

RETAIL/OFFICE BUILDING INVESTMENT OPPORTUNITY

716 WEST 6TH ST | CORONA, CALIFORNIA 92882



Ron Mgrublian, MBA

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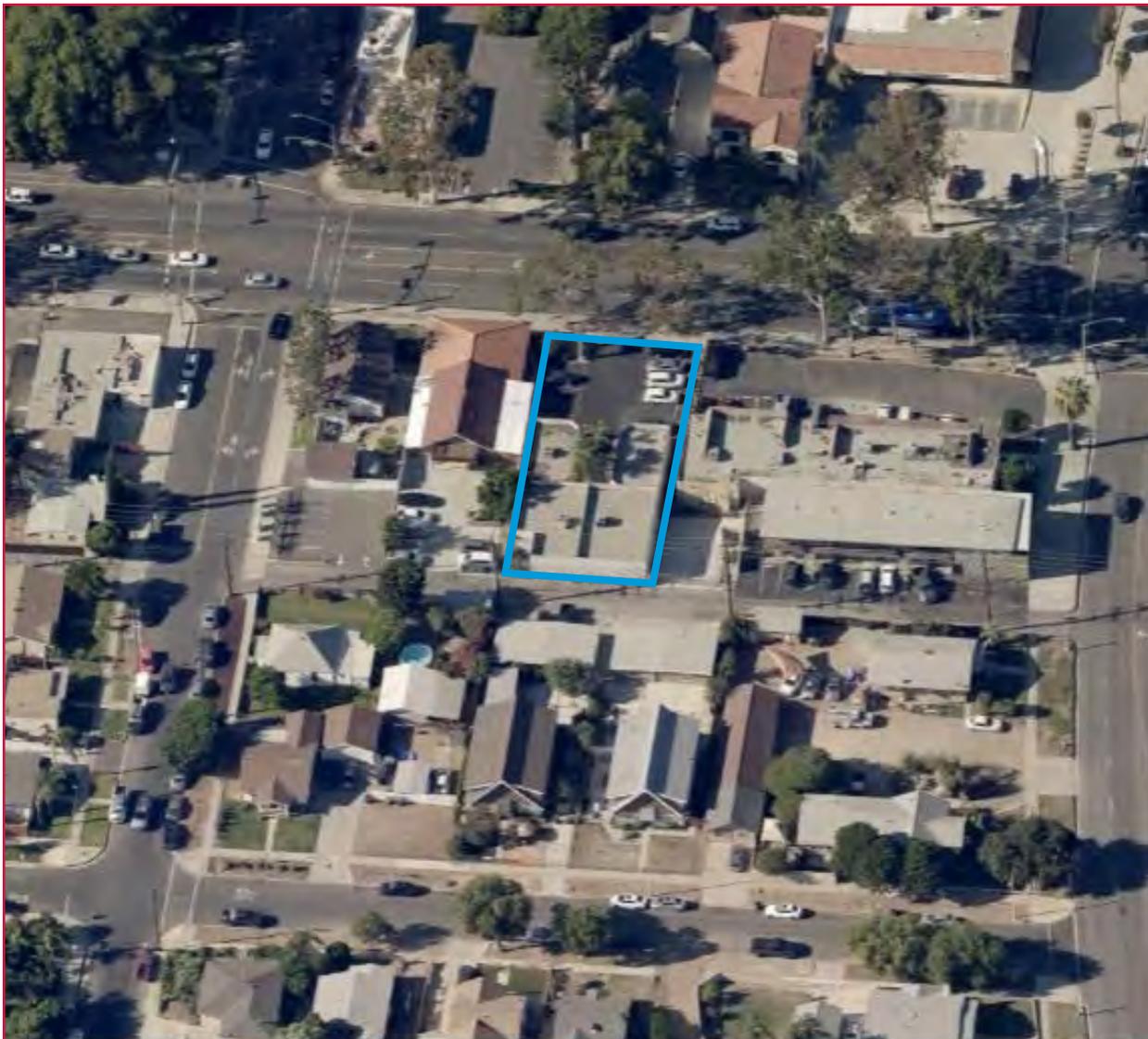
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PROPERTY FEATURES

