

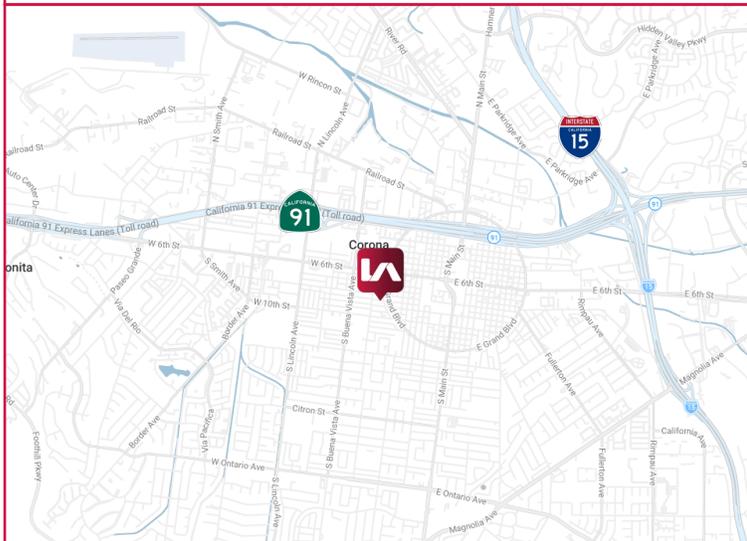


**PRICING BREAKDOWN**

<b>Available</b>	Unit 3: ±1,200 - 1,960 SF
<b>Lease Rate / SF</b>	\$2.08 Gross
<b>Lease Rate / Mo</b>	\$2,496.00 - \$4,076.80
<b>Term</b>	3-5 Years

**PROPERTY DETAILS**

- **Prime Downtown Location** - Retail and office space in Corona's revitalized Downtown with streetscape upgrades, walkable 6th Street access, and growing mixed use activity driving steady foot traffic.
- **Flexible, Move In Ready Space** - ±1,200 to 1,960 SF available now. Ideal for retail, professional, medical, or creative office users in a multi tenant building.
- **High Visibility & Access** - Frontage on busy West 6th Street with strong exposure, minutes to the 91 Freeway, ample parking, and close to City Hall, the post office, and daily amenities.
- **Versatile GC Zoning** - General Commercial zoning supports a wide range of retail, office, personal service, and light professional uses.
- **Strong Demographics** - Within 5 miles: 207,000+ residents with average household income around \$119,000 and a growing workforce.
- **Thriving Local Economy** - 42,000+ local jobs, expanding retail and commercial activity, and low vacancy supported by the Downtown Revitalization Plan.
- **Tenant Friendly Amenities** - On site parking, trash facilities, and proximity to parks, recreation, and community services.



