

Property Summary Report

311 Bonnie Cir

Corona, CA 92880 - Corona Submarket



BUILDING

Type:	Class B Industrial
Subtype:	Manufacturing
Tenancy:	Multiple
Year Built:	1992
RBA:	103,218 SF
Floors:	1
Typical Floor:	103,218 SF
Ceiling Ht:	24'
Construction:	Masonry

LAND

Land Area:	5.04 AC
Zoning:	M1
Parcel	102-040-029

EXPENSES PER SF

Taxes:	\$0.72 (2018)
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LOADING

Docks:	6 ext	Drive Ins:	1 tot.
Cross Docks:	None	Rail Spots:	None

POWER & UTILITIES

Power:	3,000a/277-480v 3p 4w Heavy
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FEATURES

Air Conditioning, Skylights

LEASING

Available Spaces:	72,625 - 103,218 SF Available in 1 Space
Availability:	100% Available; 100% Vacant
Leasing Company:	Lee & Associates
Contacts:	Jeff Ruscigno (951) 276-3630

AVAILABLE SPACES

Floor	Use	Type	SF Avail	Fir Contig	Bldg Contig	Rent	Occupancy	Term
E 1st	Industrial	Direct	72,625 - 103,218/9,...	103,218	103,218	\$0.65 - 0.67/NNN	Vacant	3 - 5 Yrs

Lee & Associates - Jeff Ruscigno (951) 276-3630
 JLL - Zach Niles (949) 885-2922, Louis J. Tomaselli (949) 885-2985

SALE

Last Sale:	Portfolio of 5 Properties in Corona, CA Sold on Jul 19, 2018 for \$14,300,000
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Property Summary Report

311 Bonnie Cir

Corona, CA 92880 - Corona Submarket



TRANSPORTATION

Parking:	190 free Surface Spaces are available; Ratio of 1.56/1,000 SF
Commuter Rail:	2 minute drive to West Corona Commuter Rail (Inland Empire-Orange County, 91 Lines)
Airport:	22 minute drive to Ontario International Airport

PROPERTY CONTACTS

True Owner:	Lee & Associates Commercial Real Estate S...	Recorded Owner:	Associates Equity Fund Vi LLC
Prior True Owner:	Allergan		

MARKET CONDITIONS

Vacancy Rates	Current	YOY	Asking Rents Per SF	Current	YOY
Current Building	100%	↔ 0.0%	Current Building	\$0.66	
Submarket 2-4 Star	3.7%	▼ -0.8%	Submarket 2-4 Star	\$0.84	▲ 7.5%
Market Overall	5.1%	▲ 0.3%	Market Overall	\$0.75	▲ 8.3%
Submarket Leasing Activity	Current	YOY	Submarket Sales Activity	Current	YOY
12 Mo. Leased SF	1,522,391	▼ 26.4%	12 Mo. Sales Volume (Mil.)	\$183.4	▼ -20.2%
Months On Market	2.2	▲ 0.1 mo	12 Mo. Price Per SF	\$165	▲ 10.9%

Property Summary Report

1500 Commerce St

Corona, CA 92880 - Corona Submarket



BUILDING

Type:	Class C Industrial
Subtype:	Warehouse
Tenancy:	Multiple
Year Built:	1979
RBA:	16,170 SF
Floors:	1
Typical Floor:	16,170 SF
Ceiling Ht:	18'
Construction:	Masonry

LAND

Land Area:	0.88 AC
Zoning:	M1, Corona
Parcel	118-310-015

EXPENSES PER SF

Taxes:	\$1.08 (2018)
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LOADING

Docks:	2 ext	Drive Ins:	2 tot./10'w x 12'h
Cranes:	None	Rail Spots:	None

POWER & UTILITIES

Power:	600a/120-208v 3p 4w
Utilities:	Lighting - Fluorescent

FEATURES

Fenced Lot, Skylights

LEASING

Available Spaces:	16,170 SF Available in 2 Spaces
Availability:	200.0% Available; 100% Vacant
Leasing Company:	Lee & Associates Commercial Real Estate Service
Contacts:	Pat Delaney, CCIM (714) 564-7127, Dave Hunsaker (714) 564-7113

AVAILABLE SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	100	Industrial	Sublet	16,170	16,170	16,170	\$0.80 - 0.90/NNN	Vacant	Thru Sep 2019

