
SAN BERNARDINO
16 MILES

PASADENA
48 MILES

ANAHEIM
40 MILES

DEMOGRAPHICS

	2 MILE	5 MILE	10 MILE
2022 Population	39,473	279,333	1,097,897
Annual Growth 2010-2022	0.6%	0.5%	0.7%
2022 Households	9,875	78,659	305,847
Auto Repair Spending 2022	\$11.3MM	\$85.7MM	\$288.7MM
Avg Household Income	\$83,571	\$82,255	\$92,075





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FOR MORE INFORMATION:



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