

## Properties for Sale

1 1099 E Foothill Blvd, Upland, CA 91786



### Property Details

Price	\$2,100,000
Building Size	8,155 SF
Lot Size	21,691 SF
Price/SF	\$257.51 /SF
Property Type	Retail
Property Sub-type	Anchor
Additional Sub-types	Free Standing Bldg Vehicle Related
Property Use Type	Investment
Commission Split	
Cap Rate	6%
Occupancy	100%
No. Stories	1
Tenancy	Single
Year Built	1984
Parking Ratio	5.17 / 1,000 SF
Tax ID/APN	1045-511-39
Status	Active

### Property Notes

### Property Description

100% Net Leased Investment Opportunity with full expense pass through. The retail building is occupied by the national corporate tenant, America's Tire Co. America's Tire Co. is the largest independent tire and wheel retailer. There are over 922 stores in 31 states and growing. Tenant has options for renewal. Lease details available upon request. Prime location on Foothill Boulevard, famously known as Route 66, a highly sought after retail corridor that connects the city of Upland to Rancho Cucamonga to the east and Claremont to the west. The location is also conveniently accessible from the I-10 freeway to the south and CA-210 freeway to the north.

### Location Description

Foothill Boulevard location between Grove Ave. and Campus Avenue.

### Highlights

Net Leased Investment	Full Expense Pass Through	National Corporate Lease
Prime Foothill Blvd. Location	Great Investment	6% Cap Rate

### Financial Summary

	Actual
Net Operating Income	\$120,000



1099 E Foothill Blvd

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