

# Premier Industrial Outdoor Storage Site Corona, CA

±6.38 Acres

3725 Temescal Canyon Rd  
Corona, CA 92883





# Executive Summary

Transwestern and King Realty Advisors are pleased to bring to market an incredibly rare infill industrial outside storage site consisting of approximately 6.38 acres and located at 3725 Temescal Canyon Road, Corona, California. 3725 Temescal is an income generating property with an in place tenant without a renewal right.

## CONTACTS

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# 3725 Temescal Canyon Rd

±6.38 Acres

## Property Summary

 **Buildings**  
Three Structures on Premises

 **Zoning**  
M-2 General Manufacturing

 **Lease**  
The current rent is as follows:  
12/1/24-11/30/25: \$17,255 per month  
12/1/25-5/31/26: \$71,220 per month  
*Additional details of the Lease and tenancy can be provided pursuant to signed NDA.*

 **Existing Use**  
Yard Storage Space



## DEVELOPMENT STANDARDS PER ZONING CODE

Zoning Purpose:	M-2 Zone is intended for general manufacturing and industrial uses. It allows for the establishment of the most common manufacturing uses and processes.
Floor Area Ratio Requirement	50% of total lot size.
Total Allowable Building Size	140,000 SF
Maximum Building Height:	55 Feet
Zoning Authority	City of Corona





