

FOR SALE

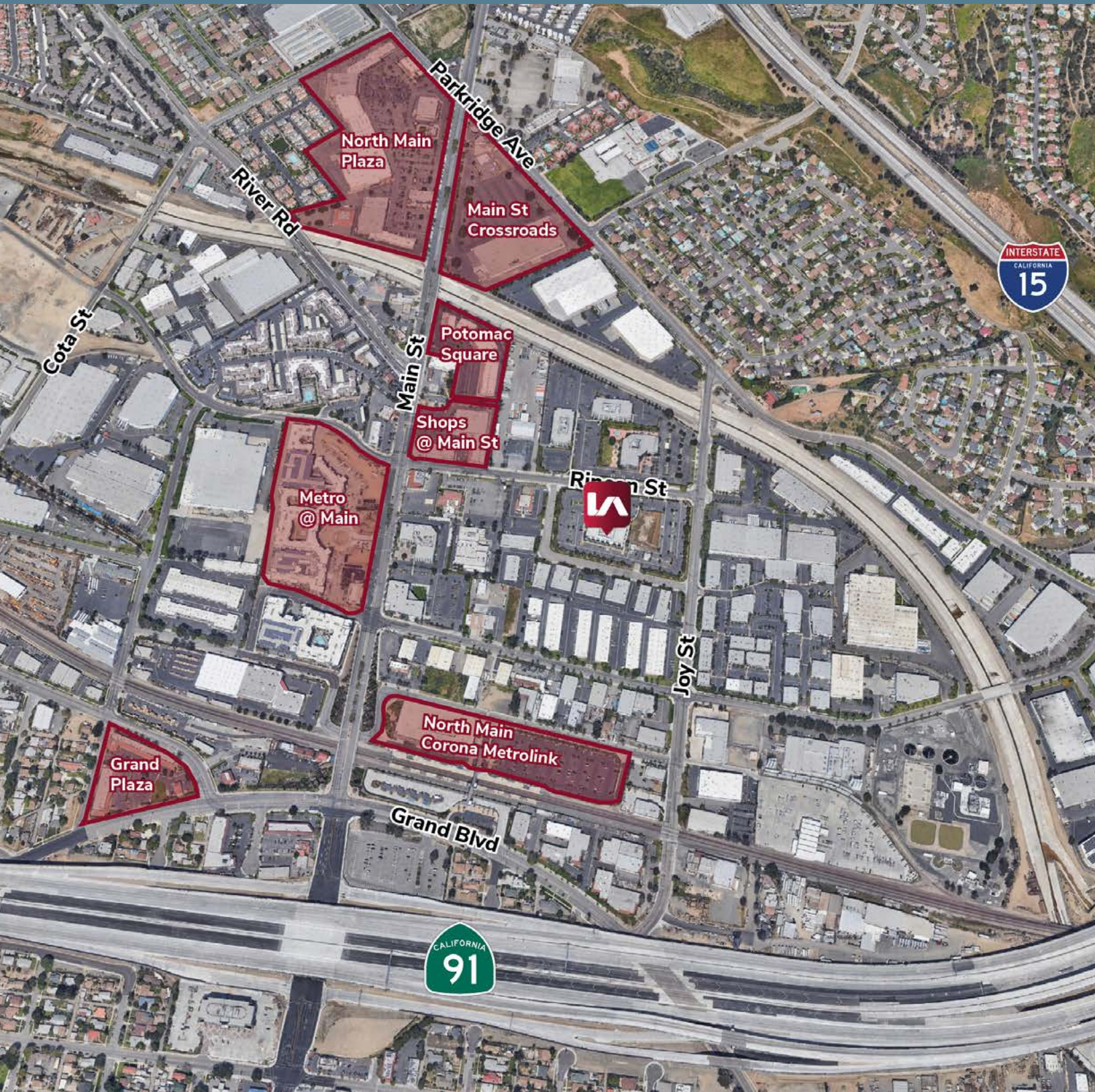
±52,733 SF OFFICE BUILDING

100% LEASED INVESTMENT OPPORTUNITY



FOR SALE

400 E. RINCON STREET | CORONA, CA



CHRIS COYTE
ccoyte@lee-assoc.com
D 909.373.2935
DRE #01017328

JOHN MARTIN
jmartin@lee-assoc.com
D 714.307.1250
DRE #01346629

LEE & ASSOCIATES - ONTARIO
3535 Inland Empire Boulevard | Ontario, CA 91764
(909) 989-7771 | lee-associates.com
Corporate ID: 00976995

