

SPRINGHILL SUITES  
MARRIOTT

ExtraSpace  
Storage

Jefferson Cenza Apartments  
418 Units / 5 Stories



CALIFORNIA STATE UNIVERSITY  
**FULLERTON**  
41,000+ Students

Quikturn Professional Screenprinting

Placentia Super Service

ORANGE FREEWAY (280,000+ VPD)

57

Vision Granite

Eagle Scrap Metal

Pacific Metal Cutting

Keesee Tank

Petroleum  
Marketing

Placentia  
Navigation Center

South Coast Iron



S MELROSE ST (9,000+ VPD)

# CRASH CHAMPIONS

750 Monroe Way, Placentia (Orange County MSA), CA 92870

**2.5 YEARS & ONE, 5-YEAR OPTION OF REMAINING LEASE TERM WITH BELOW MARKET RENT**





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## DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
2024 Estimated Population:	20,737	203,046	499,994
Daytime Population:	24,129	252,885	627,164
Household Income:	\$82,627	\$114,267	\$123,863

**BREA MALL**  
1,281,795 SF  
ANCHORED BY:

**jcpenny** ★ **macys**

NORDSTROM

  
CALIFORNIA STATE UNIVERSITY  
**FULLERTON**  
**Cal-State Fullerton**  
Students: 41,000+

  
**CRASH CHAMPIONS**  
COLLISION REPAIR TEAM  
**SUBJECT PROPERTY**

**Knott's**  
BERRY FARM

**Disneyland**  
RESORT

**ANGEL STADIUM**

**HONDA Center**

**CHAPMAN UNIVERSITY**  
Students: 41,000+

**Providence St. Joseph Health**  
463 Bed Hospital

**THE OUTLETS AT ORANGE**  
115 STORES | ANCHORED BY:

**AMC THEATRES**  **NikeFactoryStore** **NORDSTROM** **rack**

**MAINPLACE MALL**  
1,109,800 SF  
ANCHORED BY:

**jcpenny** ★ **macys**

**Ashley HOMESTORE** **24FITNESS**





Cali Raised Off-Road



FedEX Ship Center

CJ Foods

Howmet Aerospace

GMS Autos

BPE Racing



ORANGE FREEWAY (280,000+ VPD)



AMKO Development

South Coast Iron

Eagle Scrap Metal

Vision Granite

ORANGETHORPE AVE (37,000+ VPD)



Petroleum Marketing

Pacific Metal Cutting

Placentia Navigation Center



Classic Performance Auto Parts

Muscle Factory Auto Parts



Cal-State Auto Parts

Valadez Middle School  
621 Students

Melrose Elementary School  
393 Students

Placentia Meadows Apartments  
80 Units

Orange Freeway Business Park

S MELROSE ST (9,000+ VPD)



ORANGETHORPE AVE (37,000+ VPD)

Placentia Navigation Center



Petroleum Marketing



# CRASH CHAMPIONS

Address:	750 Monroe Street Placentia, CA 92870
Price:	<b>\$5,995,000</b>
CAP:	<b>4.58%</b>
Rent:	<b>\$289,404</b> As of 9/1/2025 - Difference will be Credited to Buyer
NOI:	<b>\$274,404</b>
Property Tax:	<b>\$75,000</b> (Estimated off \$6M Price)
LL Responsibility:	\$16,120
Tenant Responsibility:	\$58,880
Square Feet:	21,844
Price Per Square Feet:	\$274.44
Land Area:	1.39 Acres



## HIGHLIGHTS

- » **Crash Champions, LLC, A Leading Collision Repair Provider with 649 Locations Nation Wide.**
- » **Double-Net Lease:** Minimal Landlord Responsibilities, Landlord is Responsible for Foundation, Roof, and Structure.
- » **Strategic Location:** Located Just Off of The Orange Freeway (57), Crash Champions is Passed By Over 280,000+ Vehicles Per Day.
- » **Recession-Resistant Tenant:** Vehicle Repairs Remains Steady Regardless of Economic Conditions, Providing a Reliable Foundation for Crash Champions Business Model.
- » **Long Operating History:** Crash Champions Purchased the Existing Business in 2014.
- » **Excellent Demographics:** In a 5 Mile Radius the Population Exceeds 500,000+, Daytime Population Jumps to 627,000+ and The Average Household Income is \$123,863.



## ANNUALIZED OPERATING DATA

Year	Annual	Monthly
<b>Sep 1, 2024 - Aug 31, 2025</b>	<b>\$283,728</b>	<b>\$23,644</b>
Sep 1, 2025 - Aug 31, 2026	\$289,404	\$24,117
Sep 1, 2026 - Aug 31, 2027	\$295,188	\$24,599
Sep 1, 2027 - Aug 31, 2028 (Option 1)	\$301,092	\$25,091
Sep 1, 2028 - Aug 31, 2029 (Option 1)	\$307,114	\$25,593
Sep 1, 2029 - Aug 31, 2030 (Option 1)	\$313,256	\$26,105
Sep 1, 2030 - Aug 31, 2031 (Option 1)	\$319,521	\$26,627
Sep 1, 2031 - Aug 31, 2032 (Option 2)	\$325,911	\$27,159

## TENANT SUMMARY

Tenant:	Service King Paint & Body, LLC, a Texas LLC
Type of Ownership:	Fee Simple
Lease Type:	NN
Landlord Responsibilities:	Roof, Structure, Foundation
Lease Expiration:	August 31, 2027
Term Remaining:	2.5 Years
Increases:	2% Annually
Options:	One, 5-Year (At Least 270 Day Notice to Lessor)
Right of First Refusal:	10 Business Days





Matt Ebert is the visionary founder and CEO of Crash Champions. With a deep passion for the industry, Ebert started the company in 1999 with a single repair center and has grown it into the third-largest multi-shop operator (MSO) in the United States.