**LOCAL EXPERTISE. INTERNATIONAL REACH. WORLD CLASS.**

**RON MGRUBLIAN MBA**

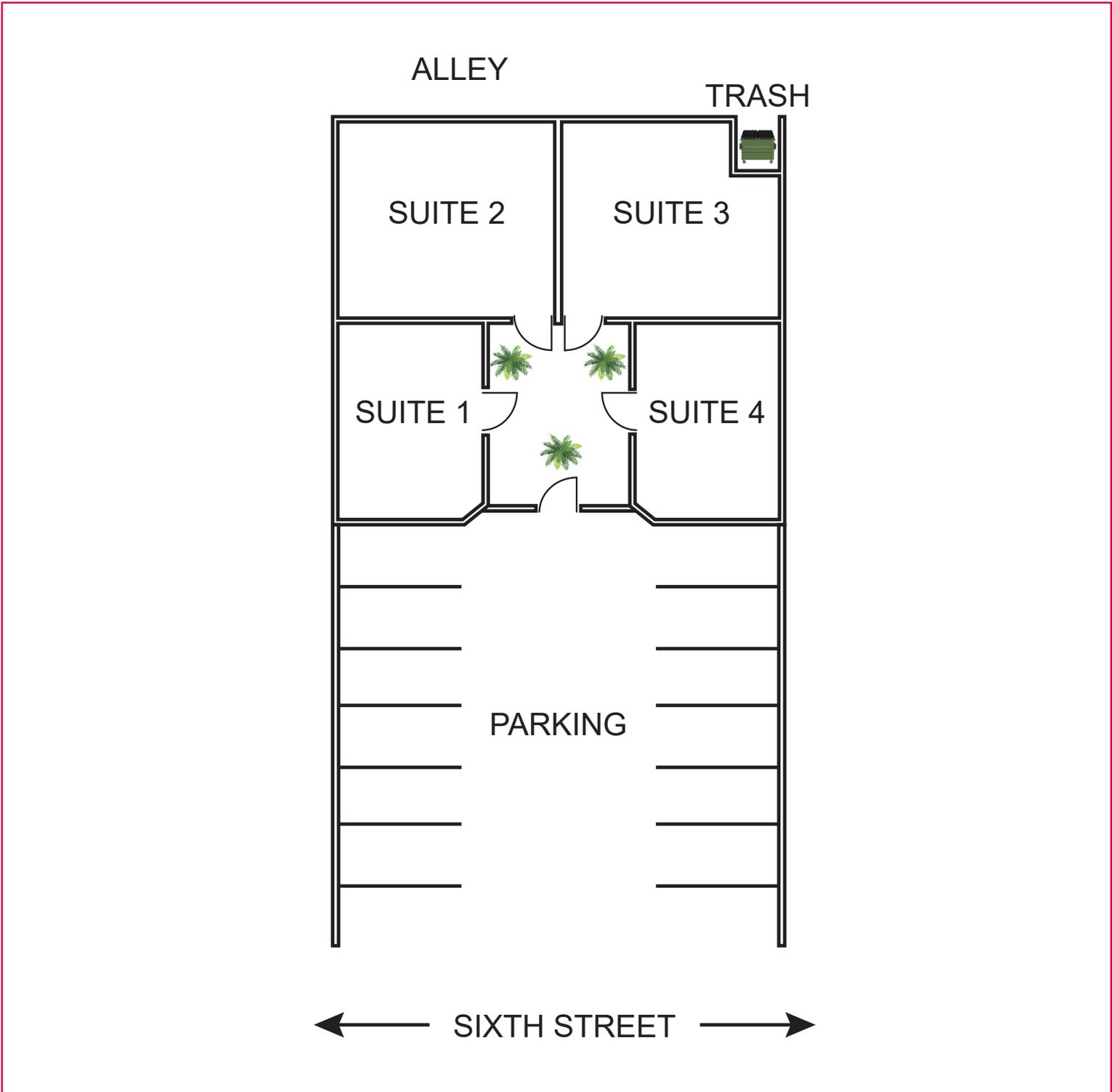
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