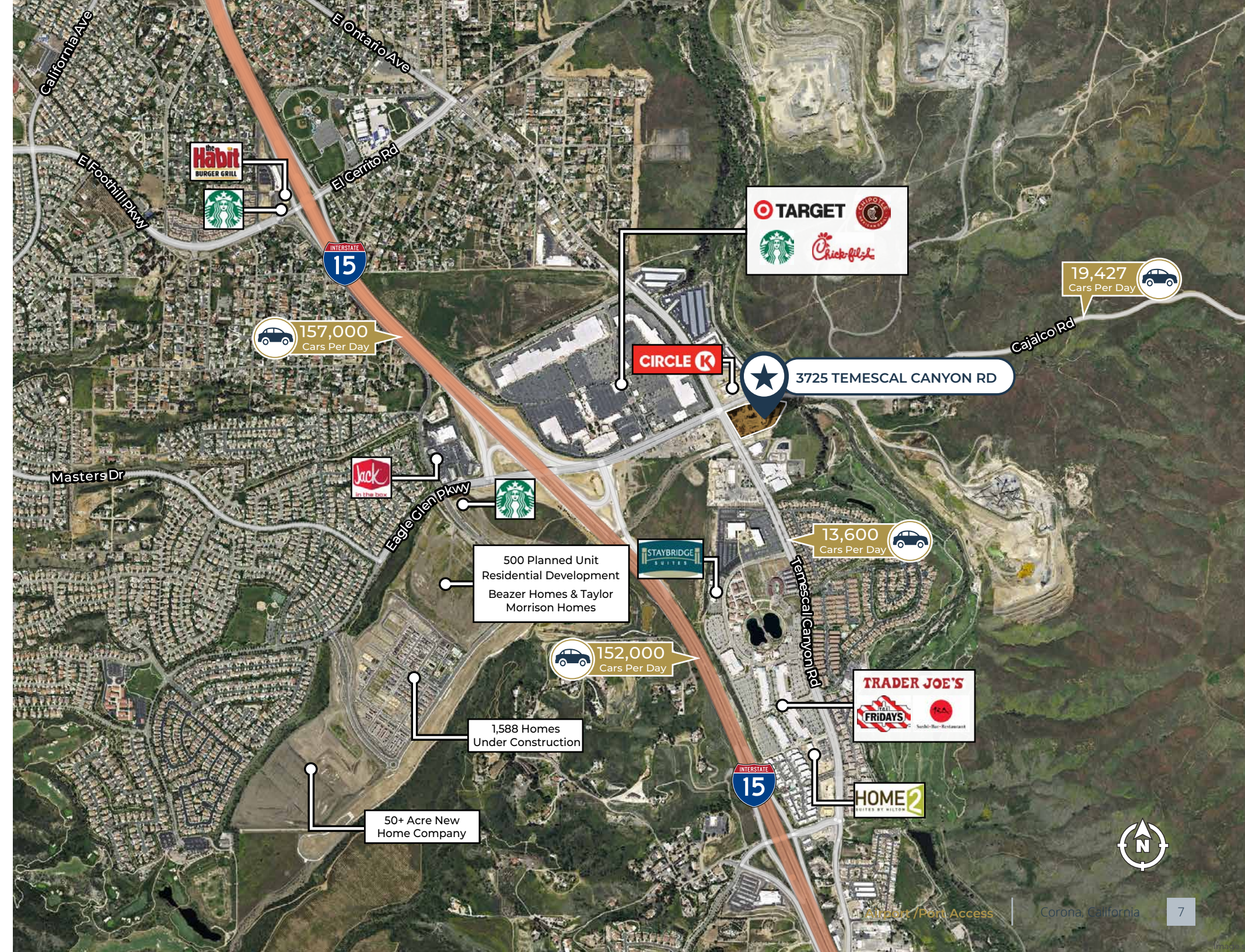


# Airport / Port Access

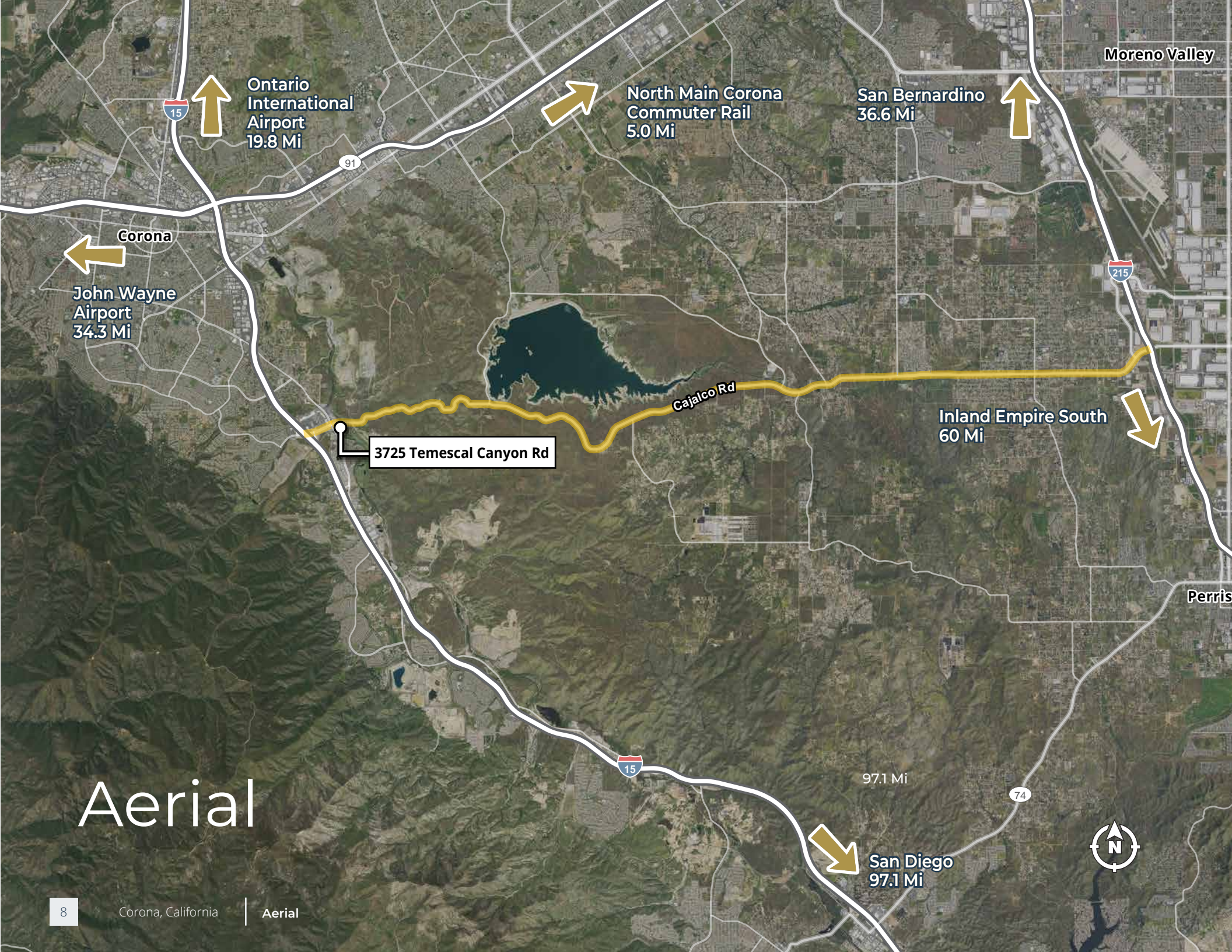
- 1 Ontario Airport
- 2 Hollywood Burbank Airport
- 3 Santa Monica Airport
- 4 John Wayne Airport
- 5 Port of Los Angeles
- 6 Port of Long Beach

## Port Trading Partners

Port of Los Angeles	Port of Long Beach
China/Hong Kong (\$132 billion)	China (\$47.18 Billion)
Japan (\$37 billion)	Vietnam (\$9.54 Billion)
Vietnam (\$28 billion)	South Korea (\$6.72 Billion)
Taiwan (\$18 billion)	Taiwan (\$4.54 Billion)
South Korea (\$16 billion)	Thailand (\$4.01 Billion)







Aerial



REGAL EDWARDS CORONA CROSSINGS



THE CROSSINGS AT CORONA

## The Crossings at Corona

960K  
Square Feet

40+  
Shops

20+  
Restaurants

GameStop

KOHL'S



OLD NAVY



ROSS  
DRESS FOR LESS

Orangetheory  
FITNESS

HomeGoods

FAMOUS  
footwear.