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

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PROPERTY FEATURES

RENTABLE SF:	±52,733 SF	ELEVATOR:	2 - Mitsubishi
USABLE SF:	±47,409 SF	CONSTRUCTION TYPE:	Steel
TOTAL LAND AREA:	±130,680 SF ±3 Acres	YEAR BUILT:	2007
LOAD FACTOR:	10%	PARCEL NO:	119-280-070
PARKING:	213 spaces	AGE OF ROOF:	2019
SUITE SIZES:	±2,000 - 17,000 SF	NUMBER OF STORIES:	3

Income and expense summary available upon request and qualification.

PRICING

PRICE:	\$16,300,000
CAP:	6%
NOI:	\$977,941

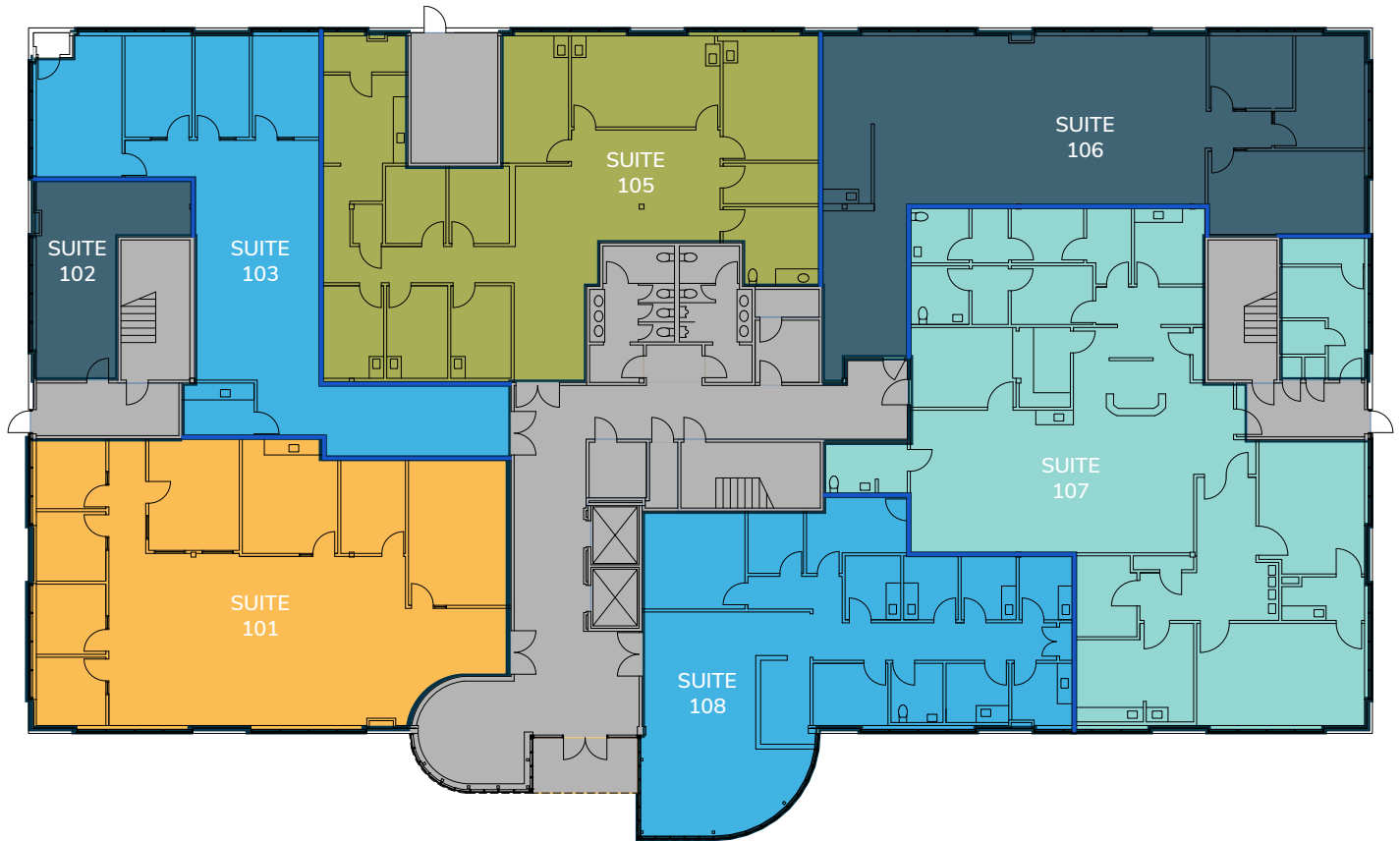
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FIRST FLOOR