Selina Su - Selina Su (253) 683-0977

Property Summary Report

1500 Commerce St

Corona, CA 92880 - Corona Submarket



AVAILABLE SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
E 1st	100	Industrial	Direct	16,170/900 ofc	16,170	16,170	\$0.78/NNN	Vacant	Negotiable

Lee & Associates Commercial Real Estate Service - Pat Delaney, CCIM (714) 564-7127, Dave Hunsaker (714) 564-7113

SALE

Last Sale: Sold on Jun 5, 2015 for \$1,455,000 (\$89.98/SF)

TRANSPORTATION

Parking: 34 free Surface Spaces are available; Ratio of 2.00/1,000 SF

Commuter Rail: 5 minute drive to West Corona Commuter Rail (Inland Empire-Orange County, 91 Lines)

Airport: 23 minute drive to Ontario International Airport

PROPERTY CONTACTS

True Owner: **Mark J Hauptert**

Recorded Owner: **Tanlie, LLC**

Prior True Owner: **Larry & Carolyn Hauptert**

MARKET CONDITIONS

Vacancy Rates	Current	YOY	Asking Rents Per SF	Current	YOY
Current Building	100%	▲ 100%	Current Building	\$0.82	
Submarket 1-3 Star	3.2%	▲ 0.2%	Submarket 1-3 Star	\$0.87	▲ 7.3%
Market Overall	5.1%	▲ 0.3%	Market Overall	\$0.75	▲ 8.3%

Submarket Leasing Activity	Current	YOY	Submarket Sales Activity	Current	YOY
12 Mo. Leased SF	1,522,391	▼ 26.4%	12 Mo. Sales Volume (Mil.)	\$183.4	▼ -20.2%
Months On Market	2.2	▲ 0.1 mo	12 Mo. Price Per SF	\$165	▲ 10.9%

Property Summary Report

1655 Commerce St

Corona, CA 92880 - Corona Submarket



BUILDING

Type:	Class C Industrial
Subtype:	Warehouse
Tenancy:	Multiple
Year Built:	1982
RBA:	4,998 SF
Floors:	1
Typical Floor:	4,998 SF
Ceiling Ht:	16'
Construction:	Reinforced Concrete

LAND

Land Area:	1.00 AC
Zoning:	M1, Corona
Parcel	118-030-058

EXPENSES PER SF

Taxes:	\$0.89 (2018)
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LOADING

Docks:	None	Drive Ins:	2 tot./10'w x 12'h
Cross Docks:	None	Cranes:	None
Rail Spots:	None		

POWER & UTILITIES

Power:	100a
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FEATURES

Fenced Lot, Skylights

LEASING

Available Spaces:	4,998 SF Available in 1 Space
Availability:	100% Available; 100% Vacant
Leasing Company:	Voit Real Estate Services
Contacts:	Ryan Moore (909) 545-8011, Ryan Clayton (714) 978-7880

AVAILABLE SPACES

Floor	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
E 1st	Industrial	Direct	4,998/1,810 ofc	4,998	4,998	\$1.15/MG	Vacant	Negotiable

Voit Real Estate Services - Ryan Moore (909) 545-8011, Ryan Clayton (714) 978-7880

Property Summary Report

1655 Commerce St

Corona, CA 92880 - Corona Submarket



SALE

Last Sale: Sold on Jun 26, 1998 for \$280,000 (\$56.02/SF)

TRANSPORTATION

Parking: 5 free Surface Spaces are available; Ratio of 1.00/1,000 SF

Commuter Rail: 4 minute drive to West Corona Commuter Rail (Inland Empire-Orange County, 91 Lines)

Airport: 23 minute drive to Ontario International Airport

PROPERTY CONTACTS

True Owner: **Bassam Rammaha**

Recorded Owner: **Bassam Rammaha**

MARKET CONDITIONS

Vacancy Rates	Current	YOY
Current Building	100%	▲ 100%
Submarket 1-2 Star	1.4%	▼ -1.2%
Market Overall	5.1%	▲ 0.3%

Asking Rents Per SF	Current	YOY
Current Building	\$1.15	
Submarket 1-2 Star	\$0.94	▲ 6.7%
Market Overall	\$0.75	▲ 8.3%