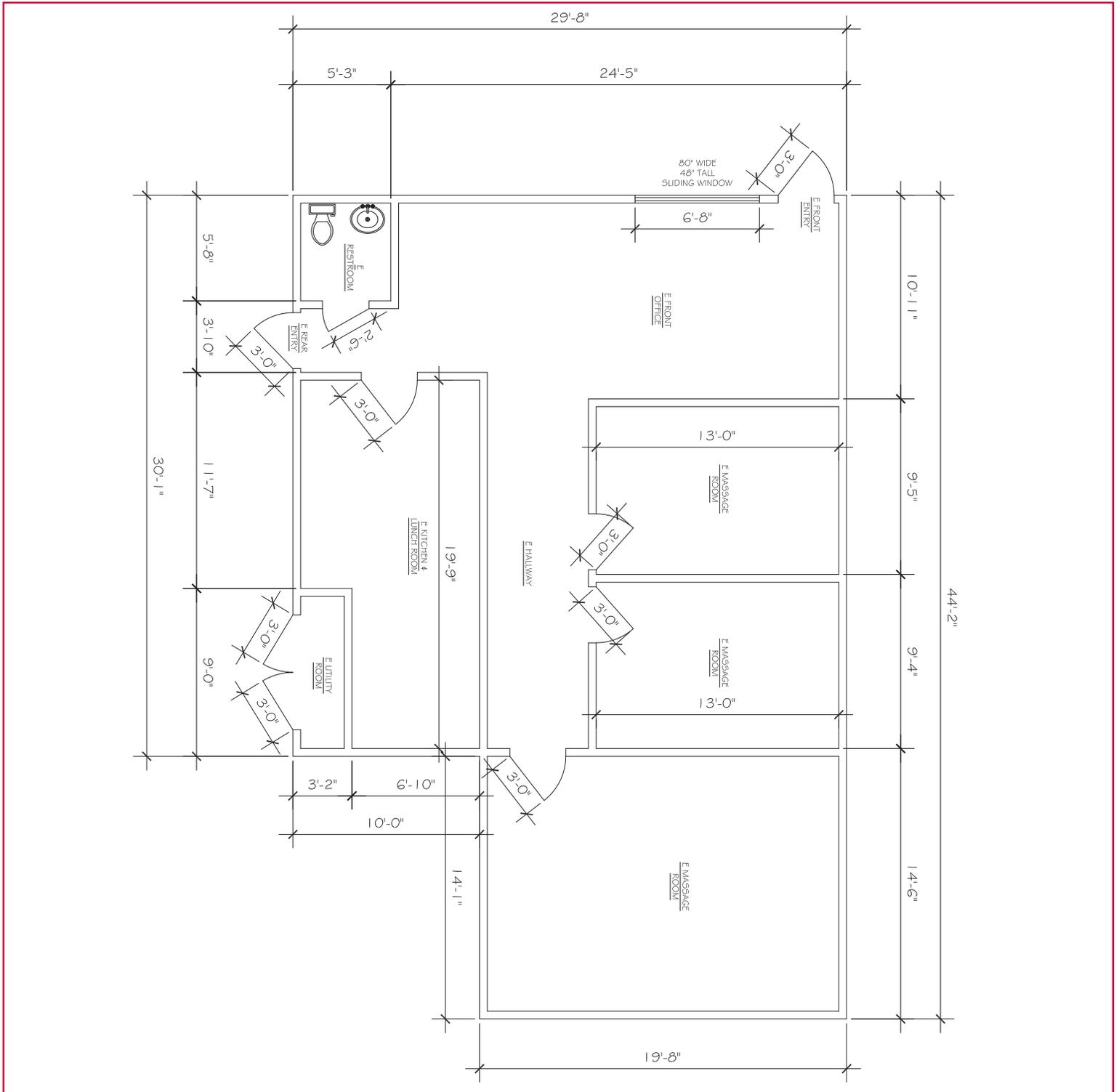
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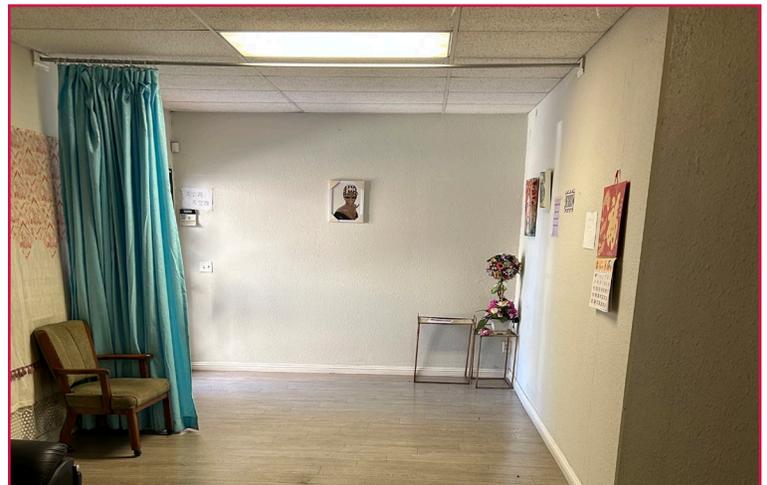
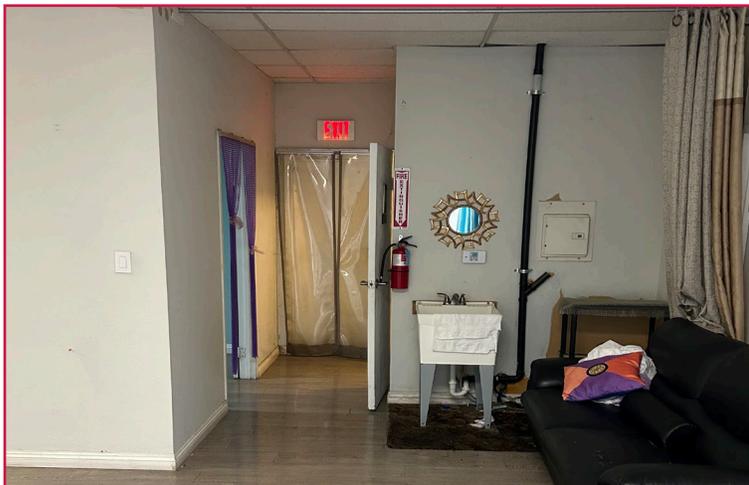