SUITE	USF	RSF
101	±2,510	±2,723
102	±412	±448
103	±1,705	±1,851
105	±2,564	±2,782
106	±2,251	±2,443
107	±3,794	±4,117
108	±2,018	±2,189

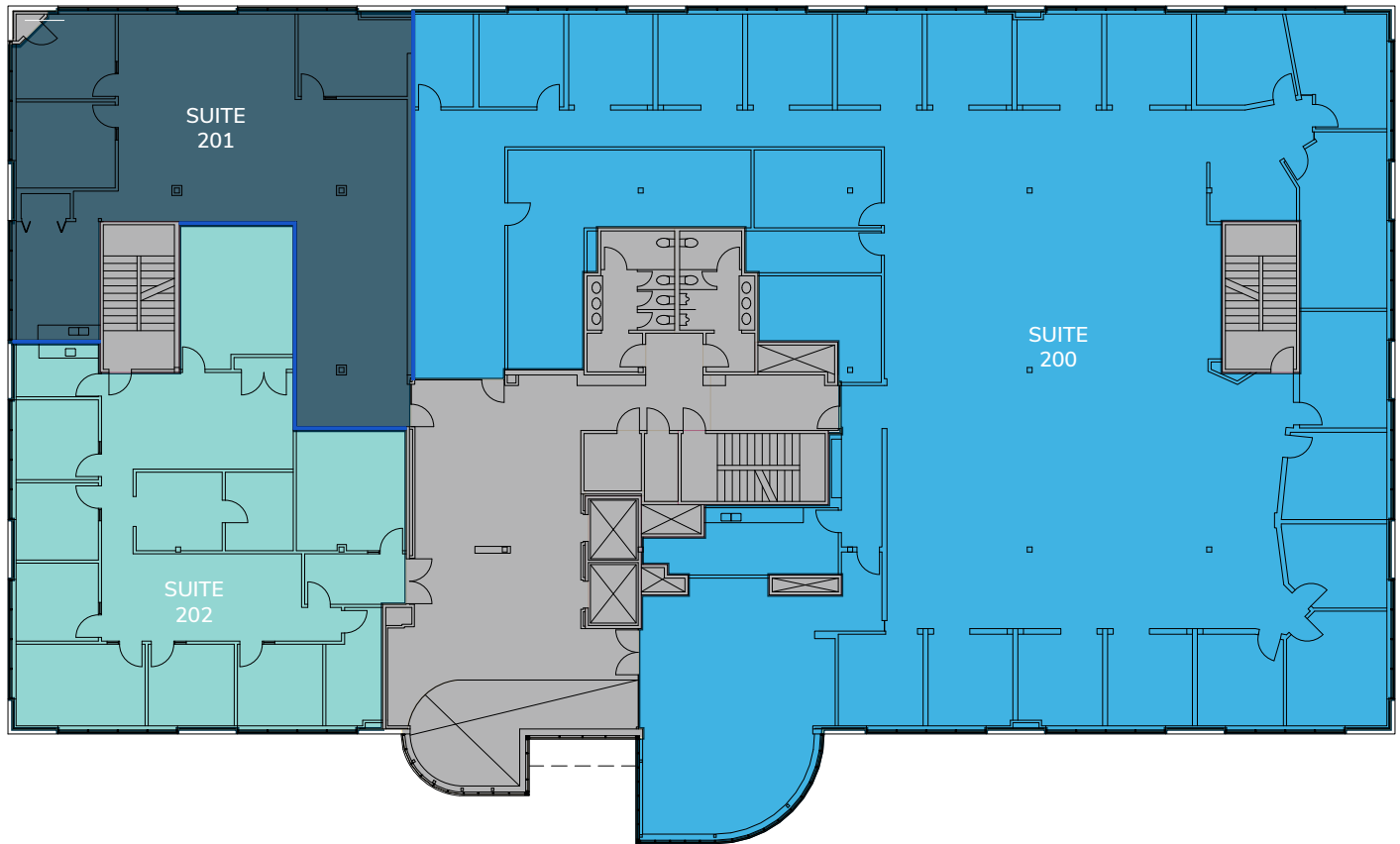


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SECOND FLOOR

