

FOR SALE



210 Crouse Drive, Corona, CA 92879

Single-Story Warehouse Near 91 & 15 Freeways Offering Unparalleled Natural Lighting with Multiple Skylights and Windows in the Warehouse

View Property Video at EconomosDeWolf.com



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- **Images.** Here you'll find attractive building photographs and a floor plan. **Pages 7-15**
- **Market.** This section contains key sale comps demonstrating 210 Crouse Drive is priced attractively, as well as compelling market information about Corona. **Pages 16-19**

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SUMMARY

Offering & Addresses

Single-story, freestanding industrial building built in 2004 with incredible natural lighting in the warehouse and a private fenced yard. The building has 3,500 square feet of office space and 6,596 square feet of warehouse.

210 Crouse Drive, Corona, California 92879

Size

±10,096 square feet on ±0.66 acres with a ground level 14-foot roll-up door and a clear height of 21 feet.

Sale Price

\$4,333,000 (±\$429 per square foot)

Parking

Even though there is an association, the parking is exclusive to this building. There are 23 surface stalls yielding an approximate ratio of 2.3 spaces per 1,000 square feet.

Condition

The roof was resealed in 2023. There are two HVAC units that service the office portion of the property. They are original but functioning well and have been regularly maintained.

Power

Three-phase, 277-480 volts, 912 amps

Association

The association is responsible for the landscaping, parking lot, and common area maintenance and insurance. Anything related the building structure itself is the responsibility of the owner.