Today, Crash Champions operates over 600 locations across 37 states, making it the largest founder-led MSO in the country. The company has also attracted significant investment from some of the world's leading equity firms, including a notable growth investment by Clearlake Capital Group in 2022.

Originally founded as New Lennox Auto Body, the company rebranded to Crash Champions in 2014. Throughout its evolution, Ebert has remained committed to building an independent, operations-focused business that fosters ownership and opportunities for its team members and operators.

2022 marked a pivotal year for Crash Champions, with the addition of over 400 locations to its network, including the landmark acquisition of Service King Collision. Ebert's leadership and vision were recognized when he was named MSO Executive of the Year by Bodyshop Business in the same year. For more details, visit [www.crashchampions.com](http://www.crashchampions.com).

#### COMPANY OVERVIEW

<b>Ownership:</b>	Private
<b>Year Founded:</b>	1999
<b>Employees:</b>	10,000
<b># of Locations:</b>	649 (38 States)
<b>Revenue (2024 EST)</b>	\$1B+
<b>HQ Location:</b>	Westmont, IL





# ORANGE COUNTY

One of the longest uninterrupted stretches of beaches in the world, along 42 miles of Highway 1, defines the western edge of Orange County, which is located in the heart of Southern California. The county's land area covers 790 square miles, bordering the counties of Los Angeles, San Diego, Riverside and San Bernardino. Outdoor activities, beaches and a temperate climate attract visitors, residents and businesses, expanding the local population to nearly 3.2 million people. The city of San Clemente boasts the "best climate in the world." Anaheim, home to Disneyland, and Santa Ana are the largest cities in the county, each with a population above 310,000 people. Irvine is close behind with a populace of 295,000. White collar positions account for nearly 30 percent of the metro's total workforce, translating to a median household income above \$110,000.

# ECONOMY

- » The professional and business services sector is the metro's largest employment segment, accounting for roughly 20 percent of all jobs in the county.
- » The metro's economy relies on travel and tourism. The number of visitors to the county notably declined during the pandemic; however, tourism has been on a steady upward trend since then, aided by a full slate of conventions and amusement park visitations.

**DIVERSE EMPLOYMENT**

Tourism, tech, health care and aerospace/military contractors are major employers in the metro. The metro is home to three Fortune 500 firms: Western Digital, Pacific Life, Chipotle and First American Financial.

**EXTENSIVE FOREIGN INVESTMENT**

Numerous foreign investment firms and businesses have headquarters in the area, attracted to the metro's educated workforce and proximity to major ports. Notable examples include Allianz, Canon and Panasonic.

**PROXIMITY TO OTHER LARGE MARKETS**

Orange County is 30 miles from Downtown Los Angeles and approximately 90 miles from Downtown San Diego. The Mexico–United States border is a mere 110 miles away.



## QUALITY OF LIFE

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From fishing to yachting, water sports of every kind abound at the beaches, harbors and marinas along the Orange County coast. Many of its beaches are famous for surfing; the town of Huntington Beach is known worldwide as Surf City USA. The weather is also ideal for golfing, hiking and biking. Orange County also has a world-class selection of entertainment, restaurants and shopping. The area boasts big attractions, such as Disneyland Resort and Knott's Berry Farm. Orange County also hosts professional sports teams in baseball and hockey. Educational institutions of higher learning include two public universities: California State University, Fullerton and the University of California, Irvine.

## MAJOR AREA EMPLOYERS

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- » University of California Irvine
- » The Walt Disney Co.
- » St. Joseph Health System
- » Boeing Co.
- » Bank of America Corp.
- » MemorialCare Health System
- » California State University, Fullerton
- » Kaiser Permanente
- » Allergan, Inc.
- » Hoag Memorial Hospital Presbyterian

## DISNEYLAND





## CONFIDENTIALITY AGREEMENT

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This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Marcus & Millichap has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this offering memorandum has been obtained from sources we believe to be reliable; however, Marcus & Millichap has not verified, and will not verify, any of the information contained herein, nor has Marcus & Millichap conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

**ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONTACT THE MARCUS & MILLICHAP AGENT FOR MORE DETAILS.**

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Like all real estate investments, this investment carries significant risks. Buyer and Buyer's legal and financial advisors must request and carefully review all legal and financial documents related to the property and tenant. While the tenant's past performance at this or other locations is an important consideration, it is not a guarantee of future success. Similarly, the lease rate for some properties, including newly-constructed facilities or newly-acquired locations, may be set based on a tenant's projected sales with little or no record of actual performance, or comparable rents for the area. Returns are not guaranteed; the tenant and any guarantors may fail to pay the lease rent or property taxes, or may fail to comply with other material terms of the lease; cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. Regardless of tenant history and lease guarantees, Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any long-term lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property, and the lease terms that Buyer may be able to negotiate with a potential replacement tenant considering the location of the property, and Buyer's legal ability to make alternate use of the property. By accepting this Marketing Brochure you agree to release Marcus & Millichap Real Estate Investment Services and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this net leased property.

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