SUITE	USF	RSF
200	±10,413	±12,222
201	±2,146	±2,518
202	±2,725	±3,198

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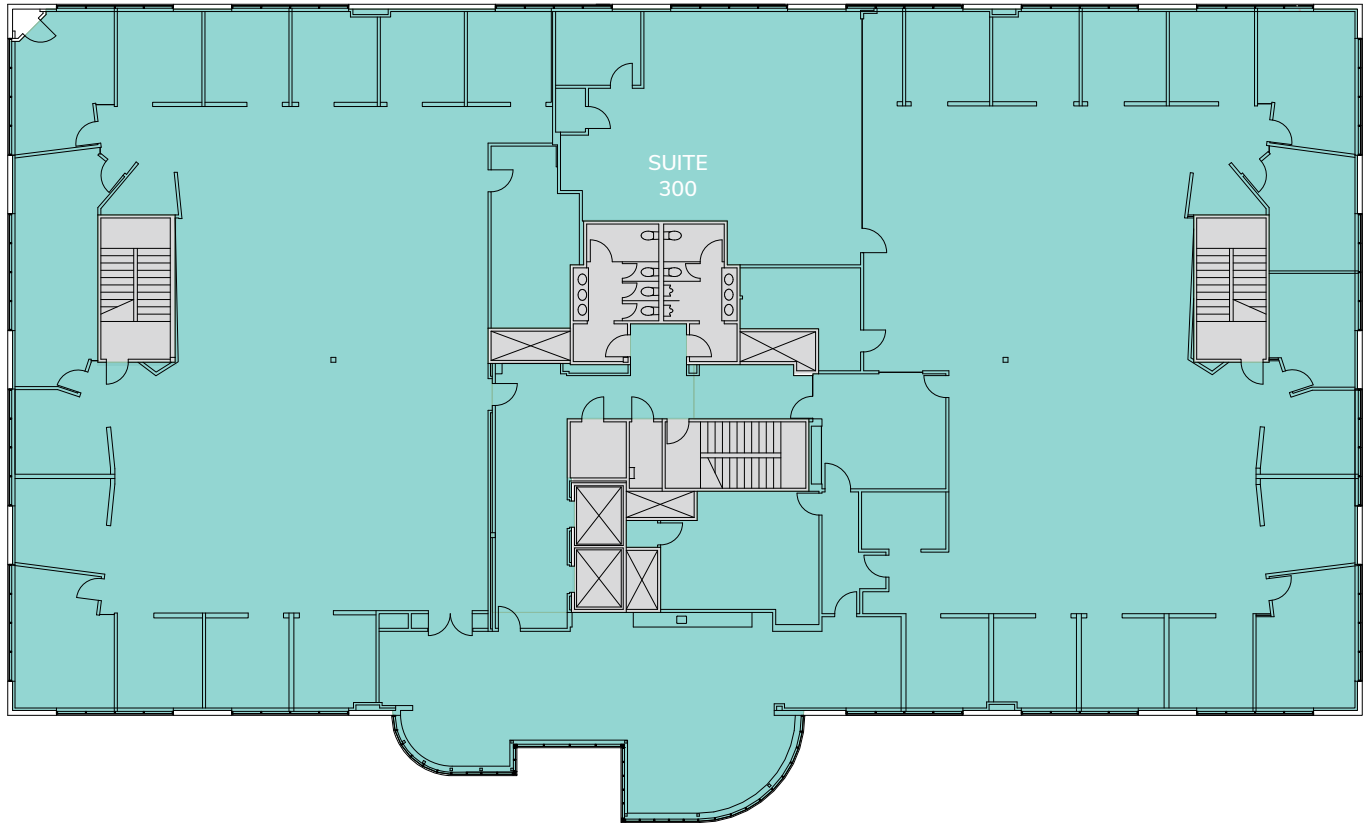
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THIRD FLOOR