MarWest runs the association and dues are currently \$626 per month

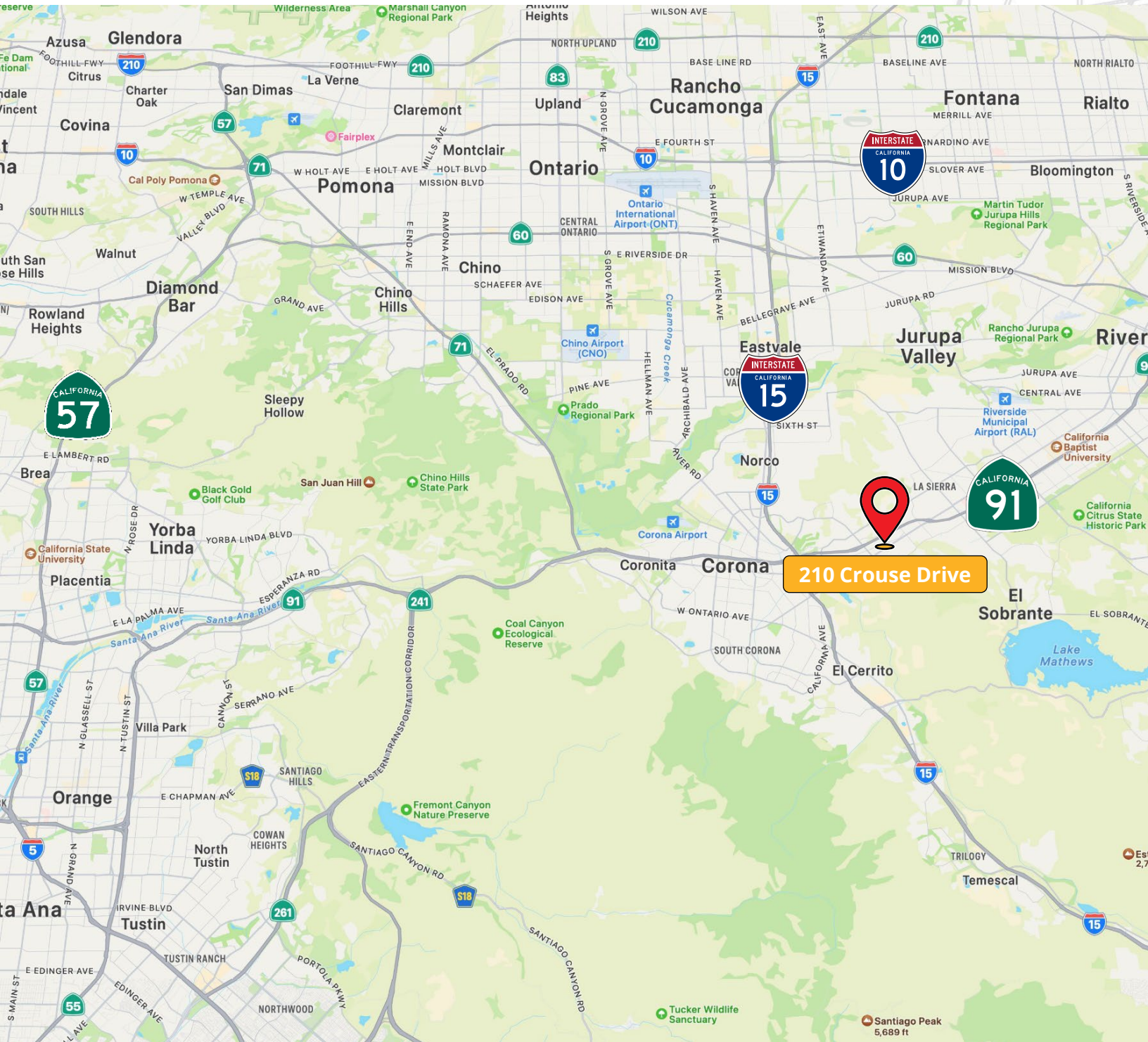
HIGHLIGHTS

- This industrial building is currently 65% warehouse and 35% functional office space with a reception area, multiple offices, conference room, and large restrooms. There is also a restroom with a shower in the warehouse area.
- The warehouse has more skylights than any other similarly-sized building on the market. Along with the windows in the warehouse it creates a naturally illuminated pleasant work environment. The current owner doesn't turn on warehouse lights at all during daylight hours.
- Owner-user offering that can be vacated by the current owner either by close of escrow or a few months after escrow closes if a buyer prefers the owner lease back for a period.
- This property is located immediately to southeast of the 15 and 91 Freeway interchange.
- Numerous restaurants, shopping centers, and other amenities are within very close vicinity of the building, offering convenient services only a minute or two away.
- Located just south of the Monster Energy office campus on the same street.
- Lock in your cost of occupancy with a 25-year fully-amortized 90% SBA loan, protecting against runaway lease rates. Build equity for yourself instead of a landlord.
- Priced to sell, this offering is an attractive value compared to the sale comps on Page 16.



