

# EXCLUSIVE OFFERING | SHOPPES AT CORONA VISTA

924 & 926 East Ontario Avenue, Corona, CA

Marcus & Millichap

## (2) THREE-TENANT PAD BUILDINGS



**\$6,000,000 (PAD 1)**

**PLUS**

**\$5,000,000 (PAD 2)**

— PADS CAN BE SOLD SEPARATELY —



### PROPERTY HIGHLIGHTS

- Shoppes to open 1st Quarter 2018
- New Construction 100% Leased Center
- Anchored by Smart & Final Extra! – **Just Opened!**
- Long-term NNN leases with attractive rental escalations
- Key In-fill Location on the Main Retail Corridor
- Dense Population: 120,275 (3 Mile) 209,914 (5 Mile)
- (4) Tenants on 10 year, (1) 8 year, (1) 7 year primary terms
- Tenants annual 3% or 10-12% fixed escalations, every five years
- National Retailers include Dunkin Donuts, Jimmy Johns, Supercuts, MOD Pizza, Nothing Bundt Cakes, Ono Hawaiian

**Call Scott: 949.290.8884**

## HOOK RETAIL ADVISORS

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## INVESTMENT HIGHLIGHTS

- All tenants pay Administration Fee + full NNN
- Corona is "Orange County Adjacent" and considered the #1 City in Riverside-San Bernardino-Ontario metropolitan area.
- Three Large High Schools within 1.5 Miles from Property (close to 8,000 students).
- Premium Southern California "Infill" Inland Empire Location.
- Over 29 Million SF Industrial and 3.5 Million SF Office in Corona.
- High Income Neighborhood - \$91,000+ Average Household Income.
- Strategically Located with convenient access to 91 & 15 Freeways and centered within an estimated 12,000 home division.
- Positioned on Ontario Avenue, Corona's premier retail corridor with virtually zero vacancy.

## FINANCIAL OVERVIEW

|                          |  |
|--------------------------|--|
| Price:                   | \$11,000,000   |
| Down Payment:            | \$11,000,000   |
| NOI:                     | \$526,392  |
| Capitalization Rate (s): | 4.67% [Pad 1] / 4.92% [Pad 2]<br>4.785% <b>Overall</b> |
| Building(s) Size:        | 5,600 SF + 5,520 SF                                    |
| Land Size (2 Parcels):   | 78,664 SF  |
| Year Built:              | 1st Qtr. 2018  |

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