SUITE	USF	RSF
102/300	±16,871	±18,242



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INCOME & EXPENSE ESTIMATES

7/1/2025 - 6/30/2026 GROSS REVENUE**\$1,562,661****LESS 7/1/2025 - 6/30/2026 EXPENSES**

Property Taxes	\$133,756
Property Insurance / Liability	\$35,295
Utilities	\$138,154
Contract Landscaping / Maintenance	\$50,955
Sweeping/Debris	\$7,209
Contract HVAC	\$4,300
R+M HVAC	\$13,186
R+M Elevator	\$15,166
Fire & Safety	\$4,872
Contract Janitorial / Supplies	\$68,565
Window Maintenance	\$4,650
Plumbing Repairs	\$25,100
Lighting Repairs	\$7,805
General Maintenance	\$21,877
Roof Maintenance	\$1,799
Management (3%) / Business License	\$47,608
Pest Control	\$2,549
Miscellaneous	\$2,334
TOTAL EXPENSES	(\$585,180)
NET INCOME	\$977,941

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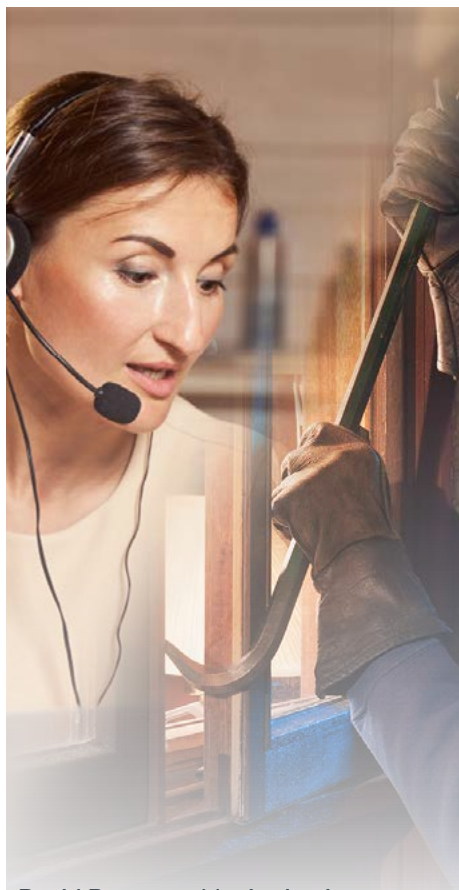
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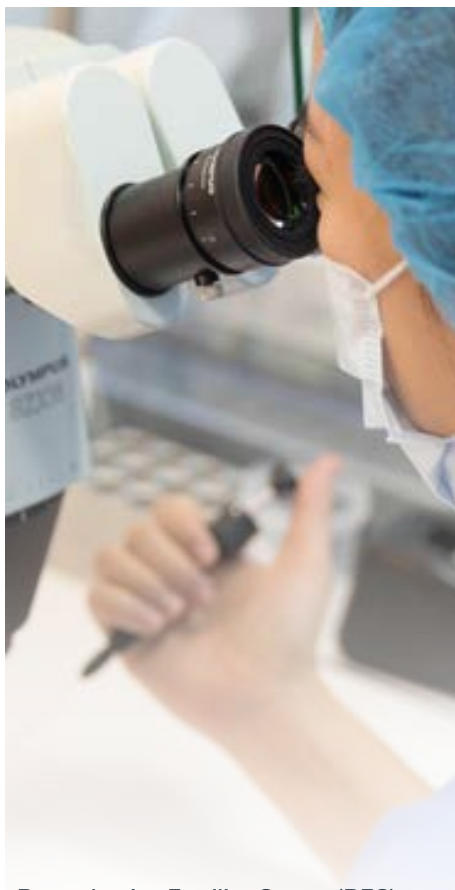
INVESTMENT SPOTLIGHT

Currently Occupies
58% of the building



Rapid Response Monitoring is a leading provider of professional monitoring services founded in 1992. They serve a diverse customer base that consists of independent alarm dealers, commercial fire integrators, medical & life safety providers, and smart home innovators, both nationally and internationally.

Currently Occupies
36% of the building



Reproductive Fertility Center (RFC) was conceived to become an extension of your family, providing personalized support and guidance throughout your fertility journey. Infertility can be isolating for many, but at RFC, you can be rest assured that you will always have a team of compassionate and skilled professionals always by your side.

Currently Occupies
6% of the building



CL Surveying and Mapping is a DBE Land Surveying Firm Signatory to the Operating Engineers Local 12 performing land surveying services for public works projects throughout Southern California. Their clientele consists of General Contractors, Civil Engineering Firms, Municipalities, as well as partnering with other Land Surveying Firms.

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