



BANC OF CALIFORNIA, INC.

PRICE REDUCTION

~~\$3,790,000~~

\$3,630,000

NET LEASED BANC OF CALIFORNIA
FOR SALE

1050

W 6TH ST

CORONA, CA 92882



CBRE

1050

W 6TH ST

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BANK OF CALIFORNIA

INVESTMENT SUMMARY



~~\$3,790,000~~
\$3,630,000
PRICE REDUCTION



6%
Cap Rate



\$218,069
Current NOI
(NOI Increase in August)



5,936
Building Size



0.87 ACRES
Land Area



1965
Year Built



C-3
Zoning



110-062-013 & 021
APN

INVESTMENT HIGHLIGHTS

Proven Banking Location + Drive-Thru ATM

Continuously operated as a bank since July 1995 (initially Foothill Independent Bank), with a separate drive-thru ATM that reinforces customer convenience, daily transaction volume, and durable branch utility.

Lease Economics

The lease includes rare 3% fixed rental increases, along with a fair market value option, offering investors both predictable income growth and future upside potential.

Compelling Mark-to-Market Upside

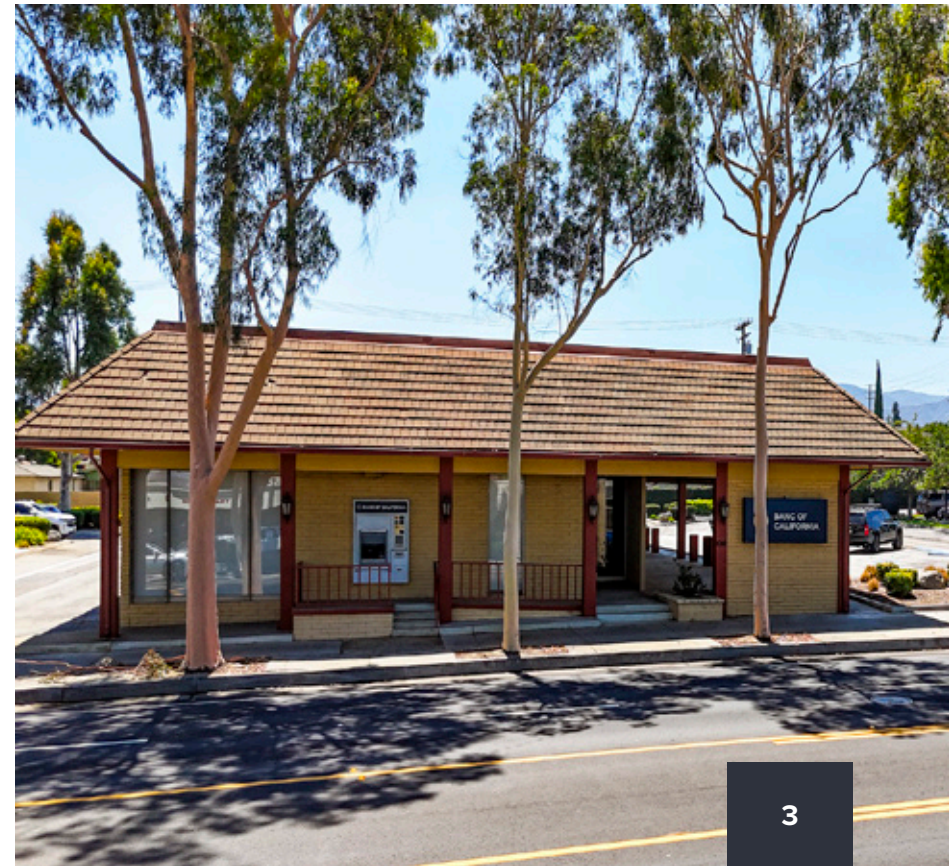
Current rent is \$218,069/yr (\approx \$3.06/SF/Mo NNN), versus an estimated market \$4.50–\$5.00/SF/Mo NNN for a retail user leveraging the drive-thru—implying \sim \$320.5K–\$356.2K potential annual rent and \sim 47%–63% mark-to-market opportunity.

Above Average Deposits

Banc of California's branch benefits from a strong and growing deposit base of over \$990,000,000, per FDIC BankFind website, indicating both stability and a positive trajectory for the location.