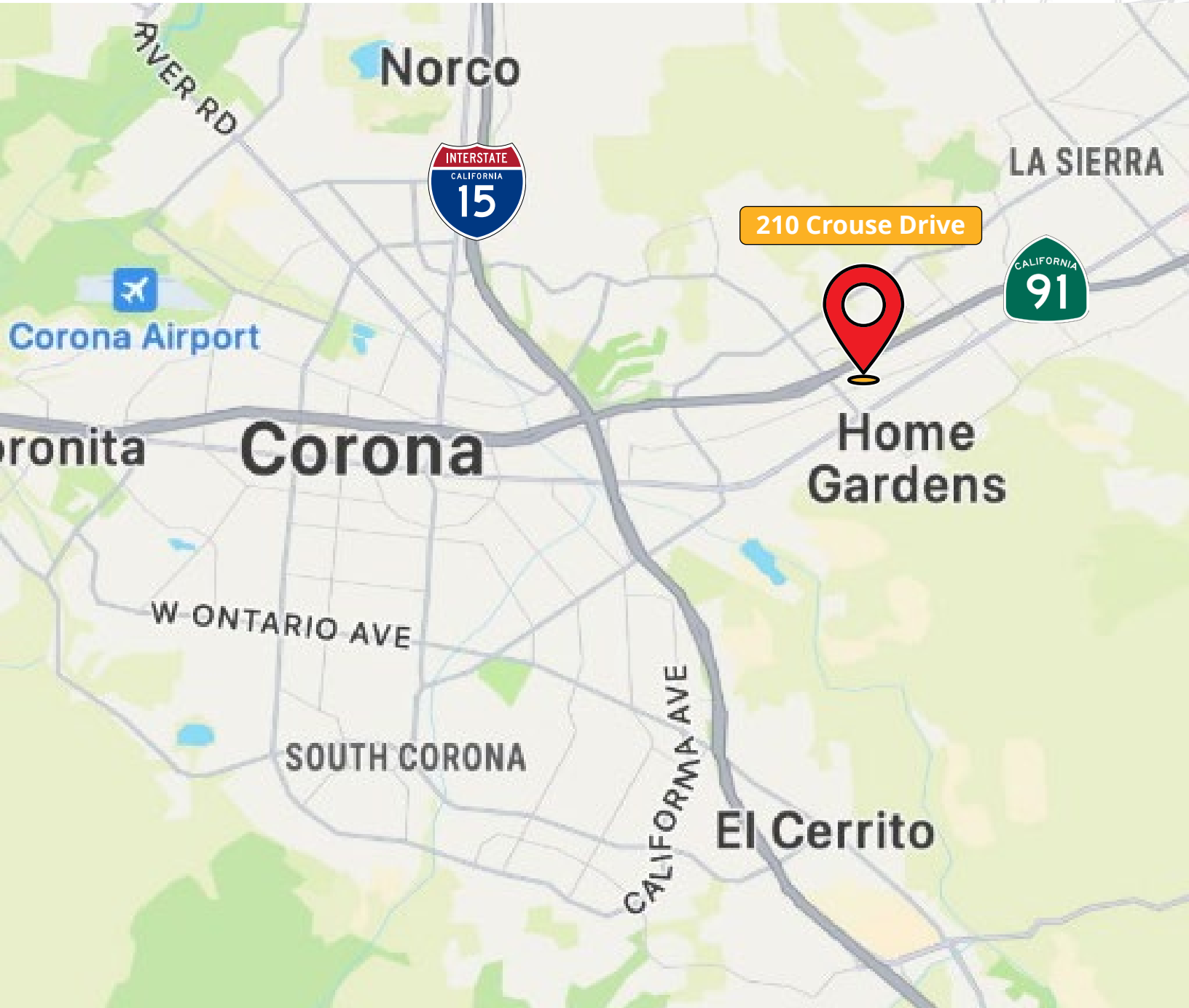
Property

LOCATION



Property

LOCATION



Property

AMENITIES



Walmart
Supercentre



210 Crouse Drive

PHOTOGRAPHS

Single-story, freestanding industrial building on a private 0.66-acre parcel



PHOTOGRAPHS

2004 construction with attractive entryway



PHOTOGRAPHS

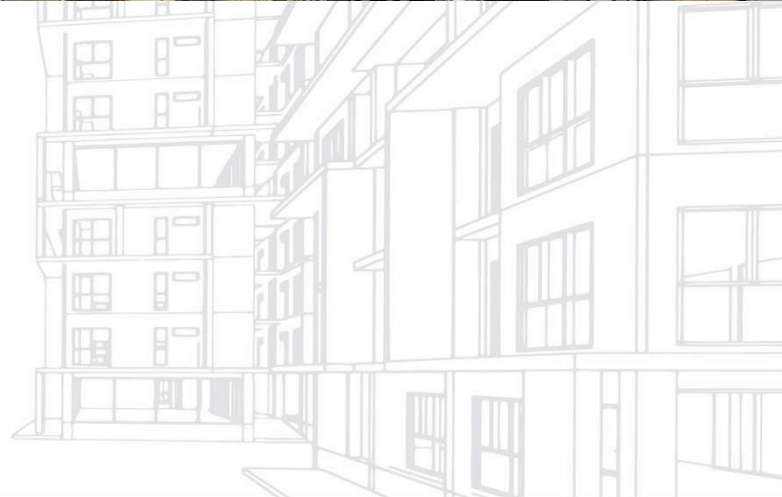
Private fenced yard with 14'
roll-up door