Submarket Leasing Activity	Current	YOY
12 Mo. Leased SF	1,522,391	▼ 26.4%
Months On Market	2.2	▲ 0.1 mo

Submarket Sales Activity	Current	YOY
12 Mo. Sales Volume (Mil.)	\$183.4	▼ -20.2%
12 Mo. Price Per SF	\$165	▲ 10.9%

Property Summary Report

1727 Commerce St

Corona, CA 92880 - Corona Submarket



BUILDING

Type:	Class C Industrial
Subtype:	Warehouse
Tenancy:	Multiple
Year Built:	1985
RBA:	10,845 SF
Floors:	1
Typical Floor:	10,845 SF
Ceiling Ht:	16'
Construction:	Reinforced Concrete

LAND

Land Area:	0.59 AC
Zoning:	M1
Parcel	118-030-050

EXPENSES PER SF

Taxes:	\$0.97 (2018)
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LOADING

Docks:	None	Drive Ins:	6 tot./10'w x 12'h
Cross Docks:	None	Cranes:	None
Rail Spots:	None		

POWER & UTILITIES

Power:	200a/120-208v 3p 4w
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FEATURES

Fenced Lot, Skylights

LEASING

Available Spaces:	3,474 SF Available in 1 Space
Availability:	32.0% Available; 46.4% Vacant
Leasing Company:	Lee & Associates Commercial Real Estate Service
Contacts:	Robert Leiter (714) 564-7103

AVAILABLE SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	A	Industrial	Direct	3,474/833 ofc	3,474	3,474	\$1.07/MG	Vacant	2 - 5 Yrs

Lee & Associates Commercial Real Estate Service - Robert Leiter (714) 564-7103

Property Summary Report

1727 Commerce St

Corona, CA 92880 - Corona Submarket



TRANSPORTATION

Parking:	5 free Surface Spaces are available; Ratio of 0.33/1,000 SF
Commuter Rail:	4 minute drive to West Corona Commuter Rail (Inland Empire-Orange County, 91 Lines)
Airport:	22 minute drive to Ontario International Airport

KEY TENANTS

Service Industrial Tool & Supl	3,474 SF
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PROPERTY CONTACTS

True Owner: Alvarez Properties	Recorded Owner: Alvarez Family Partnership
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MARKET CONDITIONS

Vacancy Rates	Current	YOY	Asking Rents Per SF	Current	YOY
Current Building	32.0%	▲ 32.0%	Current Building	\$1.07	
Submarket 1-3 Star	3.2%	▲ 0.2%	Submarket 1-3 Star	\$0.87	▲ 7.3%
Market Overall	5.1%	▲ 0.3%	Market Overall	\$0.75	▲ 8.3%

Submarket Leasing Activity	Current	YOY	Submarket Sales Activity	Current	YOY
12 Mo. Leased SF	1,522,391	▼ 26.4%	12 Mo. Sales Volume (Mil.)	\$183.4	▼ -20.2%
Months On Market	2.2	▲ 0.1 mo	12 Mo. Price Per SF	\$165	▲ 10.9%

Property Summary Report

451 N Cota St - Cota Corona

Corona, CA 92880 - Corona Submarket



BUILDING

Type:	Class B Industrial
Subtype:	Manufacturing
Tenancy:	Single
Year Built:	1988
RBA:	140,276 SF
Floors:	1
Typical Floor:	140,276 SF
Ceiling Ht:	24'-28'
Columns:	None
Construction:	Reinforced Concrete

LAND

Land Area:	6.43 AC
Zoning:	M1, Corona
Parcel	119-290-040

EXPENSES PER SF

Taxes:	\$0.74 (2018)
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LOADING

Docks:	11 ext
Cross Docks:	None
Rail Spots:	None

Drive Ins:	3 tot./12'w x 14'h
Cranes:	None

POWER & UTILITIES

Power:	600-1,000a/277-480v 3p 4w Heavy
Utilities:	Heating, Sewer - City, Water - City

FEATURES

Fenced Lot, Skylights

LEASING

Available Spaces:	80,060 SF Available in 1 Space
Availability:	57.1% Available; 0% Vacant
Leasing Company:	Lee & Associates
Contacts:	Jeff Ruscigno (951) 276-3630
Leasing Company:	Lee & Associates Commercial Real Estate Services
Contacts:	Austin Hill (909) 373-2732