NNN Structure with Minimal Landlord Obligations

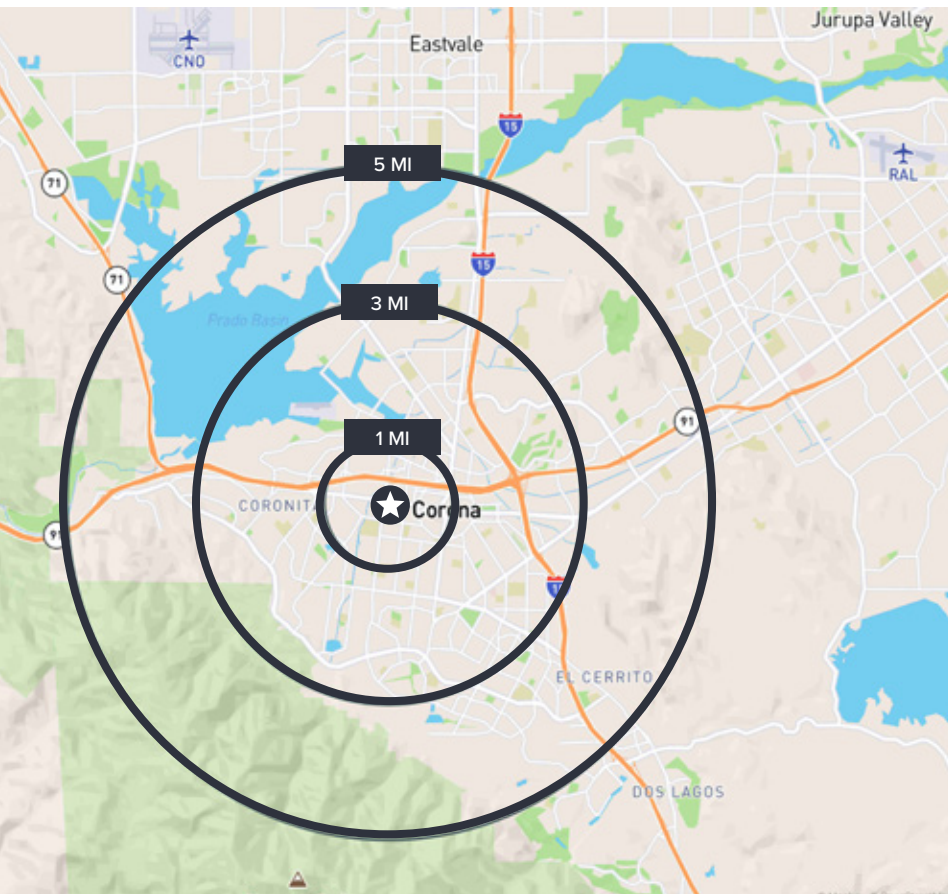
Tenant is responsible for all building maintenance and repairs; landlord responsibilities are limited to roof and structure—delivering reliably passive cash flow and reduced operational risk.



THE OFFERING

The property is prominently located along West 6th Street, one of Corona's most visible and well-traveled commercial corridors, offering convenient access to both the SR-91 and I-15 freeways less than a mile away. Banc of California has operated a full-service branch at this site since 1995, underscoring its long-term commitment to the location. The property features a dedicated drive-thru ATM, enhancing customer convenience and supporting consistent branch traffic. The lease structure requires the tenant to handle all building maintenance and repairs, with the landlord responsible only for roof and structure, providing investors with stable, low-management income backed by a corporate guaranty from a leading regional financial institution.

DEMOGRAPHIC COMPREHENSIVE	1 MILE	3 MILES	5 MILES
Population			
2025 Population - Current Year Estimate	22,835	119,184	205,280
Households			
2025 Households - Current Year Estimate	6,711	37,213	62,805
Household Income			
2025 Average Household Income	\$89,550	\$127,801	\$137,304
Daytime Population			
2025 Daytime Population	28,249	130,793	206,297
Housing Units			
2025 Owner Occupied Housing Units	2,731 39.5%	23,531 61.5%	41,633 65.3%
2025 Renter Occupied Housing Units	3,980 57.6%	13,682 35.8%	20,349 31.9%



CBRE is pleased to present the opportunity to acquire 1050 West 6th Street, a ±5,936 square foot single-tenant net-leased Banc of California branch prominently located in the heart of Corona, California.



“THE CIRCLE” - DOWNTOWN REVITALIZATION & CORONA MALL REPOSITIONING TAILWINDS

The City approved a Downtown Revitalization Plan (2022) focused on Sixth Street and the Grand Boulevard “Circle,” including beautification at 6th & Main and phased North Mall improvements/demolition to enable mixed-use redevelopment—creating meaningful placemaking momentum near the corridor.

Corona’s Downtown—and particularly the Corona Mall area—stands at the center of a transformative urban revitalization strategy aimed at restoring the historic Grand Boulevard “Circle” as a dynamic and pedestrian-oriented urban core.