AVAILABLE: ±3,928 SF 4 Unit Building on
±9,148 SF of Land (±0.21 Acres)

PRICE: \$1,125,531

APN: 110-102-019

YEAR BUILT: 1988

ZONING: GC (General Commercial)

- » NOI \$73,709 Pro Forma
- » 100% Leased
- » Month to Month & Short Term Leases
- » Downtown Revitalization Area
- » Great 1031 Investment
- » Minutes to 91 Freeway and Amenities
- » Do Not Disturb Tenants

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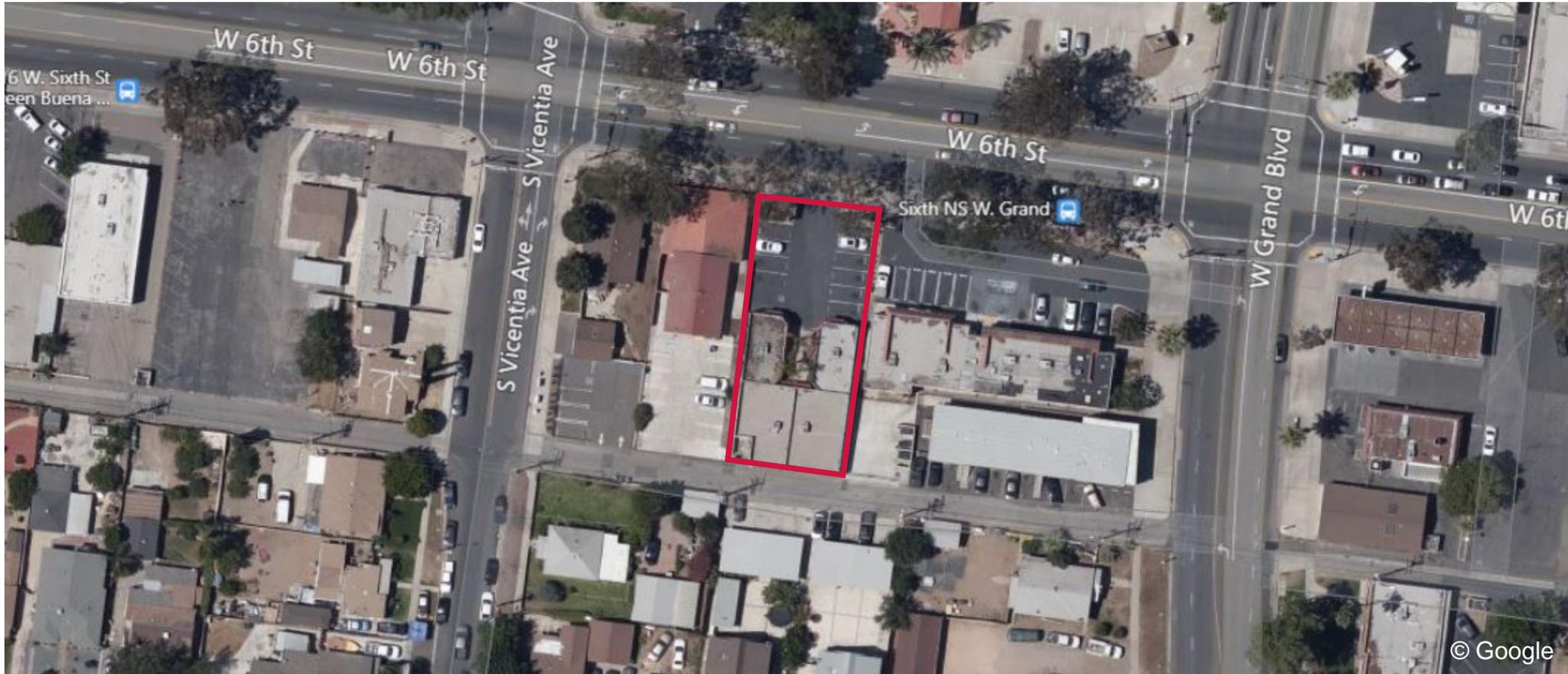


