



# INVESTMENT OFFERING

OFFERING MEMORANDUM

1335 CORONA POINTE COURT, CORONA

## Disclaimer

This Confidential Offering Memorandum (this “Memorandum” is being delivered subject to the terms of the Confidentiality Agreement signed by you (the “Confidentiality Agreement”) and constitutes part of the evaluation material. It is being given to you for the sole purpose of evaluating the possible acquisition of 1335 Corona Pointe Court, Corona (“Property”), and is not to be used for any other purpose or made available to any other party without the prior written consent of the Owner or Lee & Associates, Inc. - Irvine Commercial Real Estate Services (“Broker”).

This Memorandum was prepared by the Broker based on information supplied by the Owner and the Broker. It contains selected information about the Property and the real estate market but does not contain all the information necessary to evaluate the acquisition of the Property. The financial projections contained herein (or in any other evaluation material) are for general reference only. They are based on assumptions relating to the general economy and local competition, among other factors. Accordingly, actual results may vary materially from such projections. Various documents have been summarized herein to facilitate your review; these summaries are not intended to be a comprehensive statement of the terms or a legal analysis of such documents.

While the information contained in this Memorandum or any other evaluation material is believed to be reliable, neither Broker nor Owner guarantees its accuracy or completeness. Because of the foregoing and since the Property will be sold on an “AS IS,” “WHERE IS” basis, a prospective purchaser must make its own independent investigations, projections, and conclusions regarding the acquisition of the Property without reliance on this Memorandum or any other evaluation material. Although additional evaluation material (why may include engineering, environmental or other reports) may be provided to qualified parties as marketing information, prospective purchasers should seek advice from their own attorneys, accountants and engineering/environmental experts. Owner expressly reserves the right, at its sole discretion, to reject any

offer to purchase the Property or to terminate any negotiations with any party at any time with or without written notice. Owner shall have no legal commitment or obligations to any prospective purchaser until a written sale agreement has been fully executed, delivered and approved by Owner and any conditions to Owner’s obligations hereunder have been satisfied or waived. Owner has retained Broker as its exclusive broker and will be responsible for any commission due to Broker in connection with a sale of the Property pursuant to separate agreement. Broker is not authorized to make any representation or agreement on behalf of Owner. Each prospective purchaser will be responsible for any claims or commissions by any other broker in connection with a sale of the Property if such claims arise from acts of such prospective purchaser or its broker.

This Memorandum is the property of Owner and Broker and may be used only by parties approved by Owner and Broker. No portion of this Memorandum may be copied or otherwise reproduced or disclosed to anyone except as permitted under the Confidentiality Agreement.

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## EXECUTIVE SUMMARY

Address	1335 Corona Pointe Court Corona, CA 92879
Offering Price	\$1,679,000
Current Rental Rate (5.1.24 - 4.30.25)	\$8,986.19 / month
Lease Type	Gross
Increases	Three Percent (3%)
Lease Expiration	April 30, 2027
Current Occupancy	100% Leased
Lessee	Pinpoint Corporation
Number of Buildings	One (1)
Net Rentable Building Area	±4,068 SF
Total Land Area	±0.10 Acres