Michaels

Marshalls®

ULTA  
BEAUTY



# Demographics

## Corona, California 3725 Temescal Canyon Rd

5 MILE RADIUS POPULATION		5 MILE BUSINESS SUMMARY		TRAFFIC COUNTS
126,065	0.3%	4,496	36	± 19K
2022 Population	Population Growth '22-'27	Total Businesses	Employee/Residential Population Ratio	Temescal Canyon Rd
\$103K	38,332	41,790	9.8%	± 14K
Average Household Income	Total Households	Total Employees	Companies in Finance, Insurance, Real Estate Industry	Cajalco Road
39,788	35.7	35.1%	21.4%	± 157K
2022 Total Housing Units	Median Age	Companies in the Services Industry	Companies in Retail Trade	I-15 North & South Bound

### CONFIDENTIAL MEMORANDUM & DISCLAIMER

Transwestern and King Realty Advisors, Inc. (collectively, “Agent”) has been engaged as the exclusive agent for the sale of 3725 Temescal Canyon Rd (“Property”), by the owner of the Property (“Seller”). The Property is being offered for sale in an “as-is, where-is” condition and Seller and Agent make no representations or warranties as to the accuracy of the information contained in this Offering Memorandum.

The enclosed materials include highly confidential information and are being furnished solely for the purpose of review by prospective purchasers of the interest described herein. Neither the enclosed materials nor any information contained herein is to be used for any other purpose or made available to any other person without the express written consent of the Seller. Each recipient, as a prerequisite to receiving the enclosed, should be registered with Transwestern as a “Registered Potential Investor” or as “Buyer’s Agent” for an identified “Registered Potential Investor.” The use of this Offering Memorandum and the information provided herein is subject to the terms, provisions and limitations of the confidentiality agreement furnished by Agent prior to delivery of this Offering Memorandum. The enclosed materials are being provided solely to facilitate the prospective investor’s own due diligence for which it shall be fully and solely responsible. The material contained herein is based on information and sources deemed to be reliable, but no representation or warranty, express or implied, is being made by Agent or Seller or any of their respective representatives, affiliates, officers, employees, shareholders, partners and directors, as to the accuracy or completeness of the information contained herein. Without limiting the foregoing, the materials, information and data contained herein may not account for or reflect the situation surrounding COVID-19 and its effect on local economic, demographic and real estate market conditions. Summaries contained herein of any legal or other documents are not intended to be comprehensive statements of the terms of such documents, but rather only outlines of some of the principal provisions contained therein. Neither the Agent or the Seller shall have any liability whatsoever for the accuracy or completeness of the information contained herein or any other written or oral communication or information transmitted or made available or any action taken or decision made by the recipient with respect to the Property. Interested parties are to make their own investigations, projections and conclusions without reliance upon the material contained herein.

Seller reserves the right, at its sole and absolute discretion, to withdraw the Property from being marketed for sale at any time and for any reason. Seller and Agent each expressly reserves the right, at their sole and absolute discretion, to reject any and all expressions of interest or offers regarding the Property and/or to terminate discussions with any entity at any time, with or without notice. This offering is made subject to omissions, correction of errors, change of price or other terms, prior sale or withdrawal from the market without notice. Agent is not authorized to make any representations or agreements on behalf of Seller.

Seller shall have no legal commitment or obligation to any interested party reviewing the enclosed materials, performing additional investigation and/or making an offer to purchase the Property unless and until a binding written agreement for the purchase of the Property has been fully executed, delivered, and approved by Seller and any conditions to Seller’s obligations thereunder have been satisfied or waived.

By taking possession of and reviewing the information contained herein, the recipient agrees that (a) the enclosed materials and their contents are of a highly confidential nature and will be held and treated in the strictest confidence and shall be returned to Agent or Seller promptly upon request; and (b) the recipient shall not contact employees or tenants of the Property directly or indirectly regarding any aspect of the enclosed materials or the Property without the prior written approval of the Seller or Agent; and (c) no portion of the enclosed materials may be copied or otherwise reproduced without the prior written authorization of Seller or Agent or as otherwise provided in the Confidentiality and/or Registration Agreement executed and delivered by the recipient(s) to Agent.



3725 TEMESCAL CANYON RD

TEMESCAL CANYON RD

CAJALCO RD



TRANSWESTERN

REAL ESTATE  
SERVICES

KING REALTY

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