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Tenant	Store Type	SF Occupied	Chain	Move Date	Exp Date
Citistaff Solutions Inc	Employment Agency	2,030	No	Mar 2010	Month to Month
Corona Day Spa	Spa	1,138	No	Mar 2018	April 2023
Botanical Chakra Alignment	Psychic	760	No	May 2021	July 2023

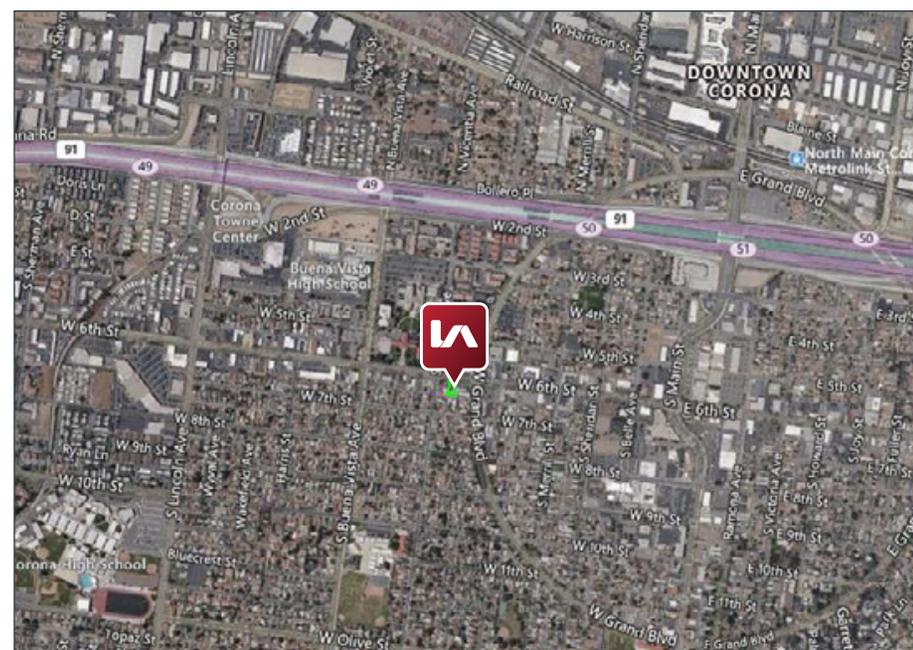
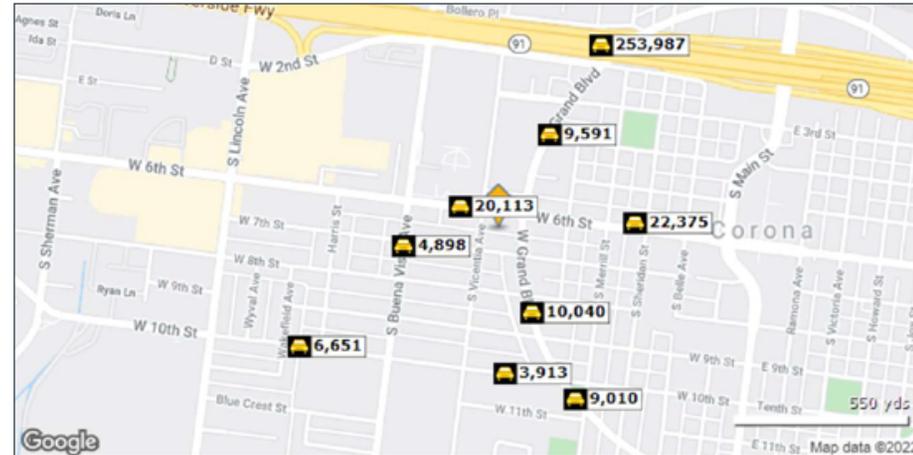
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Radius	1 Mile	3 Mile	5 Mile
Population			
2026 Projection	26,129	143,155	232,684
2021 Estimate	24,985	136,661	221,983
2010 Census	22,798	123,333	199,454
Growth 2021 - 2026	4.58%	4.75%	4.82%
Growth 2010 - 2021	9.59%	10.81%	11.30%
2021 Population by Hispanic Origin			
2021 Population	19,863	73,581	109,512
2021 Population			
White	21,931 87.78%	107,817 78.89%	169,555 76.38%
Black	897 3.59%	8,586 6.28%	15,351 6.92%
Am. Indian & Alaskan	625 2.50%	2,182 1.60%	3,372 1.52%
Asian	790 3.16%	12,578 9.20%	24,533 11.05%
Hawaiian & Pacific Island	88 0.35%	711 0.52%	1,104 0.50%
Other	654 2.62%	4,786 3.50%	8,067 3.63%
U.S. Armed Forces	2	74	128
Households			
2026 Projection	6,847	40,657	66,933
2021 Estimate	6,549	38,802	63,835
2010 Census	5,946	34,740	56,873
Growth 2021 - 2026	4.55%	4.78%	4.85%
Growth 2010 - 2021	10.14%	11.69%	12.24%
Owner Occupied	2,767 42.25%	25,786 66.46%	44,798 70.18%
Renter Occupied	3,782 57.75%	13,016 33.54%	19,036 29.82%
2021 Households by HH Income			
Income: <\$25,000	1,465 22.37%	5,018 12.93%	7,222 11.31%
Income: \$25,000 - \$50,000	1,719 26.24%	5,900 15.21%	9,155 14.34%
Income: \$50,000 - \$75,000	1,184 18.08%	6,238 16.08%	9,745 15.27%
Income: \$75,000 - \$100,000	792 12.09%	4,774 12.30%	8,068 12.64%
Income: \$100,000 - \$125,000	479 7.31%	5,140 13.25%	8,924 13.98%
Income: \$125,000 - \$150,000	392 5.98%	3,419 8.81%	5,694 8.92%
Income: \$150,000 - \$200,000	327 4.99%	4,268 11.00%	7,515 11.77%
Income: \$200,000+	192 2.93%	4,044 10.42%	7,512 11.77%
2021 Avg Household Income	\$68,874	\$106,886	\$112,648
2021 Med Household Income	\$51,534	\$86,753	\$92,958