In summer 2022, the City of Corona adopted its Downtown Revitalization Plan (DRP), a community-informed blueprint designed to reshape the city’s historic downtown corridor along Main and Sixth Streets within the Grand Boulevard “Circle.” The DRP outlines a cohesive framework of streetscape enhancements, design guidelines, and catalytic land uses to elevate the area into a “Thriving, Vibrant Destination” for residents, businesses, visitors, and investors.



PROPERTY OVERVIEW

1050 W 6TH ST CORONA, CA	
Type	Retail Bank
Stories	1 Story
Leasable Area	5,936 SF
Parking	25 Surface Spaces
Lot Size	0.87 Acres
Zoning	C-3
APN	110-062-013 & 110-081-021

PARCEL MAP



LEASE ABSTRACT

Tenant:	BANC OF CALIFORNIA, a California state-chartered bank
Date of Lease:	June 16, 1995 Original bank (Foothill Independent Bank) originally signed a lease on June 16, 1995
Rent Commencement:	August 1, 1995
Lease Expiration:	July 31, 2030
Renewal Options:	One (1) five (5) year option
Rent/Yr:	Current – 8/1/25: \$18,172.47/mo 8/1/26: \$18,717.64/mo 8/1/27: \$19,279.17/mo 8/1/28: \$19,857.55/mo 8/1/29: \$20,453.27/mo Option: Fair Market Value but in no event less than 103% or more than 105% of the Base Rent
Permitted Use:	The Premises shall be used only for banking purposes and related office, storage and administrative use in connection therewith, together with any other legally permissible use that is directly related thereto and for no other purpose.
Right of First Offer:	None.
Real Estate Taxes:	Tenant is responsible for paying all real estate taxes.
Utilities:	Tenant is responsible for paying directly all water and sewer, electric and gas charges.
Tenant's Obligations to Repair:	Tenant at Tenant's sole cost and expense and at all times keep the Premises and every part thereof in good order, condition and repair, structural and non-structural whether or not such portion of the Premises requiring repairs, or the means of repairing the same, are reasonably or readily accessible to Tenant.
Tenant Assignment and Subletting:	Tenant shall have no right to assign or sublease the premises without Landlord's prior written consent. Tenant will remain liable for the lease obligations after any such assignment or sublease.



TRAFFIC COUNTS



TENANT OVERVIEW

BANC OF CALIFORNIA, N.A. (NYSE: BANC)



Banc of California is one of the largest independent banks headquartered in California, with a history dating back to 1941. Following its 2023 merger with Pacific Western Bank, the combined institution became a leading regional financial services provider with approximately \$36 billion in assets, \$25 billion in loans, and over \$30 billion in deposits.

Headquartered in Los Angeles, Banc of California operates a robust branch network across Southern California and key West Coast markets, serving commercial, small business, and consumer clients. The bank provides a full suite of financial products, including commercial and industrial lending, real estate lending, treasury management, deposit services, and personal banking solutions.

The institution is publicly traded on the New York Stock Exchange under ticker symbol "BANC", offering investors transparency and financial reporting. With its expanded scale, diversified deposit base, and strong capital position, Banc of California is well positioned as a stable and growing regional bank in one of the nation's most dynamic economic markets.



ABOUT

Corporate Profile: Banc of California, Inc. (NYSE: BANC) is a publicly traded financial institution headquartered in Los Angeles, California.

Branch Network: Operates over 90 full-service branches across California, serving retail, commercial, and private banking clients.

