

# 1138 E. 6th Street

Corona, California 92879

## Property Highlights:

- Retail / Office Use
- Co-tenancy with The Aquatic Zone
- Convenient freeway access (I-15 & 91 Freeways)
- Prominent signage on 6th Street
- For Sale @ \$2.6M / For Lease @ \$1.10 PSF (MG)

## Property Description

- APN's: 117-333-004, 117-334-004 & 005
- Availability: 7,000 Sq Ft
- Lease Rate: \$1.10 Per Sq Ft (Modified Gross)
- Building Size: 20,031 Sq Ft
- Land Size: 45,492 Sq Ft (Combined)
- Built: 1956 (Renovated 1999)
- Zoning: C3 & R3
- Parking: 51 Spaces (Primary + Additional Lot)

## Traffic Counts:

E. 6th St. @ Gianni Dr. - 27,777 ADV

E. 6th St. @ El Sobrante Rd. - 28,284 ADV



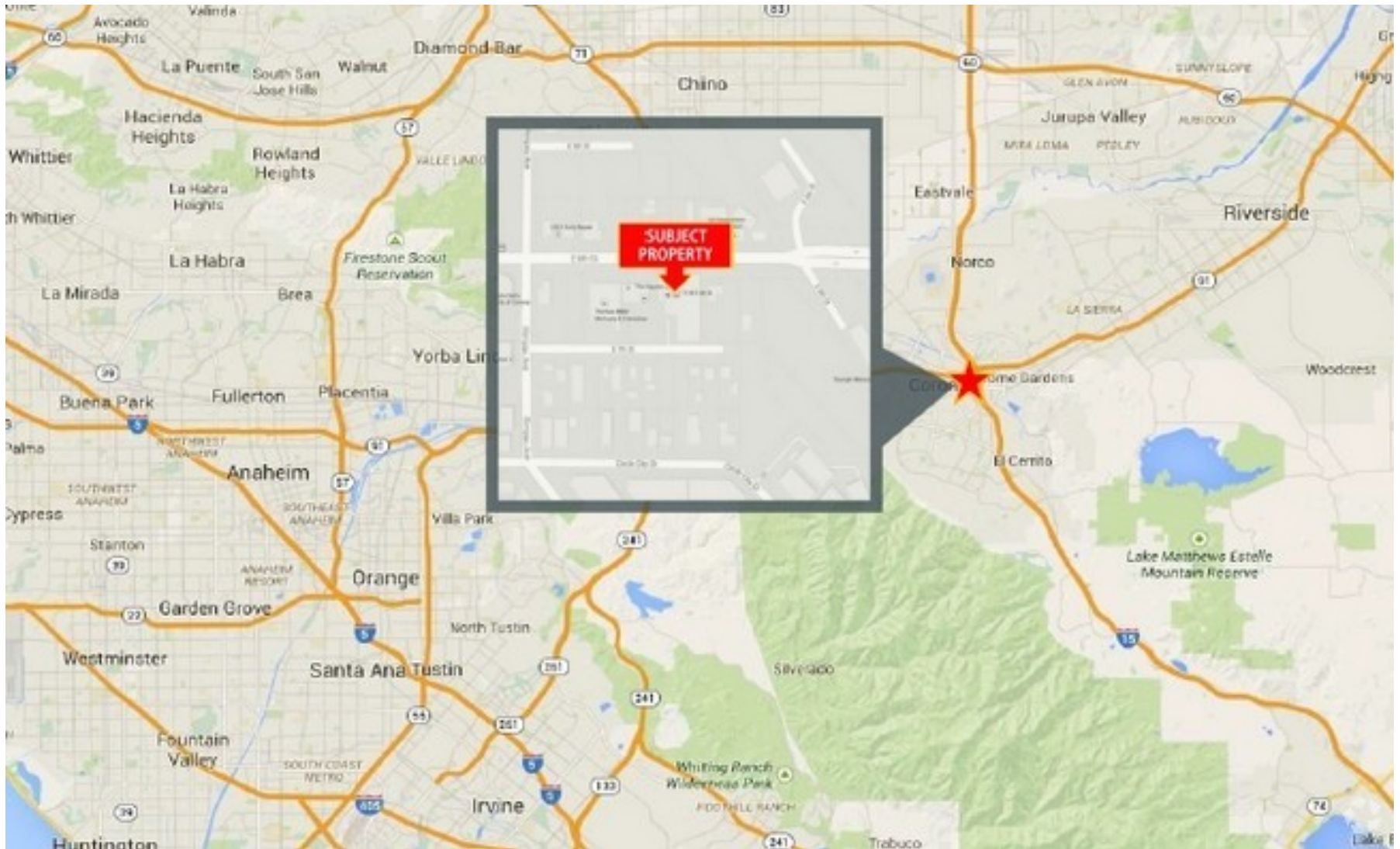


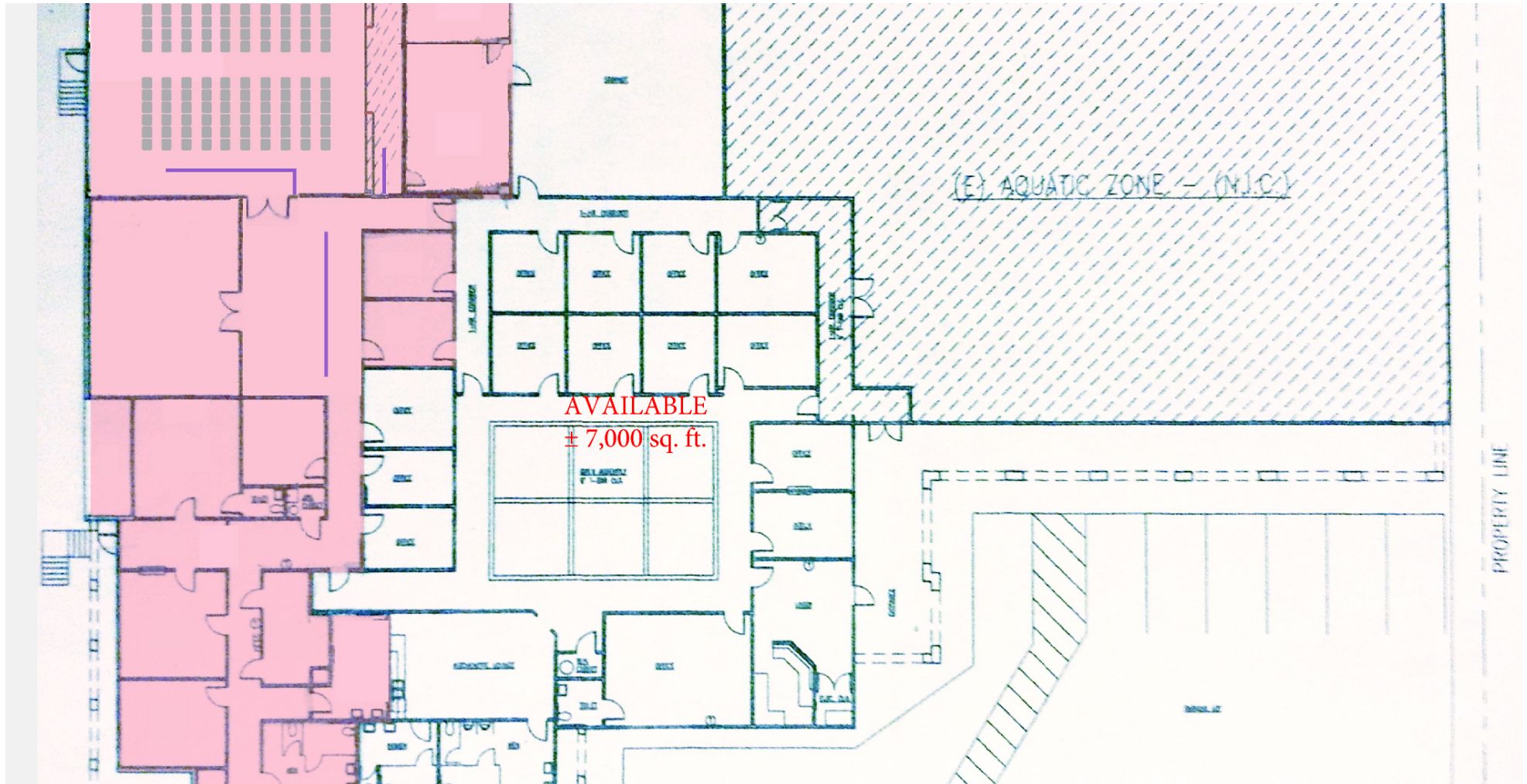


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Population	1 Mile	2 Miles	3 Miles
TOTAL POPULATION	16,055	55,657	125,596
MEDIAN AGE	31.1	32.1	31.9
MEDIAN AGE (MALE)	30.0	30.5	30.7
MEDIAN AGE (FEMALE)	32.6	33.1	32.7

Households & Income	1 Mile	2 Miles	3 Miles
TOTAL HOUSEHOLDS	4,565	16,048	35,884
# OF PERSONS PER HH	3.5	3.5	3.5
AVERAGE HH INCOME	\$58,783	\$77,493	\$82,968
AVERAGE HOUSE VALUE	\$365,941	\$423,187	\$453,036

