

BRAND NEW CRASH CHAMPIONS COLLISION REPAIR PROPERTY WITH 10.75 YEARS REMAINING AND RARE 3% ANNUAL INCREASES TENANT COMMITTING SIGNIFICANT CAPITAL TO SPACE

SUBJECT PROPERTY



CRASH CHAMPIONS

241 S. CITRUS AVE, COVINA, CA 91723

Marcus & Millichap
THE DELTONDO GROUP



241 S. Citrus Ave, Covina, CA 91723

\$2,380,952

PRICE

5.25%

CAP

\$125,000

NOI

INVESTMENT SUMMARY

Lease Type	Absolute-Net
Landlord Responsibility	None
Year Built / Renovated	1971 / 2025
Building Area	4,500 SF
Land Area	20,908 SF

INVESTMENT HIGHLIGHTS

ABSOLUTE-NET LEASE WITH ZERO LANDLORD RESPONSIBILITIES

Corporate-guaranteed absolute-NNN lease—tenant is responsible for all operating costs, including taxes, insurance, and maintenance, with no structural obligations.

3% ANNUAL INCREASES

Contractual rent escalations create long-term income stability and optional extensions support hold flexibility.

RENOVATED IN 2025 ON A PRIME AUTOMOTIVE SERVICE PAD

0.8 Mile From I-10 Freeway with 220,000 VPD

COVINA AUTO CORRIDOR LOCATION | HIGH SERVICE DEMAND

Positioned in a dense collision-repair and service-oriented submarket of Covina, CA with strong visibility and accessibility.

STRONG CONSUMER DEMO | ~176,500 RESIDENTS WITHIN 3-MILES (2024)

Median household incomes ~ \$108K+ within three miles indicate a resilient base for service demand.

COVINA-IRWINDALE MSA LEVERAGE | INLAND EMPIRE ECONOMIC STRENGTH

Situated in the highly active Inland Empire region, benefitting from diverse industries, growing population, and near-term infrastructure investment.



TENANT SUMMARY



\$2.75 B

REVENUE (2024)

650 +

STORES

38

STATES OF
OPERATION

11,000+

EMPLOYEES

#3

FOUNDER-LED MSO
NATIONWIDE

Westmont, IL

HEADQUARTERS

1999

FOUNDED

Crash Champions, established in 1999 in New Lenox, Illinois by founder and CEO Matt Ebert, specializes in collision repair, auto painting, and full-service post-accident care. With over 650 locations across 38 states as of mid-2025, it ranks as the third-largest, founder-led multi-shop operator in the U.S. In 2024, Crash Champions generated approximately \$2.75 billion in revenue and is on track to reach \$3 billion in 2025. The company employs more than 11,000 team members and continues to expand via acquisitions and organic growth. Backed by Clearlake Capital, with its 2022 merger of Service King, Crash Champions operates as a private equity-supported, independent operator focused on quality, consistency, and team-first culture.





LEASE SUMMARY

Tenant:	Crash Champions, LLC a Illinois LLC
Guaranty:	Crash Champions Holdings, LLC a Delaware LLC
Type of Ownership:	Fee Simple
Lease Type:	Absolute-Net
Landlord Responsibilities:	None
Rent Commencement:	January 1, 2024
Lease Expiration:	May 31, 2036
Term Remaining:	10.75 Years
Increases:	3% Annually
Options:	1, 5 Years

Year	Annual	Monthly
January 1, 2024 - December 31, 2024	\$118,764	\$9,897
January 1, 2025 - December 31, 2025	\$121,992	\$10,166
January 1, 2026 - December 31, 2026	\$125,652	\$10,471
January 1, 2027 - December 31, 2027	\$129,420	\$10,785
January 1, 2028 - December 31, 2028	\$133,308	\$11,109
January 1, 2029 - December 31, 2029	\$137,304	\$11,442
January 1, 2030 - December 31, 2030	\$141,420	\$11,785
January 1, 2031 - December 31, 2031	\$145,668	\$12,139
January 1, 2032 - December 31, 2032	\$150,036	\$12,503
January 1, 2033 - December 31, 2033	\$154,536	\$12,878
January 1, 2034 - December 31, 2034	\$159,180	\$13,265
January 1, 2035 - December 31, 2035	\$163,956	\$13,663
January 1, 2036 - May 31, 2036	\$73,515 (5 Months of Rent)	\$14,073