PHOTOGRAPHS



21' clear-height warehouse with heavy power



PHOTOGRAPHS



Warehouse illuminated by skylights and windows



PHOTOGRAPHS



Large bathroom with walk-in shower



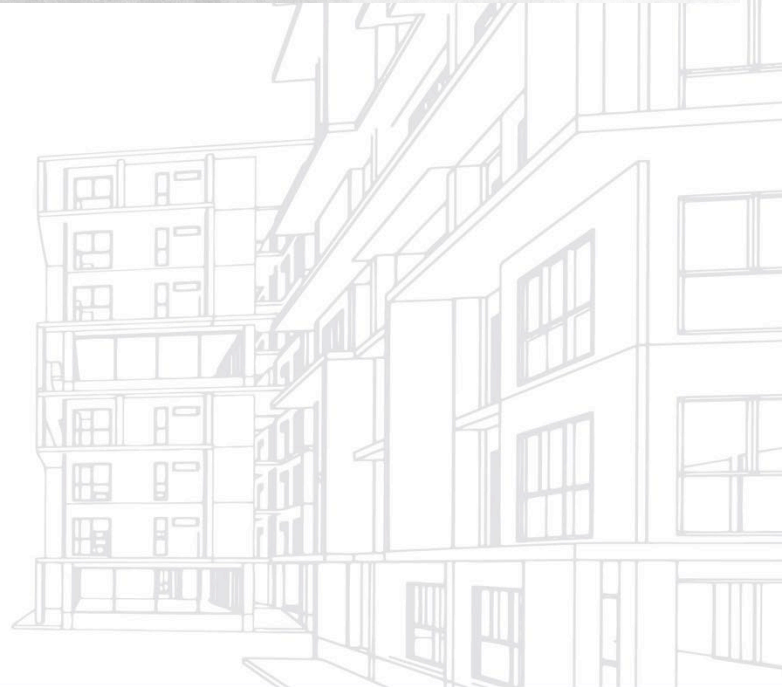
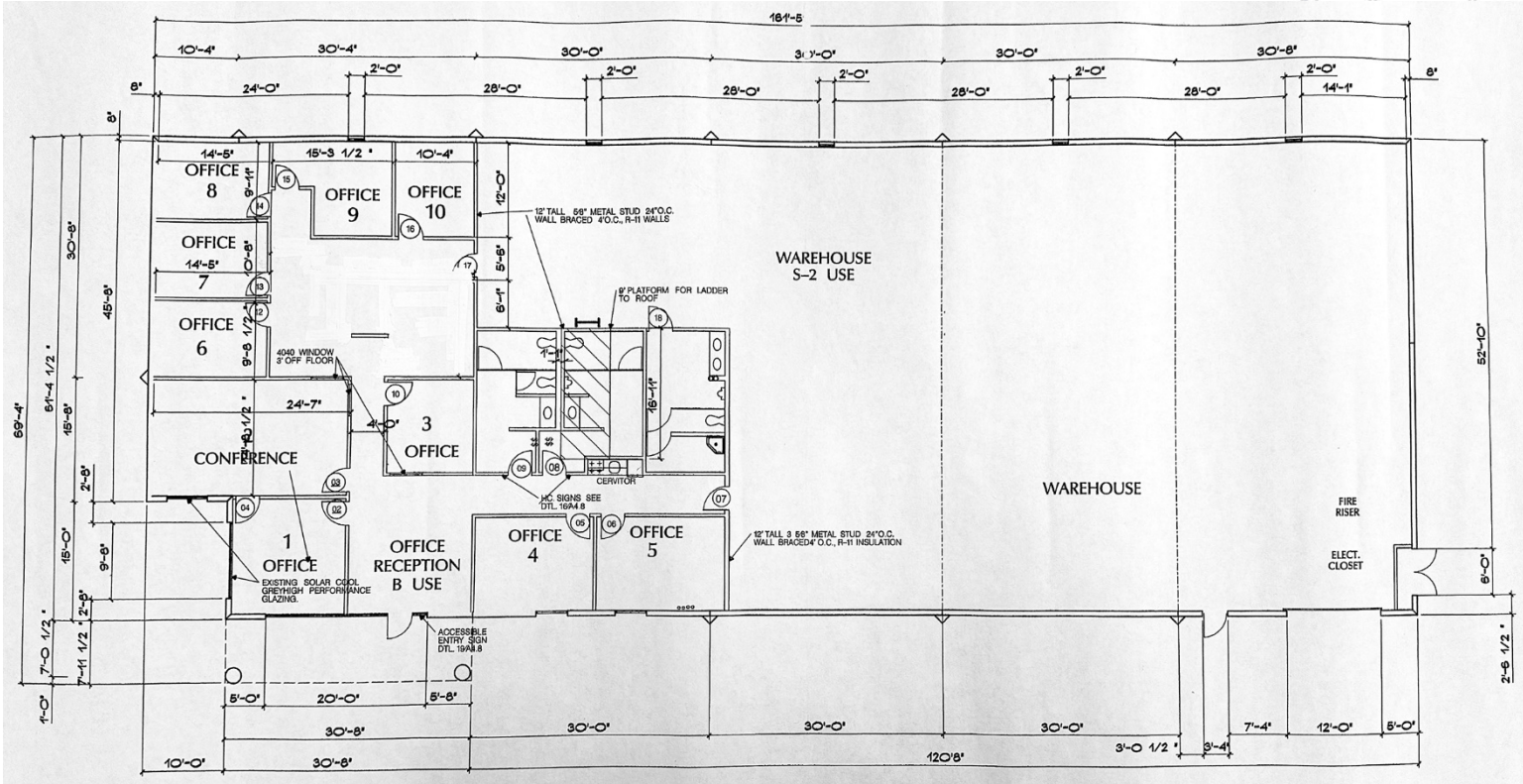
PHOTOGRAPHS



