

# LEASE INVESTMENT FOR SALE

146 VIA TREVIZIO AT CORONA COMMONS

146 VIA TREVIZIO, CORONA, CA 92879



**INDUSTRIAL LEASED INVESTMENT FOR SALE AT CORONA COMMONS**



*Presented by:*

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# EXECUTIVE SUMMARY LEASE INVESTMENT FOR SALE

146 VIA TREVIZIO



## OFFERING SUMMARY

PRICE:	\$3,700,000
BUILDING SF:	9,458
PRICE / SF:	\$391.20
CAP RATE:	4.7 %
EFFECTIVE NET NOI:	\$173,504.40
LOT SIZE:	0.66 ACRES
CLEAR HEIGHT:	18'
GRADE DOORS:	2

## PROPERTY OVERVIEW

Associate Broker Robert Mendieta (CA DRE# 01422904) and Keller Williams Commercial are proud to present a leased investment, 146 VIA TREVIZIO in the city of Corona FOR SALE. This unique leased investment opportunity is a one story +/- 9,458 SF (GLA) building that is situated on a +/- 28,750 SF lot, located in the heart of Corona with easy access to CA 91 and I 15 Freeway. This building is fully leased with a four year lease with one 4 (four) year option to renew. It is situated in a M1 Zone for warehouse manufacturing. The ceiling is lined with skylights for natural lighting.

## PROPERTY HIGHLIGHTS

- +/- 9,458 SF (GLA) building
- +/- 28,750 SF lot
- Corona with easy access to CA 91 and I 15 Freeway
- M1 Zone for warehouse manufacturing
- 18' ceilings
- 2 total truck drive ins 10' x 14'
- Warehouse is partially air conditioned
- Skylights
- Tenant has 4 year lease one 4 year option to renew

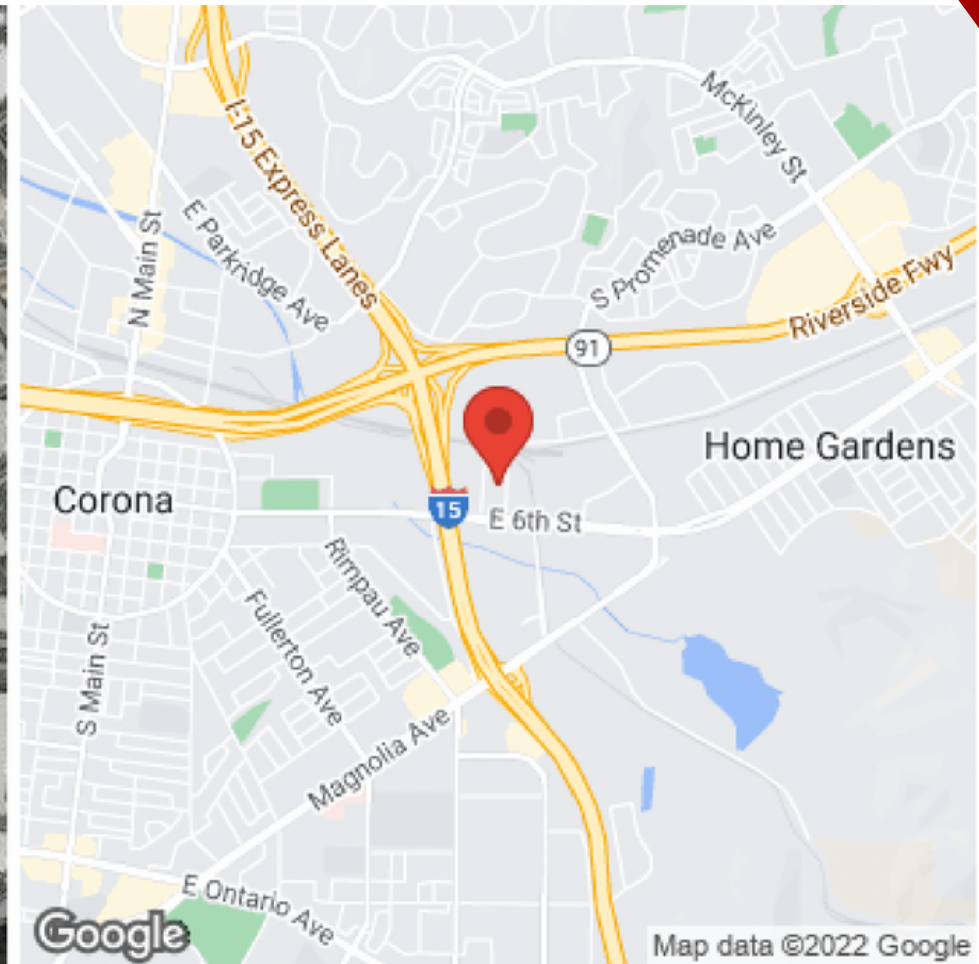


# PROPERTY PHOTOS



# LOCATION OVERVIEW

146 VIA TREVIZIO



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 more than 170,000 residents. The City limits encompass 39.2 square miles. 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. (coronaca.gov)

# 146 VIA TREVIZIO CORONA, CA

## THE OFFERING

146 Via Trevizio is a +/- 9,458 SF Industrial property located in Corona, California and is leased until January 31, 2027 by The Institute of Sports & Education.  
[www.theinstitute corona.com](http://www.theinstitute corona.com).

They are a sports training facility with an emphasis on Baseball and Softball. They offer a training a facility to fit every need from individual lessons, cage rentals and agility space for team practices.

The property offers HVAC in half of the warehouse space, fresh paint & new renovations throughout (in progress).

## INVESTMENT HIGHLIGHTS

- Asking Price is \$3,700,000
- CAP Rate is 4.7% Based on the net effective rental rate
- The Tenant is The Institute of Sports & Education
- Secured by a double deposit
- OPEX of \$.18 PSF is paid by the tenant
- The Lease is personally Guaranteed
- Lease Term is 4 Years (Through 1/31/27)
- Annual Increases of 4%



# RENT SCHEDULE & OPEX

146 VIA TREVIZIO

1st FOUR YEARS	\$/SF	MONTHLY	ANNUAL GROSS/\$
1	1.44	\$ 13,620.00	\$ 163,440.00
2	1.50	\$ 14,164.00	\$169,968.00
3	1.56	\$ 14,730.00	\$ 176,760.00
4	1.62	\$ 15,320.00	\$ 183,840.00
<b>Total Rent - 4 Years</b>			
		<b>Total Lease Value</b>	<b>\$ 694,008.00</b>
Effective Net Rent	\$ 1.53	\$ 14,458.50	\$ 173,502.00

OPEX	
Taxes (2022)	\$ 16, 111.00
Insurance	\$ 2,788.00
Maintenance	\$ 2,000.00
OPEX Annual	\$ 20,899.00
OPEX Monthly	\$ 1,742.00
Total OPEX PSF	\$ 0.18