Santa Fe Dam Nature Center

210

Walmart **LOWE'S** **El Super** **ALDI**

AMC THEATRES **Burlington** **SKY ZONE TRAMPOLINE PARK**

210 249,000 VPD

THE HOME DEPOT

Walmart

COVINA SQUARE SHOPPING CENTER

Smart & Final

dd's DISCOUNTS **CVS pharmacy** **Pollo Loco** **YOSHINOYA**

CITRUS WALK TOWNHOMES

\$650,000 AVERAGE PRICE

sam's club

LOWE'S

HARBOR FREIGHT QUALITY TOOLS LOWEST PRICES

COSTCO WHOLESALE

CRASH CHAMPIONS COLLISION REPAIR TEAM

CADENCE TOWNHOMES

\$725,000 AVERAGE PRICE

Cedargrove ES 563 students

TARGET

TRADER JOE'S

Bee Imagine **EIC** Discrete Semiconductor Manufacturer

CHARTER FURNITURE **WCS**

HUI FONG FOODS INC.

THE HOME DEPOT

VINTAGE WALK TOWNHOMES

\$600,000 AVERAGE PRICE

BLOSSOM TOWNHOMES

\$610,000 AVERAGE PRICE

SAN DIMAS COMMUNITY HOSPITAL

A Prime Healthcare Services Hospital

101-BED HOSPITAL

Emanate Health Inter-Community Hospital

EASTLAND CENTER

TARGET **SPROUTS FARMERS MARKET** **Ashley HOMESTORE** **HOBBY LOBBY**

DOLLAR TREE **BEAUTY DEPOT** **BJ's** **chili's** **Starbucks**

Via Verde Country Club

Michael's **REGAL**

FLOOR DECOR **Chick-fil-A**

FOOD4LESS

INTERCOAST

507 STUDENTS

S. Citrus Ave. 22,113 VPD

IKEA

VONS

STATER BROS. markets

10

10 220,000 VPD

10

PLAZA WEST COVINA

JCPenney **macy's** **HOT TOPIC**

BEST BUY **VICTORIA'S SECRET** **NORDSTROM rack** **ZALES THE DIAMOND STORE**

petco **panera BREAD** **Red Robin** **CHIPOTLE MEXICAN GRILL**

West Covina HS 1,811 students

Mercedes-Benz **Ford**

HONDA **Audi**

TESLA

Dutch Bros Coffee **IHOP** **Starbucks** **BUFFALO WILD WINGS** **TT**

TOYOTA **CHEVROLET** **KIA** **GMC** **ACURA**

Cal Poly Pomona

27,196 STUDENTS

Merlinda ES 464 students

Merced ES 600 students

Hollencrest MS 832 students

South Hills Country Club

MT. SAC FOUNDATION & ALUMNI ASSOCIATION

28,393 STUDENTS



VINTAGE WALK
TOWNHOMES
\$600,000 AVERAGE PRICE

Emanate Health
193-BED HOSPITAL

ATWOOD - THE GALLERIES
APARTMENTS
\$600,000 AVERAGE PRICE

BLOSSOM
TOWNHOMES
\$610,000 AVERAGE PRICE



Premier Esthetics Dental
Office of Mark R. Godberry DDS, Inc.



COVINA PHARMACY

Step By Step

COVINA VALLEY CYCLERY

Law Office of
TERRENCE FANTAUZZI



ANYTIME FITNESS

S. Citrus Ave.
22,113 VPD

Covina THEATRE

LAW OFFICES OF
TONY J TYRE ESQ.