Ten spacious private offices and conference room



FLOOR PLAN

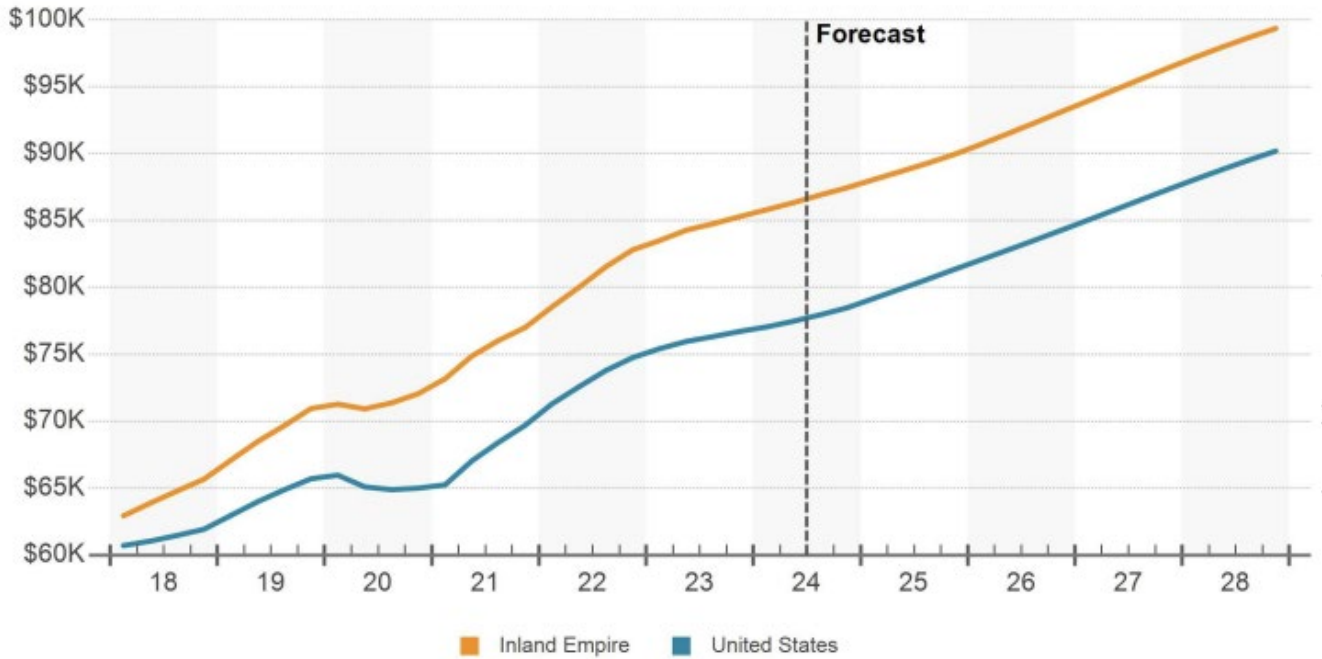


INDUSTRIAL SALE COMPS

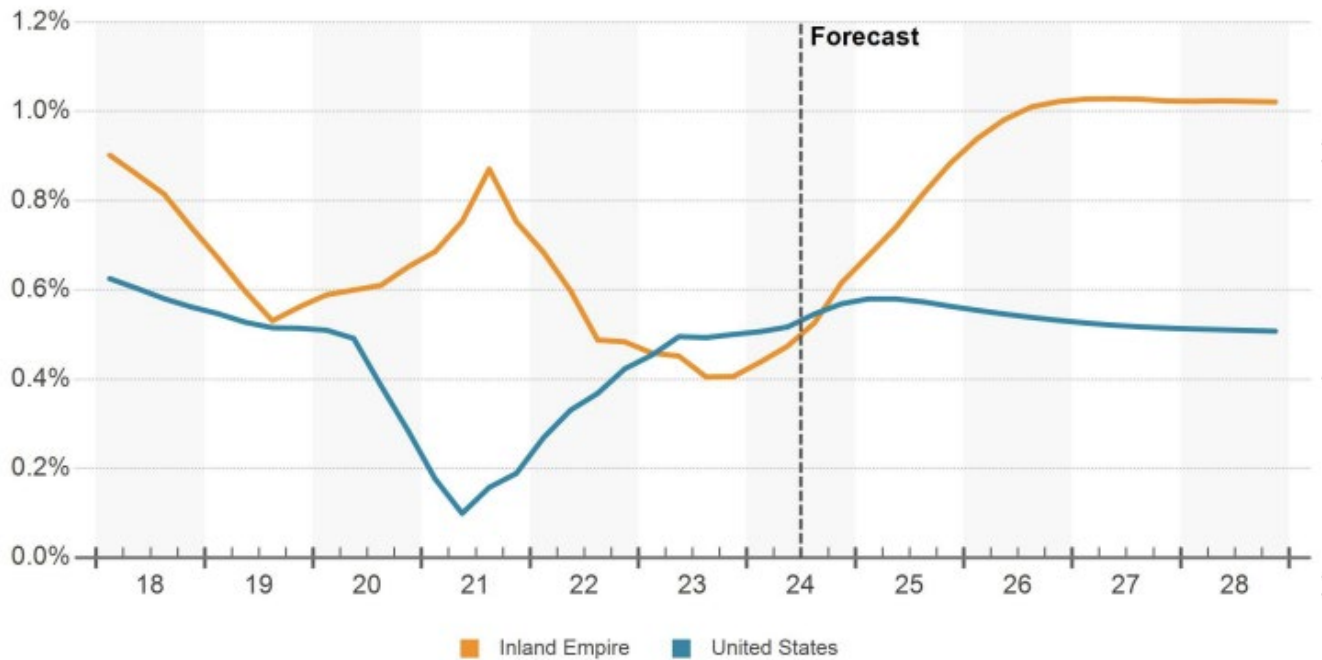
Property	Sale Date	Size	Price P.S.F.	Market Insight
 <p>518 Queensland Cir Corona</p>	July 2024	4,003 SF	<u>\$1,690,000</u> \$422	This 2007 building is in an office/flex business park in an inferior location. With significantly more warehouse space and heavy power, 210 Crouse Drive should command a clear premium yet is priced only 1% higher per foot.
 <p>4077 Trail Creek Rd Riverside</p>	Nov 2023	11,500 SF	<u>\$7,800,000</u> \$678	This 2005 industrial building is very similar in age and size to 210 Crouse Drive but with less power and a lower clear height. 210 Crouse Drive should command more per-square-foot but is priced significantly less.
 <p>1060 E Ontario Blvd Ontario</p>	Sep 2023	17,901 SF	<u>\$7,350,000</u> \$411	This 2007 industrial building is almost double the size of 210 Crouse Drive in an inferior location with less amenities nearby. It also has a lower clear height. As a smaller building in a better location with multiple skylights, 210 Crouse Drive should be worth much more.
 <p>26320 Lester Cir Corona</p>	Nov 2022	7,200 SF	<u>\$3,825,000</u> \$531	This 2005 industrial building is slightly smaller than 210 Crouse Drive but is in an inferior location with less amenities, has a lower parking ratio, and a lower clear height. 210 Crouse Drive should be valued higher yet is priced far less per-square-foot.