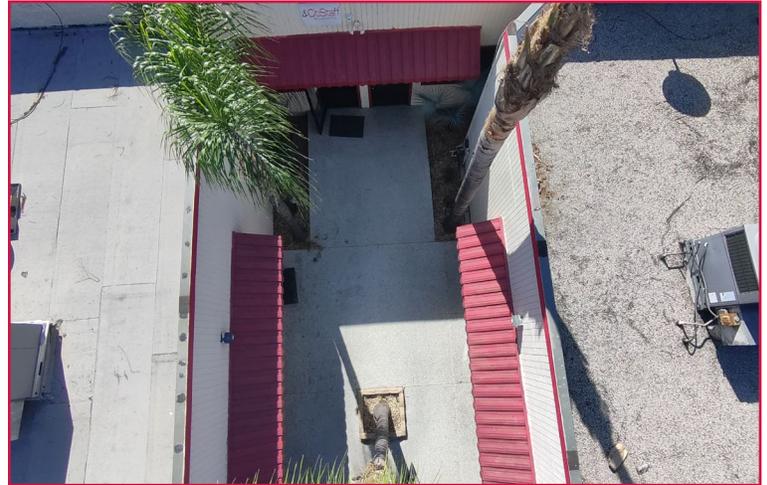
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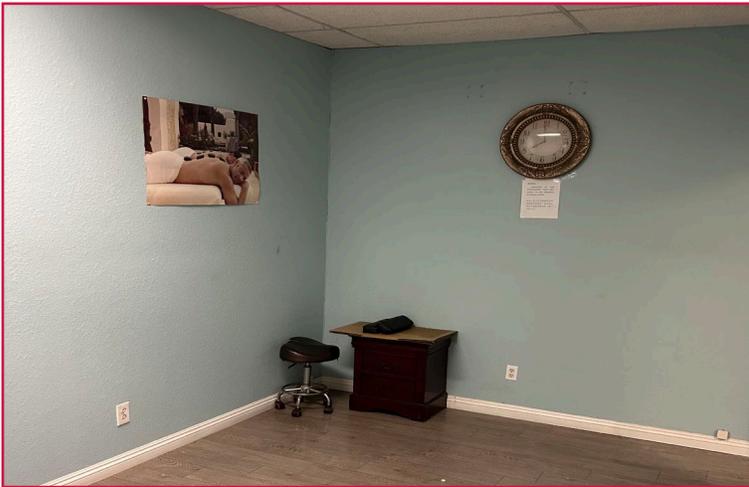
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