Property Summary Report

451 N Cota St - Cota Corona

Corona, CA 92880 - Corona Submarket



AVAILABLE SPACES

Floor	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	Industrial	Direct	80,060	80,060	80,060	Withheld	Negotiable	3 - 5 Yrs

Lee & Associates - Jeff Ruscigno (951) 276-3630
 Lee & Associates Commercial Real Estate Services - Austin Hill (909) 373-2732

SALE

Last Sale: Portfolio of 457 Properties Sold on Aug 22, 2018 for \$8,500,000,000

TRANSPORTATION

Parking:	160 free Surface Spaces are available; Ratio of 1.14/1,000 SF
Commuter Rail:	3 minute drive to North Main Corona Commuter Rail (Inland Empire-Orange County, 91 Lines)
Airport:	20 minute drive to Ontario International Airport

PROPERTY CONTACTS

True Owner: **Prologis, Inc.** Prior True Owner: **DCT Industrial Trust Inc**

MARKET CONDITIONS

Vacancy Rates	Current	YOY	Asking Rents Per SF	Current	YOY
Current Building	0.0%	↔ 0.0%	Submarket 2-4 Star	\$0.84	▲ 7.5%
Submarket 2-4 Star	3.7%	▼ -0.8%	Market Overall	\$0.75	▲ 8.3%
Market Overall	5.1%	▲ 0.3%			

Submarket Leasing Activity	Current	YOY	Submarket Sales Activity	Current	YOY
12 Mo. Leased SF	1,522,391	▼ 26.4%	12 Mo. Sales Volume (Mil.)	\$183.4	▼ -20.2%
Months On Market	2.2	▲ 0.1 mo	12 Mo. Price Per SF	\$165	▲ 10.9%

Property Summary Report

830 E Parkridge Ave - Bldg D
 Corona, CA 92879 - Corona Submarket



BUILDING

Type:	Class C Industrial
Subtype:	Warehouse
Tenancy:	Multiple
Year Built:	2004
RBA:	36,634 SF
Floors:	1
Typical Floor:	36,634 SF
Ceiling Ht:	24'
Construction:	Reinforced Concrete

LAND

Land Area:	6.55 AC
Zoning:	M1
Parcel	115-050-034

EXPENSES PER SF

Taxes:	\$2.58 (2011)
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LOADING

Docks:	2 ext	Drive Ins:	4 tot./12'w x 14'h
Cross Docks:	None	Cranes:	None
Rail Spots:	None		

POWER & UTILITIES

Power:	1,200a/277-480v 3p Heavy
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FEATURES

Skylights

LEASING

Available Spaces:	36,634 SF Available in 1 Space
Availability:	100% Available; 0% Vacant
Leasing Company:	Lee & Associates Commercial Real Estate Service
Contacts:	Christopher M. Coyte (949) 724-4747, John Martin (949) 724-4701

AVAILABLE SPACES

Floor	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
E 1st	Industrial	Direct	36,634/5,233 ofc	36,634	36,634	\$0.95/IG	Jul 2019	Negotiable

Lee & Associates Commercial Real Estate Service - John Martin (949) 724-4701, Christopher M. Coyte (949) 724-4747

Property Summary Report

830 E Parkridge Ave - Bldg D
 Corona, CA 92879 - Corona Submarket



TRANSPORTATION

Parking:	Surface Spaces @ \$0.00/mo; Ratio of 2.50/1,000 SF
Commuter Rail:	4 minute drive to North Main Corona Commuter Rail (Inland Empire-Orange County, 91 Lines)
Airport:	20 minute drive to Ontario International Airport

KEY TENANTS

LuLaRoe	36,634 SF
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PROPERTY CONTACTS

True Owner:	Princeland Properties, Inc.	Recorded Owner:	Princeland Properties, Inc.
Developer:	Princeland Properties, Inc.	Architect:	Himes, Peters & Jepson

MARKET CONDITIONS

Vacancy Rates			Asking Rents Per SF		
	Current	YOY		Current	YOY
Current Building	0.0%	↔ 0.0%	Current Building	\$0.95	
Submarket 2-4 Star	3.7%	▼ -0.8%	Submarket 2-4 Star	\$0.84	▲ 7.5%
Market Overall	5.1%	▲ 0.3%	Market Overall	\$0.75	▲ 8.3%