## BUILDING SPECS & LOCATION

HIGH IMAGE FREE STANDING OFFICE BUILDING

MAJOR STREET FRONTAGE

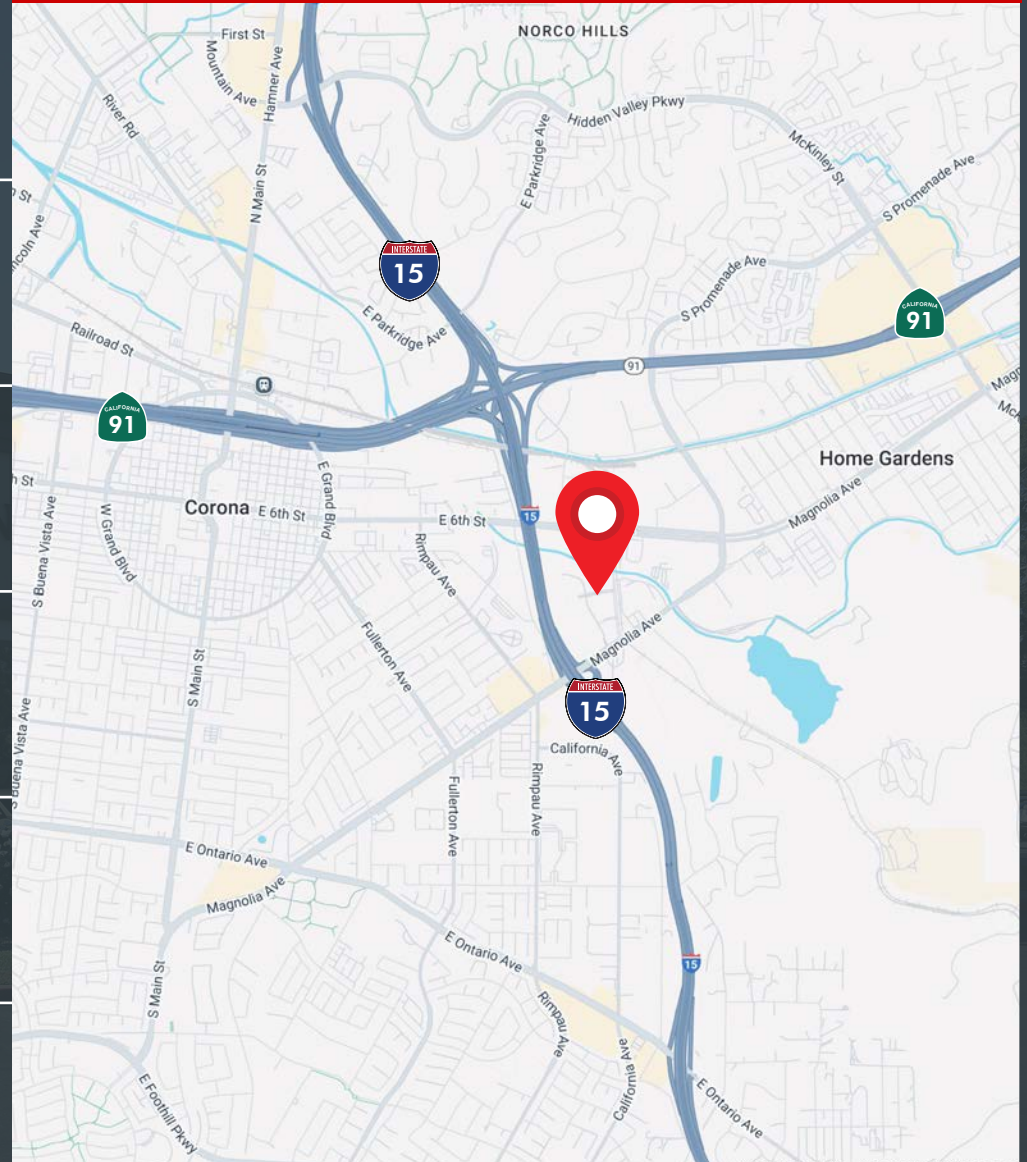
LOCATED IN CORONA POINT BUSINESS PARK

4:1,000 PARKING (20 SPACES)

