

Sterling Pacific Corp

370 W Grand Blvd, Corona CA 92882



OFFERING MEMORANDUM

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01 **Executive Summary**
Investment Summary

OFFERING SUMMARY

ADDRESS	370 W Grand Blvd Corona CA 92882
BUILDING SF	6,250 SF
LAND ACRES	0.52 AC
YEAR BUILT	1988

FINANCIAL SUMMARY

PRICE	\$2,250,000
PRICE PSF	\$360.00

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2026 Population	19,984	125,110	212,209
2026 Median HH Income	\$73,527	\$102,744	\$111,321
2026 Average HH Income	\$86,275	\$125,634	\$136,450



Office Building 100% leased

- Sterling Pacific Corp- Office Building for Sale – 370 W. Grand Blvd, Corona, CA

Exceptional opportunity to acquire a well-located office building in the heart of Corona. The building features a functional office layout suitable for a variety of professional uses including medical, legal, accounting, insurance, real estate, or general administrative offices. Interior configurations offer private offices, open work areas, and support spaces, providing flexibility for both owner-users and investors. 5.44% Cap Rate

This asset presents a strong opportunity for:

*Owner-user occupancy

*Value-add renovation

*Long-term investment with stable demand for office space in the area

*100% occupied

Ideal for buyers seeking a strategically located office building in a growing and business-friendly market.

- Situated along the highly visible Grand Boulevard corridor, this property benefits from strong street exposure, convenient access to major thoroughfares, and proximity to downtown Corona amenities, City Hall, courthouses, restaurants, and retail services.

The property is positioned on a generous parcel with on-site parking and easy ingress/egress, enhancing tenant and client convenience. Its central location provides quick access to the 91 Freeway and other major transportation routes, making it ideal for businesses serving the greater Inland Empire.

- LEASED UNITS:

1st Floor Units

- 101 - CTL Chiropractic size 222 SQ FT
- 102 - Marathon Cleaning 214 SQ FT
- 103 - Focalone Soft Inc 224 SQ FT
- 104 - N.K Braiding 286 SQ FT
- 106 - Dunn Accounting 420 SQ FT
- 107 - Galvez Dental Ceramics 320 SQ FT
- 110 - Bio Pharm Dev 1192 SQ FT

2nd Floor Units

- 202 - Best Buy Realty 290 SQ FT
- 203 - Silver Oaks 275 SQ FT
- 204 - Shield Protection 360 SQ FT
- 205 - Multi Servicios Hispanos 308 SQ FT
- 206 - Dolled Up By Nyah 201 SQ FT
- 207 - Blissfull Organix 560 SQ FT
- 208 - Your Tax Geeks 695 SQ FT
- 209 - General Employee Association 438 SQ FT

- Monthly Expenses:

Electric	\$900
HVAC	\$70
Water	\$280
Trash	\$236
Landscaping	\$315
Janitorial Cleaning	\$300
Property Insurance	\$275
Property Taxes	\$833
TOTAL MONTHLY EXPENSES	\$3,209



02 Property Description

- Property Features
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PROPERTY FEATURES

NUMBER OF TENANTS	14
BUILDING SF	6,250
LAND ACRES	0.52 AC
YEAR BUILT	1988
ZONING TYPE	C-2
BUILDING CLASS	B
NUMBER OF STORIES	2
NUMBER OF BUILDINGS	1
NUMBER OF PARKING SPACES	27





