Submarket Leasing Activity			Submarket Sales Activity		
	Current	YOY		Current	YOY
12 Mo. Leased SF	1,522,391	▼ 26.4%	12 Mo. Sales Volume (Mil.)	\$183.4	▼ -20.2%
Months On Market	2.2	▲ 0.1 mo	12 Mo. Price Per SF	\$165	▲ 10.9%

Property Summary Report

1141 W Pomona Rd

Corona, CA 92882 - Corona Submarket



BUILDING

Type:	Class C Industrial
Subtype:	Warehouse
Tenancy:	Multiple
Year Built:	1987
RBA:	15,084 SF
Floors:	1
Typical Floor:	15,084 SF
Ceiling Ht:	14'-15'
Columns:	None
Construction:	Masonry

LAND

Land Area:	1.08 AC
Zoning:	M1
Parcel	118-340-001

EXPENSES PER SF

Taxes:	\$2.99 (2011)
Opex:	\$0.48 (2010)

LOADING

Docks:	None	Drive Ins:	10 tot./10'w x 12'h
Cross Docks:	None	Cranes:	None
Rail Spots:	None		

POWER & UTILITIES

Power:	100-200a/120-208v 3p
Utilities:	Heating - Electric, Sewer - City, Water - City

FEATURES

24 Hour Access, Air Conditioning, Skylights, Storage Space

LEASING

Available Spaces:	1,440 SF Available in 1 Space
Availability:	9.5% Available; 19.1% Vacant
Leasing Company:	Regency Realty LLC
Contacts:	Kristen Aldama (714) 289-1900

Property Summary Report

1141 W Pomona Rd

Corona, CA 92882 - Corona Submarket



AVAILABLE SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	1151-M	Industrial	Direct	1,440	1,440	1,440	\$1.10/MG	Vacant	2 Yrs

Regency Realty LLC - Kristen Aldama (714) 289-1900

SALE

Last Sale: Portfolio of 4 Industrial Properties in Corona, CA Sold on May 29, 1996 for \$3,100,000 (\$42.74/SF)

TRANSPORTATION

Parking: 30 free Surface Spaces are available; Ratio of 2.00/1,000 SF

Commuter Rail: 3 minute drive to North Main Corona Commuter Rail (Inland Empire-Orange County, 91 Lines)

Airport: 20 minute drive to Ontario International Airport

KEY TENANTS

Safeguard Realty Investments	1,457 SF	T & C Electric	1,457 SF
V S Technology	500 SF		

PROPERTY CONTACTS

True Owner: **S & D Associates**

Recorded Owner: **Wong Robert K & May L Ltd Partnership**

Property Manager: **S & D Associates**

MARKET CONDITIONS

Vacancy Rates	Current	YOY
Current Building	19.1%	▲ 19.1%
Submarket 1-3 Star	3.2%	▲ 0.2%
Market Overall	5.1%	▲ 0.3%

Asking Rents Per SF	Current	YOY
Current Building	\$1.08	▲ 9.7%
Submarket 1-3 Star	\$0.87	▲ 7.3%
Market Overall	\$0.75	▲ 8.3%

Submarket Leasing Activity	Current	YOY
12 Mo. Leased SF	1,522,391	▼ 26.4%
Months On Market	2.2	▲ 0.1 mo

Submarket Sales Activity	Current	YOY
12 Mo. Sales Volume (Mil.)	\$183.4	▼ -20.2%
12 Mo. Price Per SF	\$165	▲ 10.9%

Property Summary Report

1441 W Pomona Rd

Corona, CA 92882 - Corona Submarket



BUILDING

Type:	Class C Industrial
Subtype:	Warehouse
Tenancy:	Multiple
Year Built:	1972
RBA:	33,832 SF
Floors:	1
Typical Floor:	33,832 SF
Construction:	Masonry

LAND

Land Area:	2.02 AC
Zoning:	M1
Parcel:	118-330-019

EXPENSES PER SF

Taxes:	\$0.42 (2018)
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LOADING

Docks:	None	Drive Ins:	32 tot./8'w x 10'h
Cross Docks:	None	Cranes:	None

FEATURES

Fenced Lot

LEASING

Available Spaces:	1,200 SF Available in 1 Space
Availability:	3.5% Available; 0% Vacant
Leasing Company:	Ogle Real Estate Services
Contacts:	Jim Ogle (714) 558-7211

