

■ FOR LEASE ■

13025 CENTRAL AVE
MONTCLAIR, CA | SAN BERNARDINO

15,498 SQFT | 2.1 ACRES



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EXECUTIVE SUMMARY

LOUIS ESTATE GROUP PRESENTS A RARE OPPORTUNITY TO LEASE AN AUTOMOTIVE OPERATION AT THE CENTER OF MONTCLAIR'S ESTABLISHED AUTO DISTRICT. THIS HIGH-IMAGE, TURNKEY DEALERSHIP OPPORTUNITY FEATURES AN APPROXIMATELY 15,498-SQUARE-FOOT FREESTANDING BUILDING SITUATED ON 2.12 ACRES AT A PROMINENT HARD-CORNER LOCATION WITH EXCEPTIONAL VISIBILITY ALONG CENTRAL AVENUE.

RENOVATED IN 2018-2019 WITH MORE THAN \$750,000 IN IMPROVEMENTS, THE PROPERTY OFFERS AN IMMACULATE SHOWROOM, PROFESSIONAL SALES OFFICES, CUSTOMER RECEPTION AND WAITING AREAS, AND A FULLY EQUIPPED AUTOMOTIVE SERVICE DEPARTMENT WITH MULTIPLE SERVICE BAYS. THE EXPANSIVE, IMPROVED SITE PROVIDES ABUNDANT VEHICLE DISPLAY, INVENTORY, CUSTOMER AND EMPLOYEE PARKING.

THE PROPERTY BENEFITS FROM A GRANDFATHERED AUTO-SALES USE, PROMINENT PYLON SIGNAGE AND EXPOSURE TO MORE THAN 33,000 VEHICLES PER DAY ON CENTRAL AVENUE. CONVENIENT ACCESS TO INTERSTATES 10 AND 15 AND STATE ROUTE 60 PROVIDES STRONG CONNECTIVITY THROUGHOUT THE INLAND EMPIRE AND GREATER SOUTHERN CALIFORNIA.

SURROUNDED BY AUTOMOTIVE DEALERSHIPS AND COMPLEMENTARY BUSINESSES, 10325 CENTRAL AVENUE OFFERS THE VISIBILITY, INFRASTRUCTURE AND OPERATING EFFICIENCIES REQUIRED BY A MAJOR DEALERSHIP, AUTOMOTIVE GROUP, FLEET OPERATOR OR MOBILITY-RELATED BUSINESS.



PROPERTY PICS

2.12 + 1.3 AC INFILL REDEVELOPMENT SITE | FREESTANDING AUTO FACILITY





LEASE OVERVIEW



**AVAILABLE NOW
FOR LEASE**

**BUILDING/
SITE 15,498SF
| 2.12 AC**

**EXPANSION 1.39
AC AVAILABLE**

**RENT/ SF
\$2.25/SF/MONTH
(NNN)**

**TRAFFIC
33,000+ VPD**

**CALL FOR MORE
DETAILS**

LOCATION OVERVIEW



AUTO HUB

**ESTABLISHED
AUTOMOTIVE
CLUSTER**



FREEWAY ACCESS

**ACCESS TO 10,
15 AND 60
FWYS**



CENTRAL

**33,000+ VPD AND
CORNER LOT
EXPOSURE**



EXPANDSION LAND

**CONTINGOUS 1.39
AC IMPROVED
PARCEL
AVAILABLE**