

OFFERING MEMORANDUM

# OWNER/USER RESTAURANT BUILDING FOR SALE

1353 W 6TH ST, Corona, CA 92882

Offered At: \$2,750,000





## Presented By



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Progressive Real Estate Partners recognizes the importance of other brokers in the industry that actively represent prospective buyers. It is our policy to cooperate with such brokers. It is our policy to not cooperate with buyers/principals that are also licensed brokers.

Co-operating brokers should contact us directly for fee information.

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Progressive Real Estate Partners in compliance with all applicable fair housing and equal opportunity laws.

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The information provided in this Offering Memorandum is confidential and can only be shared with those advisors that a buyer needs to share such information with in order to make an informed buying decision. All parties receiving this information shall not utilize this information to the detriment of the seller including, but not limited to, utilizing this information to solicit the seller's tenants for relocation to another property or contacting the tenants in any way relative to this property without the seller's prior written approval.

ACTIVE MEMBER OF:



PROUD MEMBER OF:



COMPLETED OVER

1,200+  
SALES/LEASES

TOTAL SALES OVER

\$1.8B+



# AERIAL





# OFFERING SUMMARY

## OWNER/ USER RESTAURANT BUILDING FOR SALE

Discover a **prime owner-user opportunity** at 1353 W. 6th St. in Corona, proudly presented by Progressive Real Estate Partners. This standalone restaurant building has coveted features like an **underground grease interceptor**, a **spacious outdoor patio**, **ample exclusive parking**, **built out bar**, and **generously sized rooms** that hold potential for banquet-type gatherings. **Located in the heart of downtown Corona on 6th St.** the property offers excellent street front visibility and fantastic signage. Plus, the adjacent upcoming Rove Charging Station will feature 40 EV fast charging plugs, ReCharge Market by Gelson's, and a car wash. **Patrons can dine while their cars charge. Seize the chance to be your own landlord. Don't miss this exceptional opportunity!**

## OFFERING SUMMARY

Sale Price:	\$2,750,000
Building Size:	±8,520 SF (Plus large patio)
Lot Size:	±41,817 SF
Price / SF:	\$322.76
APN:	118130030
Zoning:	C-3 (General Commercial)
Parking::	±60 spaces







## DOWNTOWN CORONA RESTAURANT | OWNER USER OPPORTUNITY

- 2nd generation restaurant building available for sale located on 6th St. in Downtown Corona, CA.
- The existing restaurant is operating on a month-to-month basis. Please do not disturb this tenant.
- Here's your chance to become a property owner and free yourself from rent payments.
- The property features highly sought-after attributes such as an underground grease interceptor, a generous outdoor patio, a good-sized private parking lot, a built-out bar, and spacious rooms that can host banquet-style events.
- Average household income of \$124,336 & population of 115,816 within a three-mile radius.
- Several signage opportunities, including an impressive monument sign and building signage.