AVAILABLE SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	11	Industrial	Direct	1,200/100 ofc	1,200	1,200	\$0.92/IG	30 Days	1 Year

Ogle Real Estate Services - Jim Ogle (714) 558-7211

TRANSPORTATION

Parking:	40 free Surface Spaces are available; Ratio of 4.00/1,000 SF
Commuter Rail:	4 minute drive to North Main Corona Commuter Rail (Inland Empire-Orange County, 91 Lines)
Airport:	21 minute drive to Ontario International Airport

Property Summary Report

1441 W Pomona Rd

Corona, CA 92882 - Corona Submarket



KEY TENANTS

UTV Junkies	3,383 SF	Pro Line Garage Door	500 SF
Southland Safe Security	500 SF		

PROPERTY CONTACTS

True Owner: **David Dvorak**
 Property Manager: **Ogle Real Estate Services**

Recorded Owner: **Dvorak & Payne Ltd**

MARKET CONDITIONS

Vacancy Rates	Current	YOY
Current Building	0.0%	↔ 0.0%
Submarket 1-3 Star	3.2%	▲ 0.2%
Market Overall	5.1%	▲ 0.3%

Asking Rents Per SF	Current	YOY
Current Building	\$0.92	↔ 0.0%
Submarket 1-3 Star	\$0.87	▲ 7.3%
Market Overall	\$0.75	▲ 8.3%

Submarket Leasing Activity	Current	YOY
12 Mo. Leased SF	1,522,391	▼ 26.4%
Months On Market	2.2	▲ 0.1 mo

Submarket Sales Activity	Current	YOY
12 Mo. Sales Volume (Mil.)	\$183.4	▼ -20.2%
12 Mo. Price Per SF	\$165	▲ 10.9%

Property Summary Report

1521 W Pomona Rd - Hayden
 Corona, CA 92880 - Corona Submarket



BUILDING

Type:	Class C Industrial
Subtype:	Manufacturing
Tenancy:	Multiple
Year Built:	1983
RBA:	49,494 SF
Floors:	1
Typical Floor:	49,494 SF
Ceiling Ht:	22'
Construction:	Wood Frame

LAND

Land Area:	2.24 AC
Zoning:	M1, Corona
Parcel	118-040-009

EXPENSES PER SF

Taxes:	\$0.69 (2018)
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LOADING

Docks:	2 ext	Drive Ins:	6 tot./12'w x 14'h
Cross Docks:	None	Cranes:	None
Rail Spots:	None		

POWER & UTILITIES

Power:	600a/277-480v
Utilities:	Heating - Gas

FEATURES

Fenced Lot, Skylights

LEASING

Available Spaces:	21,000 SF Available in 1 Space
Availability:	42.4% Available; 42.4% Vacant
Leasing Company:	Strata Realty
Contacts:	Timothy N. Hawke, SIOR (951) 280-1733

AVAILABLE SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	C	Industrial	Direct	21,000	21,000	21,000	\$0.85/IG	Vacant	Negotiable

Strata Realty - Timothy N. Hawke, SIOR (951) 280-1733

Property Summary Report

1521 W Pomona Rd - Hayden

Corona, CA 92880 - Corona Submarket



SALE

Last Sale: Sold on Oct 29, 2002 for \$1,650,000 (\$33.34/SF) at 9.00% Cap

TRANSPORTATION

Parking: 97 free Surface Spaces are available; Ratio of 2.00/1,000 SF

Commuter Rail: 5 minute drive to West Corona Commuter Rail (Inland Empire-Orange County, 91 Lines)

Airport: 22 minute drive to Ontario International Airport

KEY TENANTS

Floor To Ceiling Installation Inc.	21,000 SF	Kingston Part Supply	17,000 SF
Western Commercial Landscaping & Sweeping	11,494 SF	AAL Distribution	11,450 SF

PROPERTY CONTACTS

True Owner: **Timothy N Hawke**

Recorded Owner: **Pomona Corona LLC**

MARKET CONDITIONS

Vacancy Rates	Current	YOY
Current Building	42.4%	▲ 8.1%
Submarket 2-4 Star	3.7%	▼ -0.8%
Market Overall	5.1%	▲ 0.3%