WELLS FARGO

LEISINGER LAW LLP
ATTORNEYS + ADVOCATES

OAK THREE WALK
SUBVISION
\$625,000 AVERAGE PRICE



W. Badillo St.
23,957 VPD

Covina Coin & Jewelry



EASTLAND CENTER

TARGET SPROUTS Ashley HOBBY LOBBY
 DOLLAR TREE BEAUTY DEPOT BJs chilis Starbucks

Dutch Bros IHOP Starbucks BUFFALO WILD WINGS
 TOYOTA CHEVROLET KIA GMC ACURA

IKEA

IHOP Old World DELICATESSEN
 PALERMO #12 Italian Restaurant AJO VINO

KIA ACURA VW

BAJA RANCH SUPERMARKET
 DEL TACO Millie's RESTAURANT CATERERY

10 220,000 VPD

OAK THREE WALK SUBVISION
 \$625,000 AVERAGE PRICE

W. Badillo St. 23,957 VPD

Covina Coin & Jewelry

CRASHCHAMPIONS COLLISION REPAIR TEAM

Covina District Field

PRESTIGE

ANY TIME FITNESS Terrence Fantauzzi
 COVINA VALLEY CYCLERY ALL IN ONE CONSTRUCTION

TRADEWAY GLASS COMPANY

LAW OFFICES OF TONY J TYRE ESQ.

S. Citrus Ave. 22,113 VPD

Alpha Omega Burgers

Red Devil

LINCOLN HOUSE

POWELL | CAMERA Cameras • Expert Advice • Supplies

COVINA PHARMACY

SUNLAMP TIRE INC

Covina THEATER

CALIFORNIA LIFESTYLES REALTY

HELEN'S ANTIQUES

SALON SO ME

KELLY WARREN ATTORNEY AT LAW



INLAND EMPIRE MSA

\$300B+

INLAND EMPIRE REGIONAL GDP

12.93M

POPULATION LOS ANGELES-LONG BEACH-ANAHEIM, CA

4.74M

POPULATION INLAND EMPIRE MSA

422,534

POPULATION (5-MILE RADIUS)

I-10, SR-210

MAJOR TRAFFIC ARTERIES

1B SQ FT

LOGISTICS SPACE IN MSA INLAND EMPIRE LOGISTICS BASE

+7.3 %

EMPLOYMENT GROWTH (2020-2025) OUTPACES LA METROS

Covina, California is a well-established suburban city within Los Angeles County and the broader Inland Empire metro area—recognized for its robust industrial economy, transportation infrastructure, and consumer resilience. With over 176,500 residents within a 3-mile radius and climbing, the demographic profile supports steady demand for automotive and collision services. The region benefits from proximity to major thoroughfares (I-10, SR-210), regional logistics hubs, and a diversified employment base spanning manufacturing, healthcare, education, and logistics.

The Inland Empire continues to experience above-average economic and population growth relative to Southern California, driven by affordable land, logistics investments, and a growing workforce. Key employers include the Amazon fulfillment network, Kaiser Permanente, and local manufacturing and distribution centers. Furthermore, major infrastructure projects—including SR-210 widening and multi-modal transit improvements—are expected to improve access and support continued commercial development.

The intersection of dense population, vehicular commuter base, regional logistics demand, and a mature auto-service corridor positions Covina as a steady generator of collision repair volume and rent security.