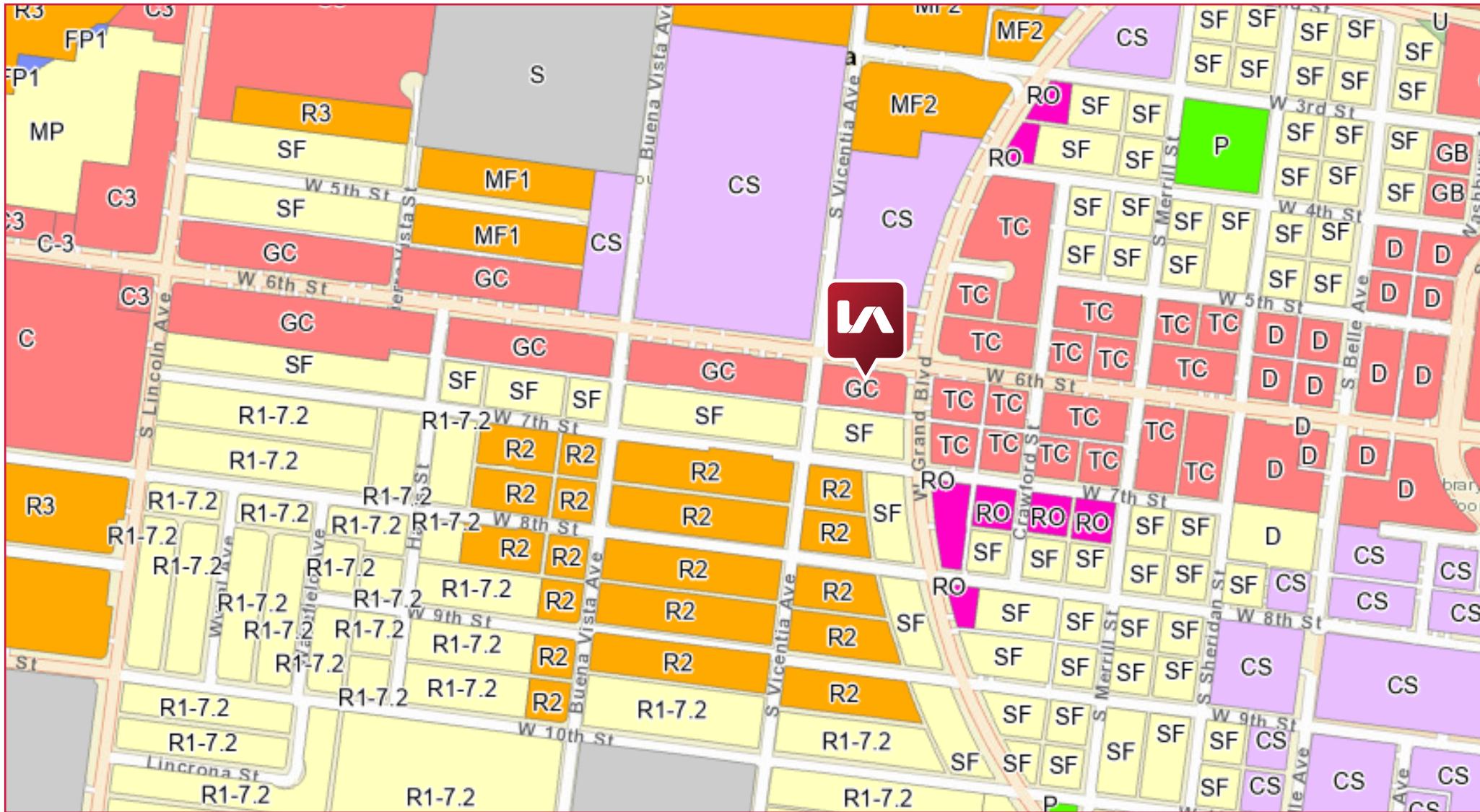


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