1st Floor

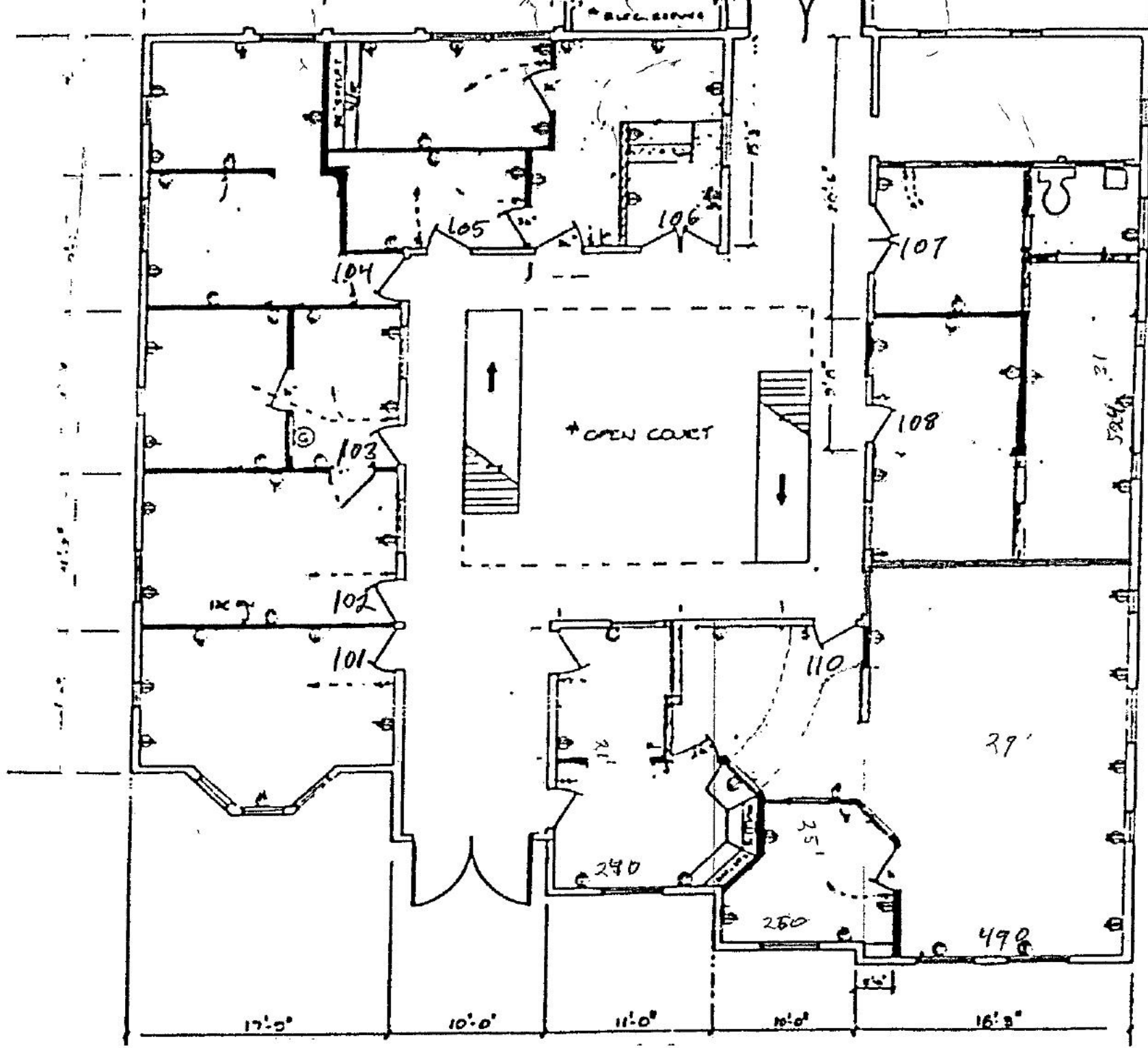
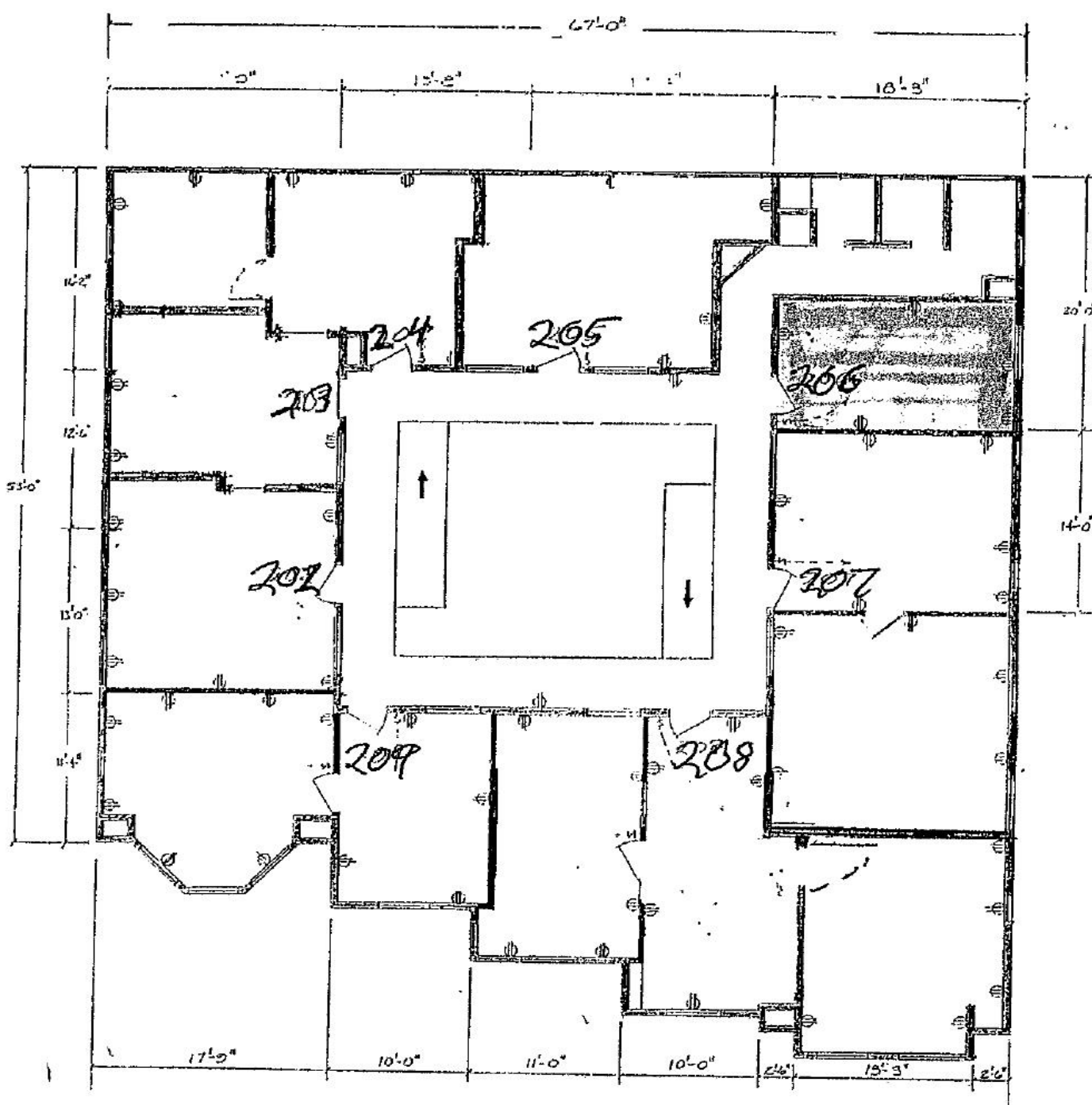


Exhibit A



2nd Floor







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