

CORONA RETAIL BUILDING

1252 W 6TH ST, CORONA, CA 92882

100% LEASED – BUSY STREET



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Please contact the listing agents for access or additional details.

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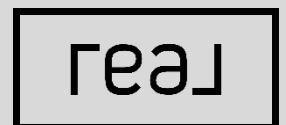
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Property Summary



1252 W 6th Street, Corona, CA 92882

Prime multi-tenant retail strip center located on a signalized corner along the high-traffic W 6th Street corridor. The ±9,662 SF building is 100% occupied with seven diverse tenants including service, retail, and restaurant uses. All leases are month-to-month or short-term, providing immediate upside through market rent adjustments. The property sits on a ±0.61-acre lot with ample parking, excellent visibility, and close proximity to the 91 Freeway, dense residential neighborhoods, and national retailers. Ideal value-add investment with stable cash flow and repositioning potential.

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Property Overall

SALE PRICE:	\$3,600,000
NUMBER OF UNIT:	8 UNIT
LEASE:	100% (7 Tenants)
APN:	110-040-032
Zoning:	Retail Commercial
Lot Area:	26,572 SF (0.61 Acres)
Building Area:	9,662 SF (1 Story)
Rentable Area	9,147 SF
Year Built:	1989
Parking:	Approx. 45 spaces
Gross Income:	\$131,307
Tax	\$18,000
Insurance	\$3,600
Expense	\$22,465
NOI	\$108,842
CAP Rate	3.9%

Property Highlights

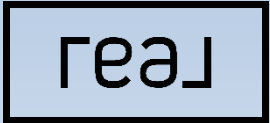
- Huge upside room for increase NOI
- Potential for owner-User or Investment Opportunity
- 100% Occupied with ability to raise rents or reposition
- Multiple Tenants on Month-to-Month Leases.
- Busy street with ±30,000 vehicles per day
- Located Across from CVS and Other National Retailers
- Ample Parking with Excellent Visibility and Access

CONTACT AGENTS FOR RENT ROLL AND EXPENSE

Property Photos



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Property Photos

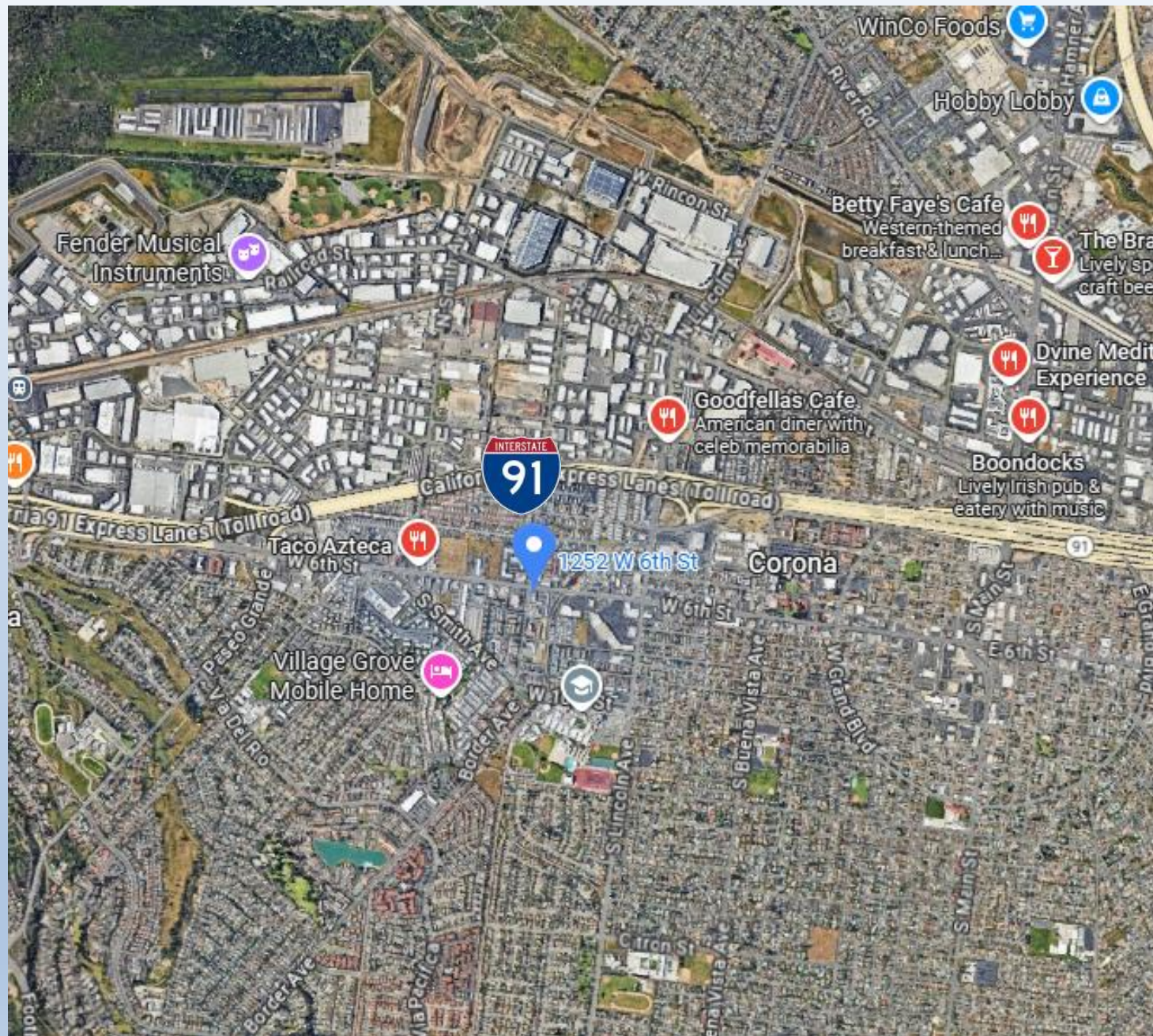


Property Photos



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Location Map



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