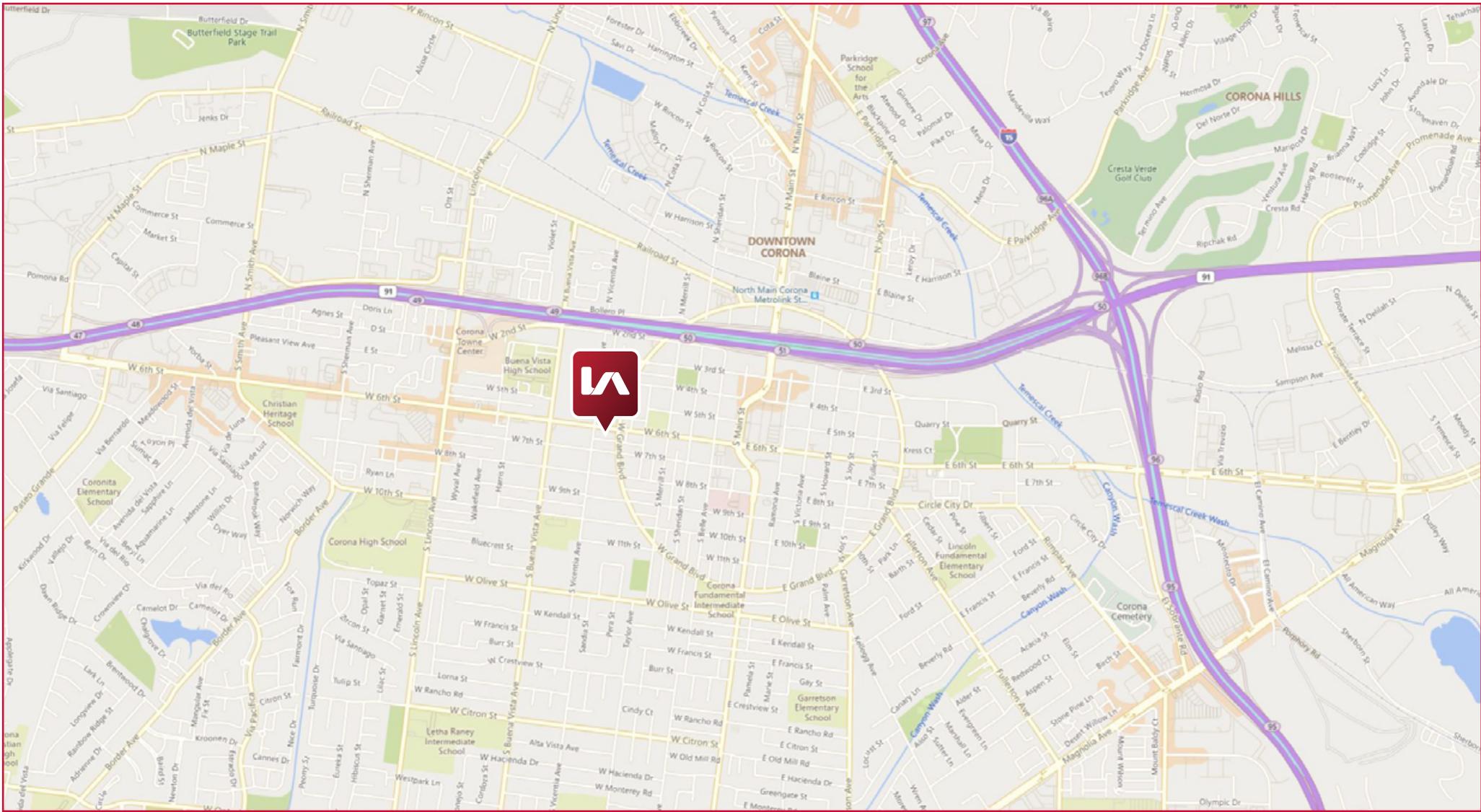
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