Asking Rents Per SF	Current	YOY
Current Building	\$0.85	▲ 13.3%
Submarket 2-4 Star	\$0.84	▲ 7.5%
Market Overall	\$0.75	▲ 8.3%

Submarket Leasing Activity	Current	YOY
12 Mo. Leased SF	1,522,391	▼ 26.4%
Months On Market	2.2	▲ 0.1 mo

Submarket Sales Activity	Current	YOY
12 Mo. Sales Volume (Mil.)	\$183.4	▼ -20.2%
12 Mo. Price Per SF	\$165	▲ 10.9%

Property Summary Report

4225 Prado Rd - Bldg C

Corona, CA 92880 - Corona Submarket



BUILDING

Type:	Class B Industrial
Subtype:	Manufacturing
Tenancy:	Multiple
Year Built:	1990
RBA:	63,000 SF
Floors:	1
Typical Floor:	63,000 SF
Ceiling Ht:	18'
Construction:	Reinforced Concrete

LAND

Land Area:	12.04 AC
Zoning:	M1
Parcel:	101-140-031

EXPENSES PER SF

Taxes:	\$0.95 (2011)
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LOADING

Docks:	None	Drive Ins:	4 tot./12'w x 14'h
Cross Docks:	None	Cranes:	None
Rail Spots:	None		

FEATURES

Skylights

LEASING

Available Spaces:	11,000 SF Available in 1 Space
Availability:	17.5% Available; 17.5% Vacant
Leasing Company:	Billboard Video Multimedia Led
Contacts:	Alex Birner (951) 280-7577

AVAILABLE SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	102	Industrial	Direct	11,000	11,000	11,000	Withheld	Vacant	1 - 5 Yrs

Billboard Video Multimedia Led - Alex Birner (951) 280-7577

TRANSPORTATION

Parking:	100 free Surface Spaces are available; Ratio of 3.40/1,000 SF
Commuter Rail:	6 minute drive to West Corona Commuter Rail (Inland Empire-Orange County, 91 Lines)
Airport:	24 minute drive to Ontario International Airport

Property Summary Report

4225 Prado Rd - Bldg C

Corona, CA 92880 - Corona Submarket



KEY TENANTS

Faith Fellowship Bible Church

31,500 SF

PROPERTY CONTACTS

True Owner: **CJK Investments**

Recorded Owner: **Green River Prop**

Property Manager: **Billboard Video Multimedia Led**

MARKET CONDITIONS

Vacancy Rates	Current	YOY
Current Building	17.5%	▲ 17.5%
Submarket 2-4 Star	3.7%	▼ -0.8%
Market Overall	5.1%	▲ 0.3%

Asking Rents Per SF	Current	YOY
Submarket 2-4 Star	\$0.84	▲ 7.5%
Market Overall	\$0.75	▲ 8.3%

Submarket Leasing Activity	Current	YOY
12 Mo. Leased SF	1,522,391	▼ 26.4%
Months On Market	2.2	▲ 0.1 mo

Submarket Sales Activity	Current	YOY
12 Mo. Sales Volume (Mil.)	\$183.4	▼ -20.2%
12 Mo. Price Per SF	\$165	▲ 10.9%

Property Summary Report

355 N Sherman Ave

Corona, CA 92882 - Corona Submarket



BUILDING

Type:	Class C Industrial
Subtype:	Warehouse
Tenancy:	Single
Year Built:	1985
RBA:	10,500 SF
Floors:	1
Typical Floor:	10,500 SF
Ceiling Ht:	16'
Construction:	Masonry

LAND

Land Area:	0.50 AC
Zoning:	M1
Parcel	118-160-024

EXPENSES PER SF

Taxes:	\$0.71 (2018)
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LOADING

Docks:	None	Drive Ins:	2 tot./12'w x 14'h
Cross Docks:	None	Cranes:	None
Rail Spots:	None		

POWER & UTILITIES

Power:	600a/277-480v 3p
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LEASING

Available Spaces:	10,500 SF Available in 1 Space
Availability:	100% Available; 100% Vacant
Leasing Company:	Martin Commercial Group
Contacts:	Erin Lagomarsino (951) 684-1251

AVAILABLE SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	355 She Industrial	Industrial	Direct	10,500	10,500	10,500	\$1.03/MG	Vacant	Negotiable

