



ECONOMIC DEVELOPMENT UPDATE

10.16.19

Industrial Market – Q3 2019

Size	Bldgs	Total SF	Available SF	Availability Rate	Vacant Available	Vacancy Rate	Gross Absorption*
5-9,999 SF	280	2,087,699	108,943	5.22%	30,521	1.46%	28,600
10-24,999 SF	333	5,220,369	293,441	5.62%	42,500	0.81%	64,330
25-49,999 SF	165	5,731,334	402,078	7.02%	101,742	1.78%	79,010
50-99,999 SF	105	7,193,505	818,668	11.38%	398,584	5.54%	74,386
100,000+ SF	68	12,255,409	1,363,913	11.13%	474,069	3.87%	-
Totals	951	32,488,316	2,987,043	9.19%	1,047,416	3.22%	246,326

Gross Absorption*	2013	2014	2015	2016	2017	2018	2019 YTD
New Leases	1,505,856	751,789	1,411,604	1,740,069	1,235,073	1,546,447	771,502
New Sales	308,965	506,827	1,046,205	578,546	597,644	743,549	668,422
Totals	1,814,821	1,258,616	2,457,809	2,318,615	1,832,717	2,289,996	1,439,924



Industrial Market – Q3 2019

- Average Asking Sales Price - \$187.70 psf
- Gross Asking Lease Rate - .95¢ psf
- Movement of Manufactures to Purchase In Lieu of Lease
- Industry Clusters:
 - R&D, Medical & Technology
 - Aeronautics
 - Aftermarket Auto
 - Food Processing



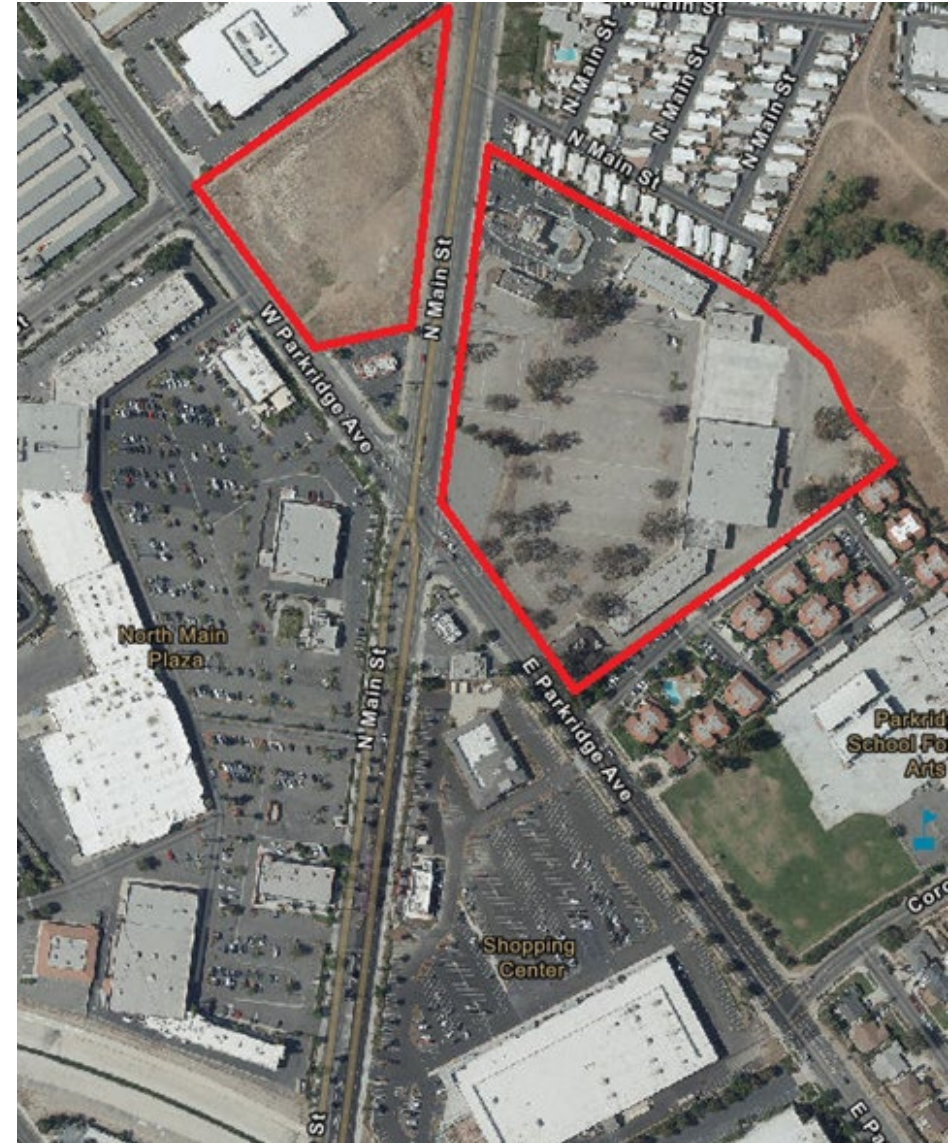
Downtown

- Corona Mall South
- Corona Mall North
- Downtown Medical Office – City of Hope
- 8th & Main - Starbucks
- Corona Regional Medical Center Future Expansion
- 5th & Main Property Acquisition
- Washburn & 7th Parking Improvements



North Main

- Significant Interest at East Parkridge & N. Main
- Commercial Project Proposed at West Parkridge & N. Main
- Main Street Metro Final Tenants
- Increased Use of Metrolink Ridership



ICSC – Western Regional Conference

- September 17-18
- 75+ Meeting
- Strong Interest in Downtown Infill
- Strong Interest In Property Repositioning



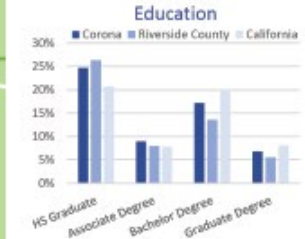
Corona Economic & Community Profile

- Data Includes:
 - Education
 - Ethnic Breakdown
 - Population
 - Sales Tax Summary
 - Labor Market
 - Housing
 - Trade Area
 - Employment



LOCATION

The City of Corona encompasses 39.4 square miles with a population of more than 168,000. 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.



SOURCE: ACS 2010, 2015, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100

Events

- Let's Eat Corona – Every Monday 12:00 P.M.
- Coffee With An Entrepreneur – 2nd Monday of the Month
- Commercial Real Estate Mixer – 2nd Wednesday of the Month
- Tech – O – Tuesday - Last Tuesday of Each Month
- Inland Valley Employers Advisory Council – 11/14 @ 11:00 A.M.
- Spirit of the Entrepreneur Awards – November 13
- Inland Social Economic Briefing and Training – November 8th 8:00 A.M.
- Riverside County Opportunity Zones Workshop – TBD
- Naval Surface Warfare Center Industry Day – June 11, 2020



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