

FOR SALE

Multi-Tenant Retail Investment

313 E Grand Blvd | Corona, CA



PROPERTY OVERVIEW

PURCHASE PRICE:	\$4,000,000
NOI:	\$182,664
CAP RATE:	4.5%
GROSS LEASABLE AREA:	±11,500 SF
NUMBER OF UNITS:	4
OCCUPANCY:	100%
LEASE TYPE(S):	Modified Gross

INVESTMENT HIGHLIGHTS

- 100% occupancy, two tenants are month/month, remaining two tenants have rent escalations scheduled in 2027
- Built in 1973
- Leases are modified gross, tenants pay all expenses except for taxes
- Tenants Include:
 - LLantera Cervantes (Tire Shop)
 - A Transmission Clinic
 - Alpha and Omega auto repair
 - Conde Sergio

CRISTIAN GUTIERREZ

(720) 744-2328

CRIS@DENVERSELITEBROKERS.COM

SALESPERSON, LICENSED IN THE
STATE OF CALIFORNIA UNDER CURB

DRE: 02038051

CURB

LICENSED IN THE STATE OF
CALIFORNIA

DRE: 00823528

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DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2028 PROJECTION	19,053	139,057	235,328
2023 ESTIMATE	18,785	140,145	236,786
GROWTH 2023-2028	1.43%	-0.78%	-062%
MEDIAN AGE	32.90	36.00	36.60
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2028 PROJECTION	4,965	39,295	68,083
2023 ESTIMATE	18,785	140,145	236,786
HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
2023 AVERAGE	\$73,475	\$108,642	\$115,576
2023 MEDIAN	\$58,888	\$87,537	\$95,359

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