Martin Commercial Group - Erin Lagomarsino (951) 684-1251

Property Summary Report

355 N Sherman Ave

Corona, CA 92882 - Corona Submarket



TRANSPORTATION

Parking: 60 free Surface Spaces are available; Ratio of 2.10/1,000 SF

Commuter Rail: 4 minute drive to North Main Corona Commuter Rail (Inland Empire-Orange County, 91 Lines)

Airport: 22 minute drive to Ontario International Airport

PROPERTY CONTACTS

True Owner: **Martin Commercial Group**

Recorded Owner: **Martin Investment Co**

Property Manager: **Martin Commercial Group**

MARKET CONDITIONS

Vacancy Rates	Current	YOY
Current Building	100%	▲ 100%
Submarket 1-3 Star	3.2%	▲ 0.2%
Market Overall	5.1%	▲ 0.3%

Asking Rents Per SF	Current	YOY
Current Building	\$1.03	
Submarket 1-3 Star	\$0.87	▲ 7.3%
Market Overall	\$0.75	▲ 8.3%

Submarket Leasing Activity	Current	YOY
12 Mo. Leased SF	1,522,391	▼ 26.4%
Months On Market	2.2	▲ 0.1 mo

Submarket Sales Activity	Current	YOY
12 Mo. Sales Volume (Mil.)	\$183.4	▼ -20.2%
12 Mo. Price Per SF	\$165	▲ 10.9%

Property Summary Report

160 Vander St

Corona, CA 92880 - Corona Submarket



BUILDING

Type:	Class C Industrial
Subtype:	Distribution
Tenancy:	Multiple
Year Built:	1985
RBA:	13,340 SF
Floors:	1
Typical Floor:	13,340 SF
Ceiling Ht:	12'-20'
Columns:	None
Construction:	Reinforced Concrete

LAND

Land Area:	0.79 AC
Zoning:	M1
Parcel	118-030-043

EXPENSES PER SF

Taxes:	\$1.16 (2018)
Opex:	\$0.92 (2012-Est)

LOADING

Docks:	None
Cross Docks:	None
Rail Spots:	None

Drive Ins:	5 tot.
Cranes:	None

POWER & UTILITIES

Power:	400a/120-208v 3p 4w
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LEASING

Available Spaces:	3,466 SF Available in 1 Space
Availability:	26.0% Available; 26.0% Vacant
Leasing Company:	Lee & Associates
Contacts:	Toby Tewell (951) 276-3662, Jeff Ruscigno (951) 276-3630

AVAILABLE SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	B	Industrial	Direct	3,466	3,466	3,466	\$0.85/IG	Vacant	Negotiable

Lee & Associates - Toby Tewell (951) 276-3662, Jeff Ruscigno (951) 276-3630

SALE

Last Sale:	Portfolio of 2 Properties in Corona, CA Sold on Mar 24, 2015 for \$2,710,000 (\$100.80/SF)
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Property Summary Report

160 Vander St

Corona, CA 92880 - Corona Submarket



TRANSPORTATION

Parking:	20 free Surface Spaces are available; Ratio of 1.20/1,000 SF
Commuter Rail:	4 minute drive to West Corona Commuter Rail (Inland Empire-Orange County, 91 Lines)
Airport:	22 minute drive to Ontario International Airport

KEY TENANTS

Groupestahl West LLC	500 SF
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PROPERTY CONTACTS

True Owner:	Richard Hermann	Recorded Owner:	Maple Of Corona Associates LP
Prior True Owner:	Cardinal Development Co.		

MARKET CONDITIONS

Vacancy Rates			Asking Rents Per SF		
	Current	YOY		Current	YOY
Current Building	26.0%	▲ 1.0%	Current Building	\$0.85	↔ 0.0%
Submarket 1-3 Star	3.2%	▲ 0.2%	Submarket 1-3 Star	\$0.87	▲ 7.3%
Market Overall	5.1%	▲ 0.3%	Market Overall	\$0.75	▲ 8.3%

Submarket Leasing Activity			Submarket Sales Activity		
	Current	YOY		Current	YOY
12 Mo. Leased SF	1,522,391	▼ 26.4%	12 Mo. Sales Volume (Mil.)	\$183.4	▼ -20.2%
Months On Market	2.2	▲ 0.1 mo	12 Mo. Price Per SF	\$165	▲ 10.9%