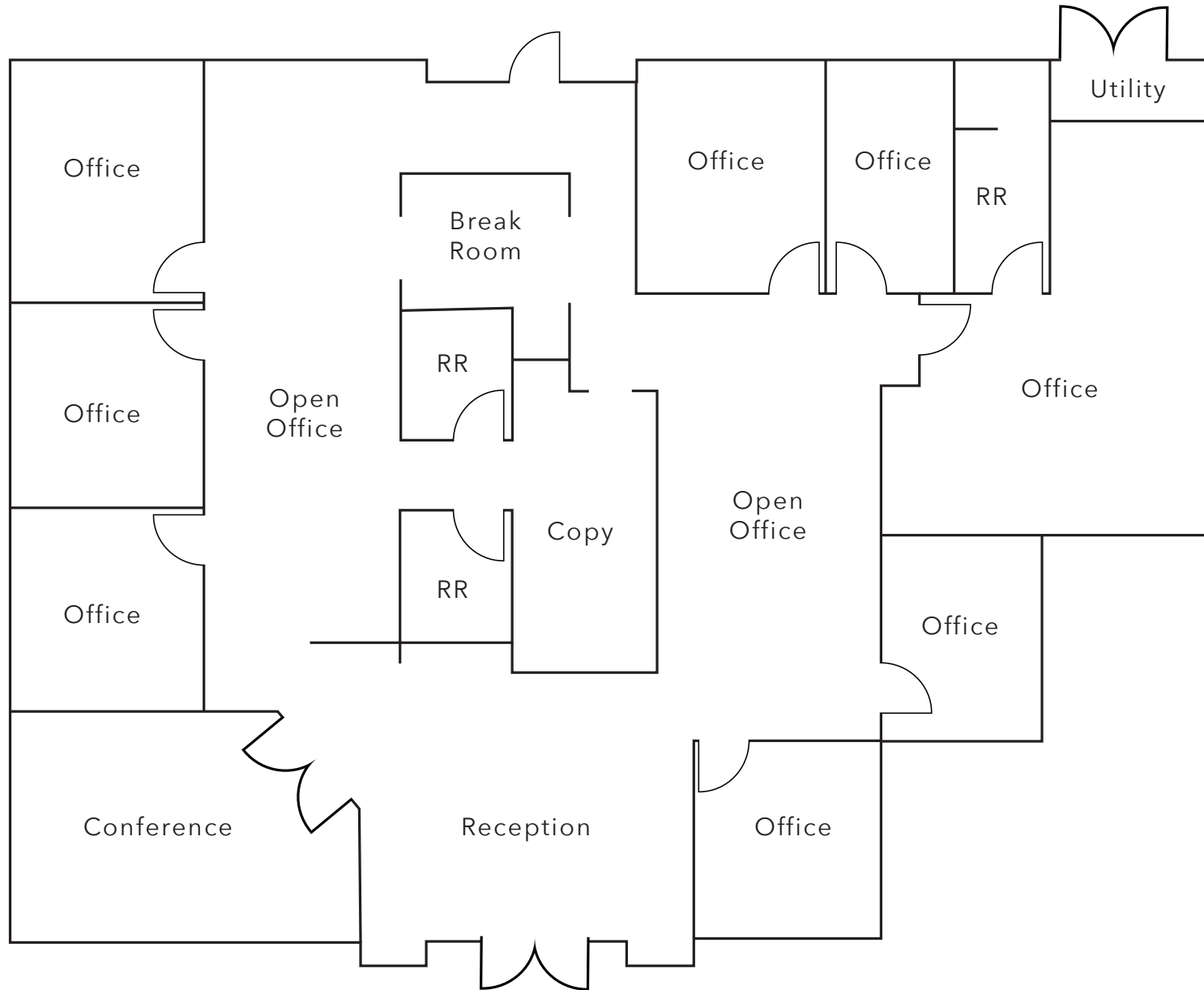
BUILT IN 2004

IMMEDIATE ACCESS TO THE 15 AND 91 FREEWAYS

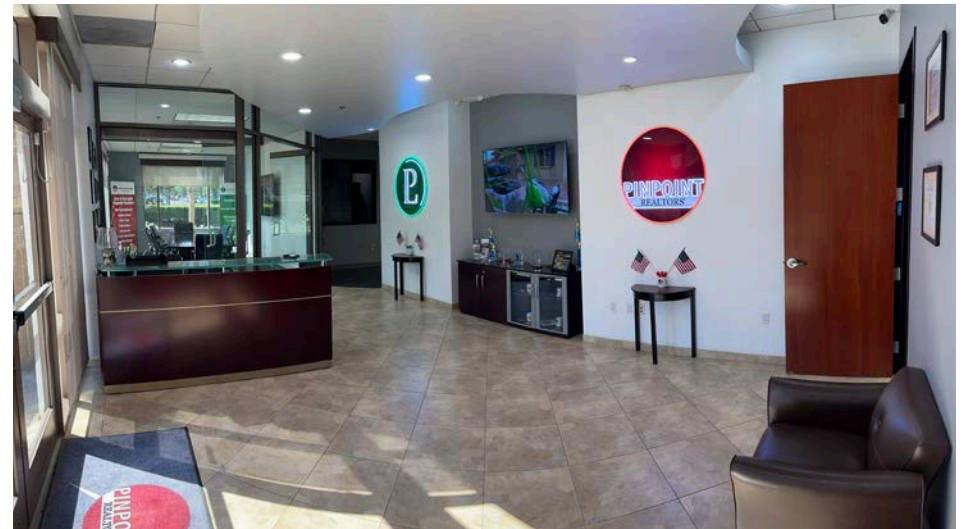
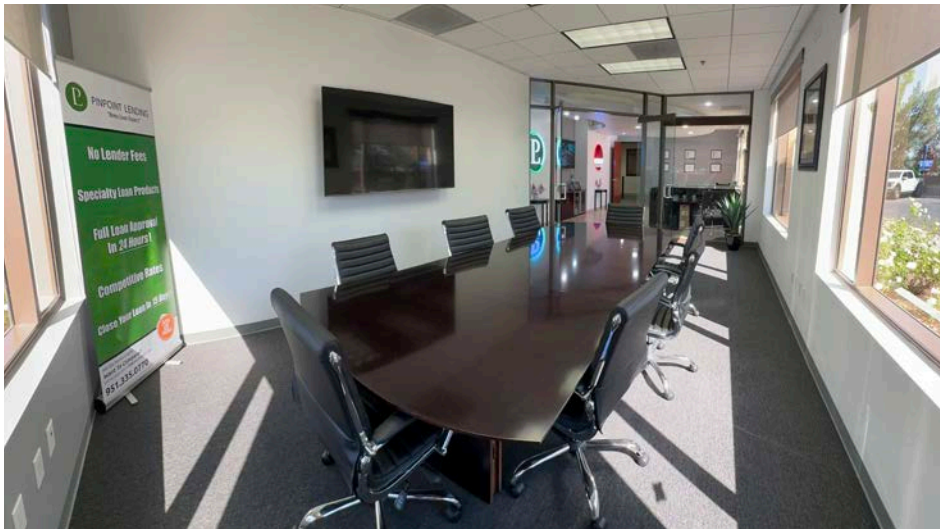
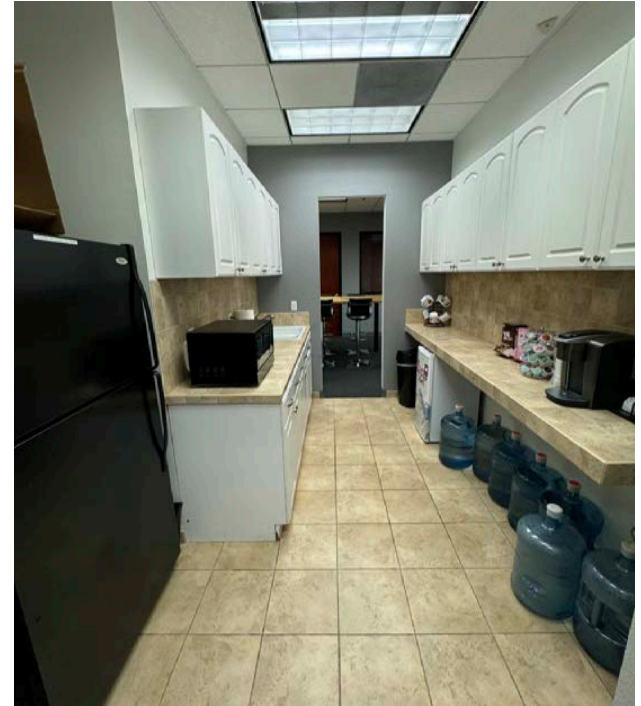
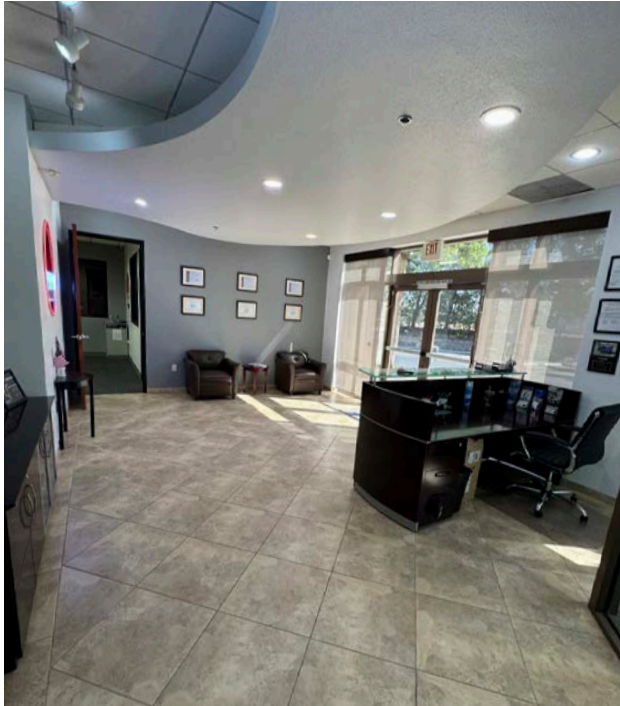
## LOCATION






# FLOORPLAN



# INTERIOR PHOTOS



## SALE COMPARABLES

	ADDRESS	SALE DATE	SIZE	SALE PRICE	PRICE/SF
	518 Queensland Cir, Corona	7/19/2024	4,003 SF	\$1,690,000	\$422.18
	351 Corporate Terrace Cir, Corona	7/10/2024	3,276 SF	\$1,360,000	\$415.14
	1035 Montecito Dr, Corona	3/27/2024	4,824 SF	\$1,800,000	\$373.13

# 1335 CORONA POINTE

CORONA, CALIFORNIA

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