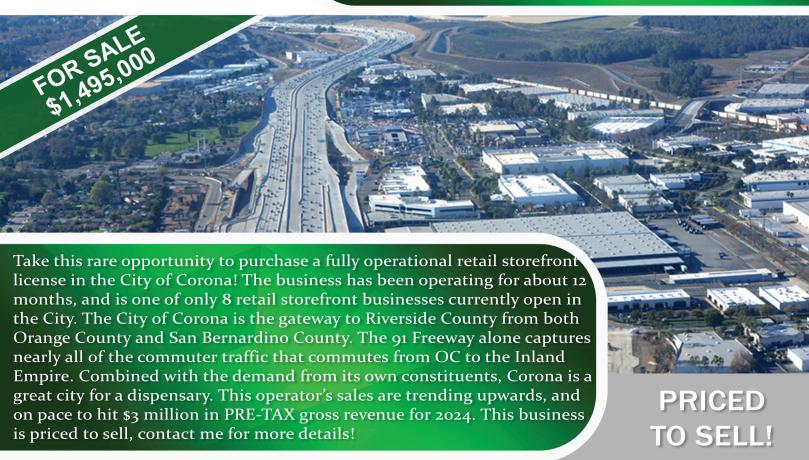


Fully Operational Retail Storefront License City of Corona, CA





HIGHLIGHTS

- **Commuter Traffic:** 300K vehicles per day cross the Riverside Orange County line
- **Population:** 160K approximately
 - Median Income: \$89K approximately
 Building Size: 10,000 SF approximately
- Good Parking: 20 stalls
- Room to Expand: Building also qualifies for non-retail licenses
- Lease Terms: Buyer to sign a new lease
 - Monthly Rate: \$2.50 per SF (\$25,000) + NNN
 - 3% bumps annually
- Term: 5 years w/ 2 options to extend
- Business Sale Price: \$1,495,000

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