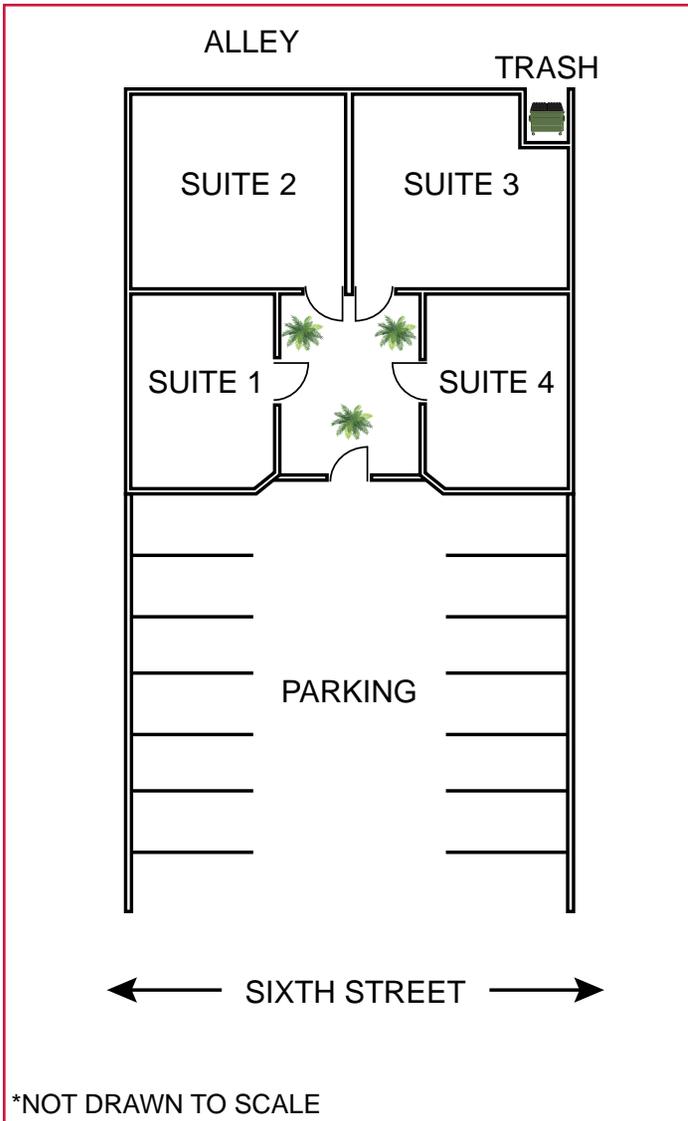
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About the City of Corona