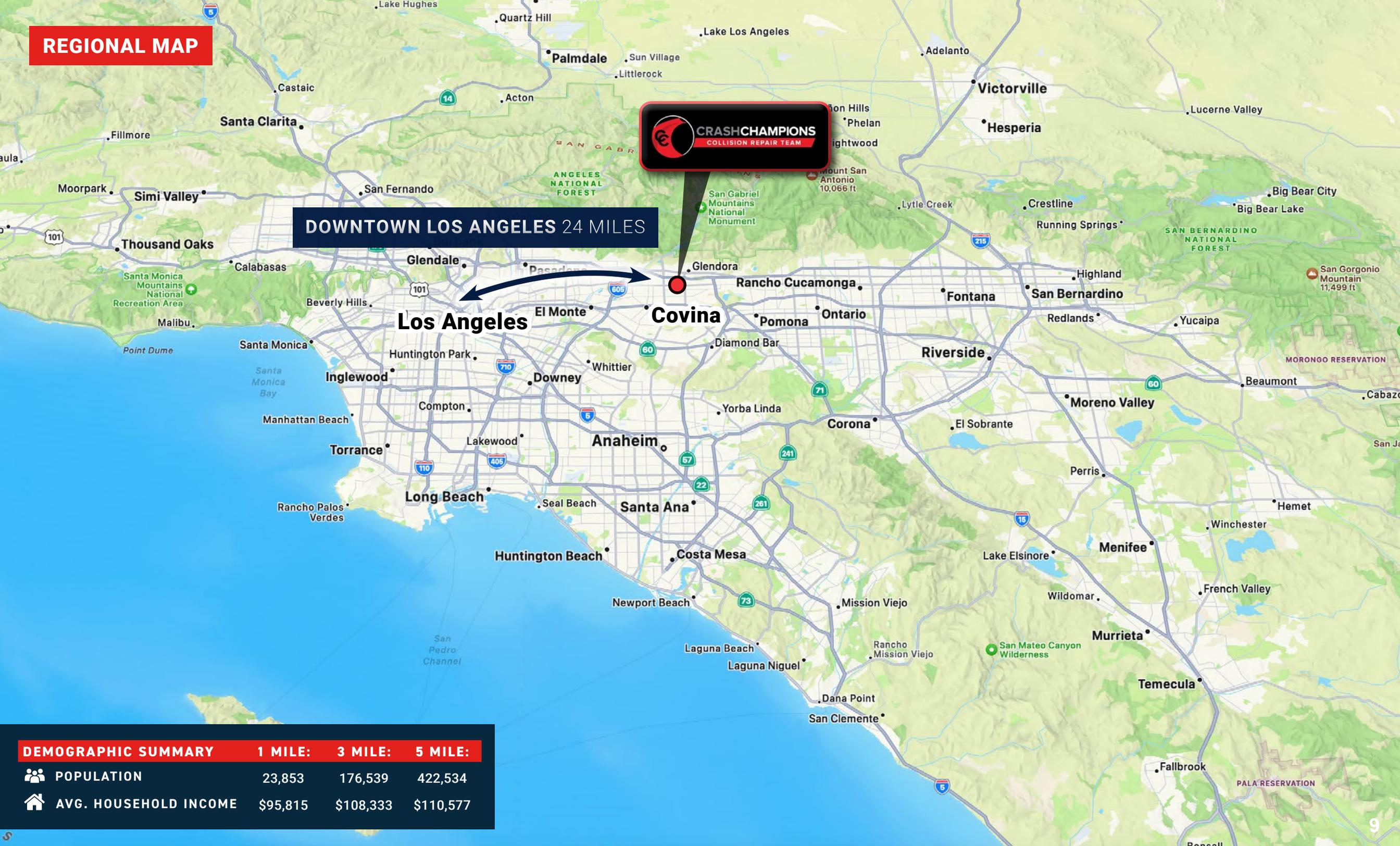


COVINA, CA



DOWNTOWN COVINA, CA

REGIONAL MAP



DOWNTOWN LOS ANGELES 24 MILES

Los Angeles

Covina

DEMOGRAPHIC SUMMARY	1 MILE:	3 MILE:	5 MILE:
POPULATION	23,853	176,539	422,534
AVG. HOUSEHOLD INCOME	\$95,815	\$108,333	\$110,577

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