DEMOGRAPHICS

MEDIAN HOUSEHOLD INCOME

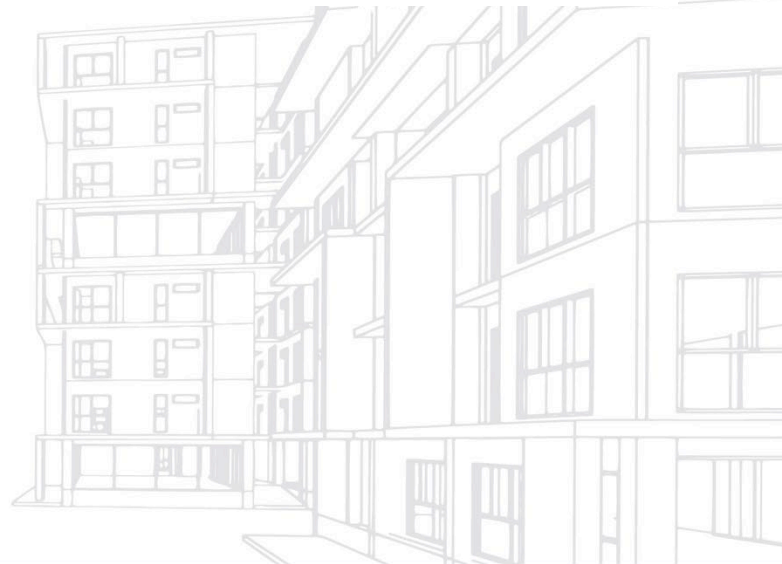
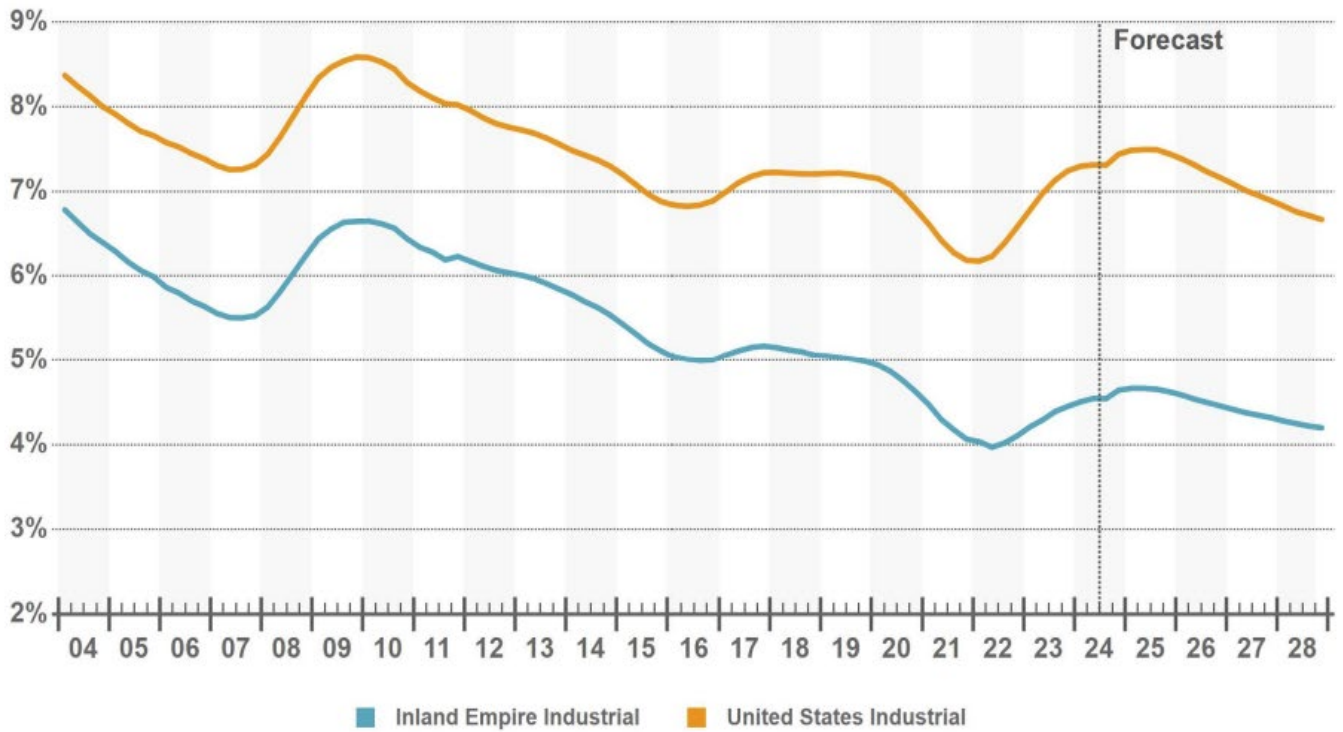


POPULATION GROWTH (YOY %)



MARKET CAP RATE

MARKET CAP RATE



CITY OF CORONA

Corona is a **vibrant, culturally diverse community** located in the heart of Southern California at the junction of the 91 and 15 freeways with a population of over 160,000 residents.

The City limits encompass 39.2 square miles. 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**.

The Corona community boasts many amenities that provide a first-rate quality of life for residents. The City has more than 394 acres of parks, with sports fields, basketball courts, playgrounds, tennis courts, two skateparks and an outdoor pool.

Corona's industrial base has played an important role in the growth of the City and its employee base. **Corona's economy is strong and getting stronger!** There are more than 42,000 jobs within the city of Corona and there is a workforce of more than 84,000. Our retail and commercial **areas are expanding**, and office development is booming. Corona has more than 34 million square feet of industrial space and more than 3 million square feet of office space existing, under construction, or planned. Economic Development is the business advocate always looking for ways to help the business community with incentives, communication, and team building.

<https://www.coronaca.gov/about-us>





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