Corona is a vibrant, culturally diverse community located in the heart of Southern California at the junction of the 91 and 15 freeways with a population of more than 170,000 residents.

The City limits encompass 39.2 square miles. A city whose heritage spans more than a century, Corona has emerged as an ethnically diverse community, where a significant percentage of the population is made up of young, well educated families.

The Corona community boasts many amenities that provide a first-rate quality of life for residents. The City has more than 394 acres of parks, with sports fields, basketball courts, playgrounds, tennis courts, two skateparks and an outdoor pool.

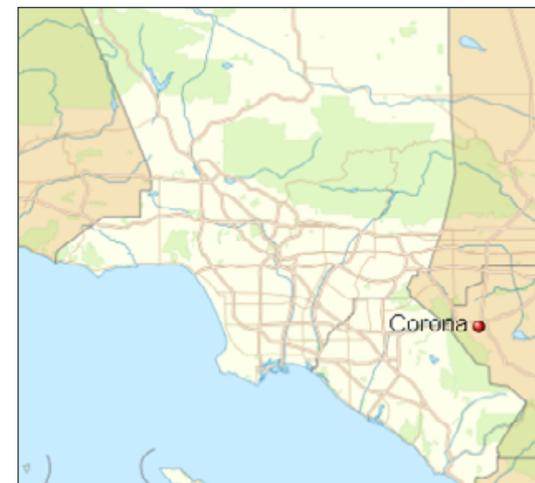
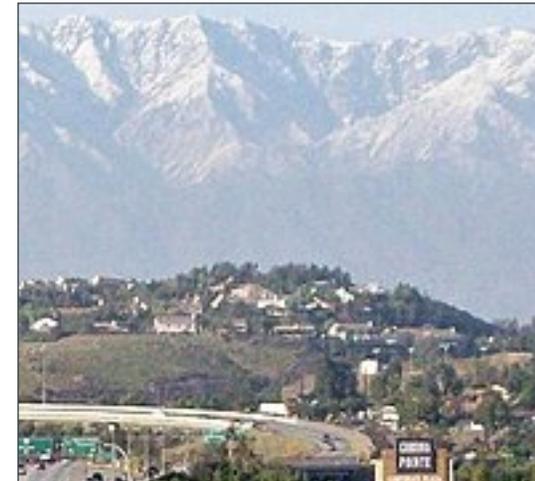
Public Safety efforts by the Corona Police Department and Corona Fire Department have resulted in decreasing crime rates, quick response times and a superior paramedic program.

The Corona Public Library and the Circle City Center provide cultural and educational programming, and the Senior Center is a hub of activity with programs, workshops and social gatherings. The City also operates a recreational airport.

Corona's industrial base has played an important role in the growth of the City and its employee base. Corona's economy is strong and getting stronger! There are more than 42,000 jobs within the city of Corona and there is a workforce of more than 84,000. Our retail and commercial areas are expanding and office development is booming. Corona has more than 34 million square feet of industrial space and more than 3 million square feet of office space existing, under construction, or planned. Economic Development is the business advocate always looking for ways to help the business community with incentives, communication, and team building.

To View More Information about the City of Corona, Please Visit:

<https://www.coronaca.gov/about-us/about-us>



Photos from Wikipedia

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