# INTERIOR PHOTOS



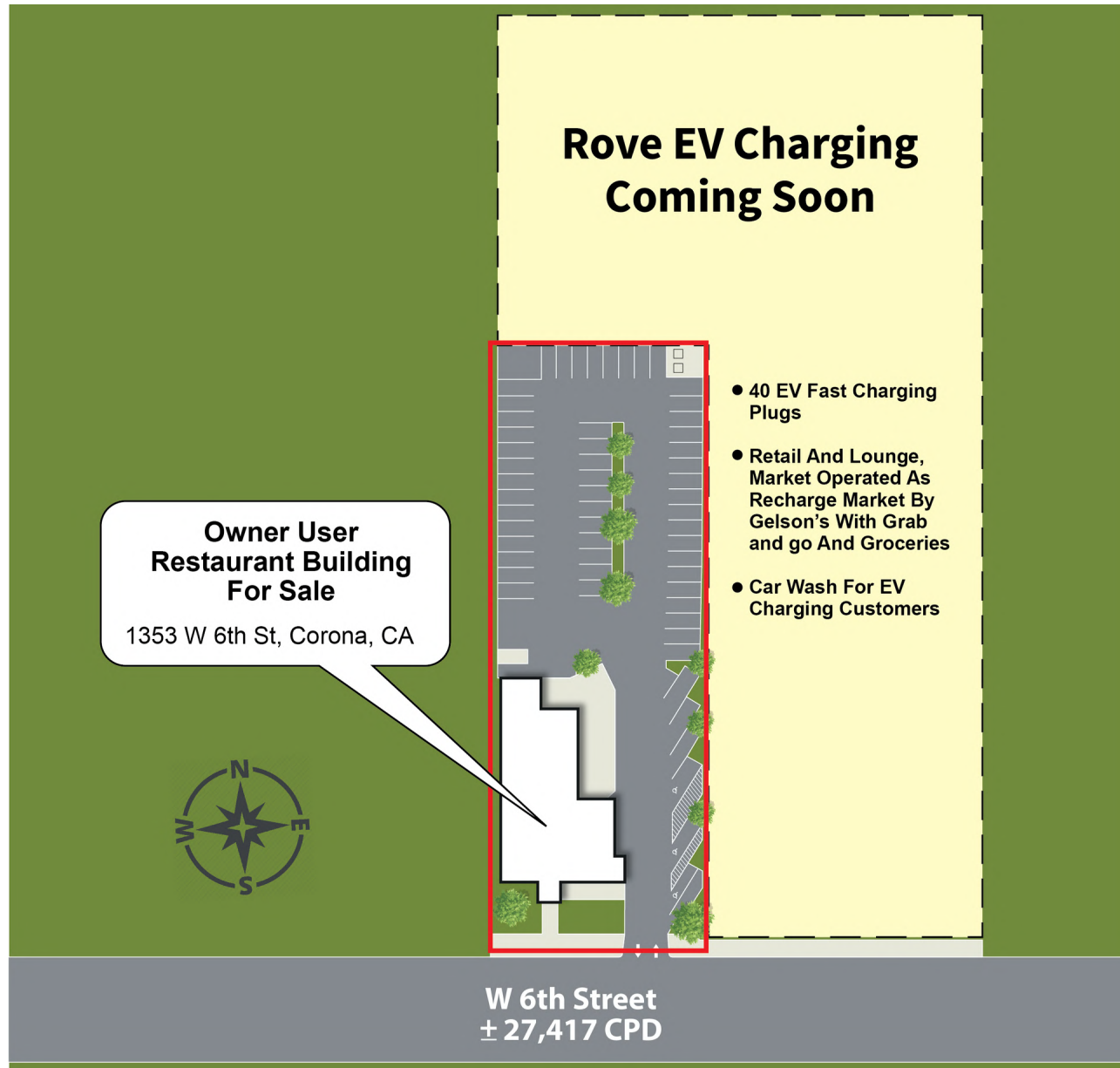


# EXTERIOR & PATIO PHOTOS



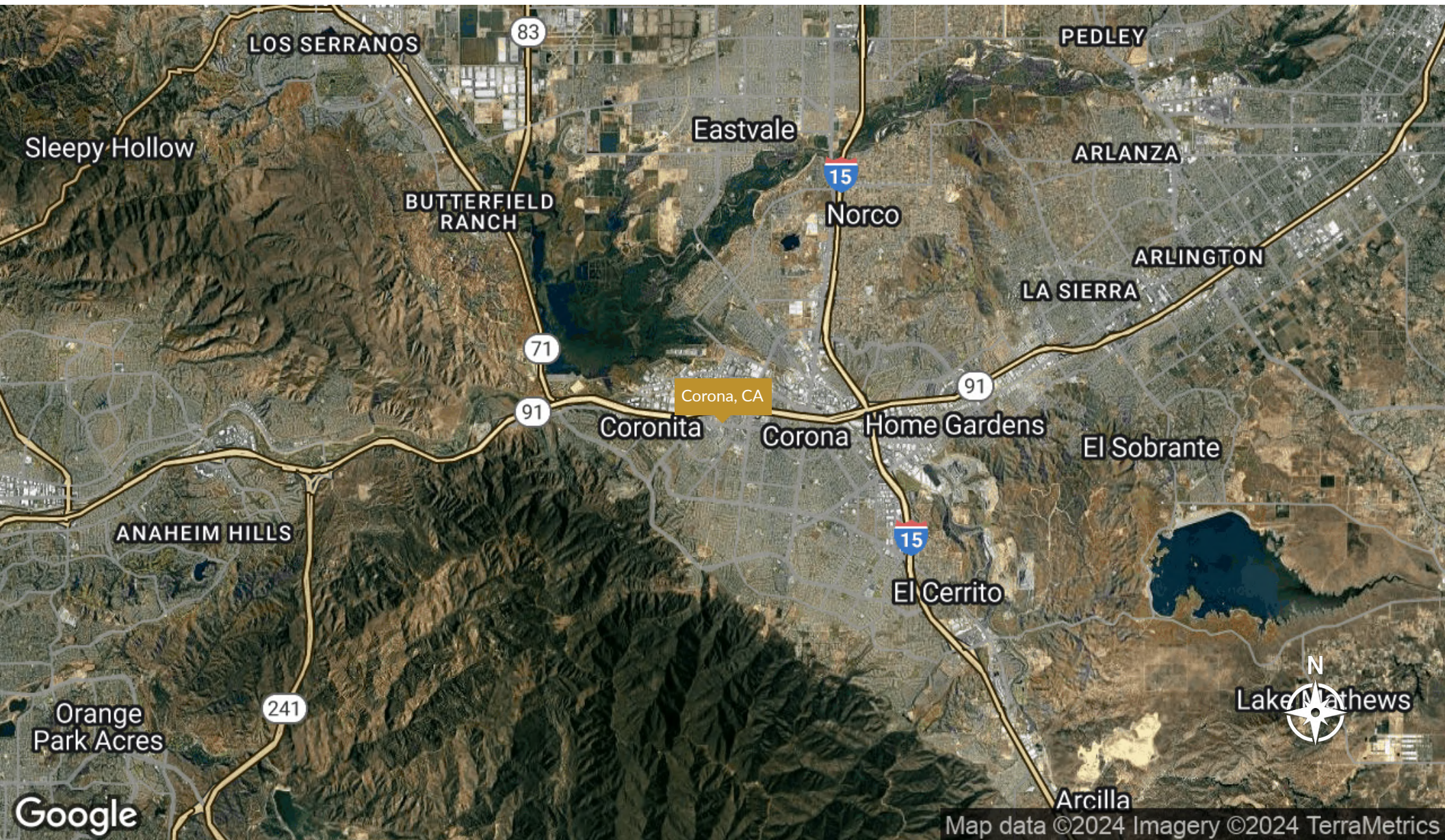


# SITE PLAN





# REGIONAL MAP





# RETAILER & TRAFFIC GENERATOR MAP





# DEMOGRAPHICS

	1 mile	3 mile	5 mile
<b><u>POPULATION</u></b>			
2023 Total Population	22,382	115,816	201,868
2023 Median Age	31.7	35.3	35.4
2023 Total Households	6,630	34,881	60,027
2023 Average Household Size	3.4	3.2	3.3
<b><u>INCOME</u></b>			
2023 Average Household Income	\$89,573	\$124,336	\$138,172
2023 Median Household Income	\$73,979	\$97,877	\$108,720
2023 Per Capita Income	\$26,551	\$38,118	\$48,449
<b><u>BUSINESS SUMMARY</u></b>			
2023 Total Businesses	1,526	5,300	8,034
2023 Total Employees	16,634	55,195	79,237