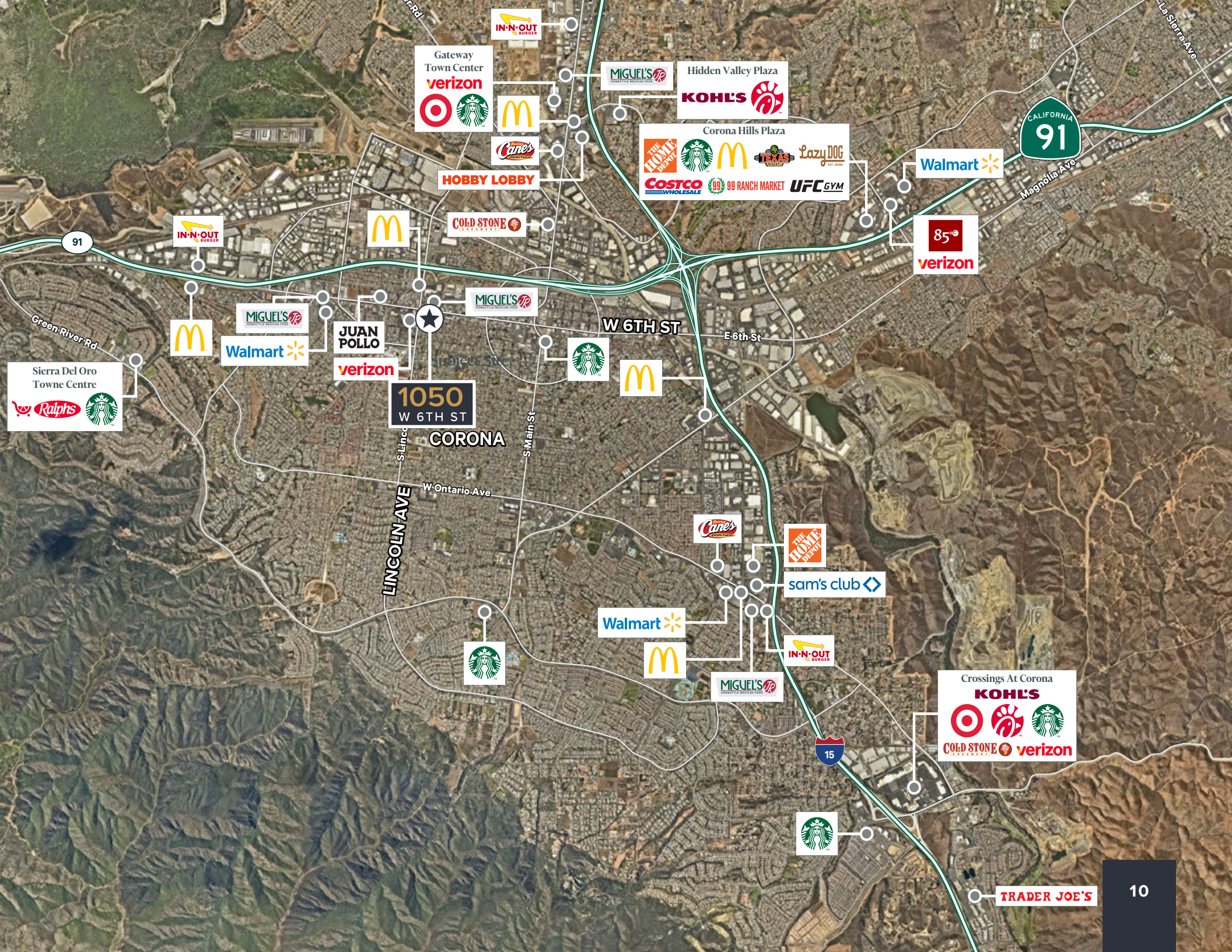
Merger Strength: In 2023, Banc of California completed a merger with Pacific Western Bank, significantly expanding its scale, customer base, and balance sheet strength.

Credit Quality: Backed by a corporate guaranty, providing investors with security and stability of rental income.

Assets & Deposits: Post-merger, the bank manages approximately \$36 billion in total assets and more than \$30 billion in deposits, making it one of the largest regional banks headquartered in California.

Market Focus: Emphasizes serving small- to mid-sized businesses, professionals, and communities throughout California with a diverse suite of financial products and services.

Reputation: Known for its community banking relationships, strong regulatory standing, and long-standing history in the California market dating back to 1941.



1050
W 6TH ST
CORONA

Gateway
Town Center
verizon
Target
Starbucks

Hidden Valley Plaza
KOHLS

Corona Hills Plaza
THE HOME DEPOT
Starbucks
McDonald's
COSTCO WHOLESALE
99 RANCH MARKET
UFC GYM
Lazy Dog

Walmart

85.5
verizon

JUAN
POLLO
verizon

Walmart

Sierra Del Oro
Towne Centre
Ralphs
Starbucks

Crossings At Corona
KOHLS
Target
Starbucks
COLD STONE
verizon

TRADER JOE'S

LOCATION OVERVIEW

Corona, California

Known as “The Circle City” for its unique circular Grand Boulevard, is a vibrant suburban community in Riverside County within the Inland Empire region. With a population of around 158,000, it offers a family-friendly atmosphere, diverse neighborhoods, and a strong sense of community. The city features nearly 400 acres of parks and trails, highly rated public schools, and a growing economy supported by local businesses and corporate offices.

While most residents rely on cars for transportation, Corona is actively revitalizing its downtown to enhance walkability and attract more dining and entertainment options. Despite challenges like air pollution and rent burden, the city maintains a high quality of life with good healthcare access and recreational amenities.





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