

# 1161

CALIFORNIA  
A V E N U E

CORONA, CA



1 Building | 30,484 Square Feet | Warehouse

OFFERING MEMORANDUM

Marcus & Millichap

**EXCLUSIVELY LISTED BY**

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**Marcus & Millichap**

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www.marcusmillichap.com



## INVESTMENT SUMMARY

Marcus & Millichap is pleased to present the exclusive opportunity to acquire 1161 California Avenue in Corona, California. This offering, totaling 30,484 square feet on 1.48 acres of land, represents a rare chance for an owner-user to secure a high-profile industrial facility featuring approximately 6,500 square feet of FDA-approved laboratory space and an additional 2,166 square feet of office, providing immediate functionality for highly regulated operations. The property is well-equipped with three dock-high doors, three ground-level doors, 23-foot clear heights, and 800 amps of 277/480-volt power (verify), supporting a wide range of uses including distribution, manufacturing, and R&D. The site is further enhanced by a large, gated yard area and 62 on-site parking stalls, providing flexibility for both employees and operational needs. Strategically located with excellent freeway access, the property offers strong regional connectivity, making it an ideal solution for users seeking a mission-critical facility in a highly functional and accessible industrial location.

**OFFERING OVERVIEW**

<b>Address</b>	1161 California Avenue, Corona, CA 92881	<b>GL/DH Doors</b>	3 GL (14'H x 12'W) & 3 DH (10'H x 9'W)
<b>Purchase Price</b>	<b>\$9,754,880 (\$320 PSF)</b>	<b>Clear Height</b>	23'
<b>Total Rentable Building Area</b>	30,484 SF	<b>Power</b>	800 Amps; 277/480v, 3p, 4w (Verify)
<b>Office Area</b>	2,166 SF (7.1%)	<b>Parking</b>	2.03 per 1,000 (62 stalls)
<b>FDA Approved Lab Area</b>	6,500 SF (21.3%)	<b>Year Built/Renovated</b>	1990 / 2021
<b>Warehouse Area</b>	21,818 SF (71.5%)	<b>County</b>	Riverside
<b>Land Area</b>	64,468 SF (1.48 Acres)	<b>APN</b>	107-160-050
<b>Stories</b>	1-2	<b>Zoning</b>	M4 (Light industrial)
<b>Number of Buildings</b>	1	<b>Construction</b>	Concrete Tilt-Up
		<b>HVAC</b>	Rooftop Units





# INVESTMENT HIGHLIGHTS



## FULLY BUILT-OUT FDA-APPROVED LAB & R&D FACILITY

Rare opportunity to acquire a turnkey industrial asset with ±6,500 SF of FDA-approved laboratory space and ±2,166 SF of office, providing immediate functionality for life science, pharmaceutical, and advanced manufacturing users.



## HIGHLY FUNCTIONAL INDUSTRIAL INFRASTRUCTURE

Well-equipped with 23' clear heights, three dock-high doors, three ground-level doors, and 800 amps of 277/480V power (verify), supporting a wide range of uses including manufacturing, R&D, and distribution.



## SECURED SITE WITH STRONG ACCESSIBILITY

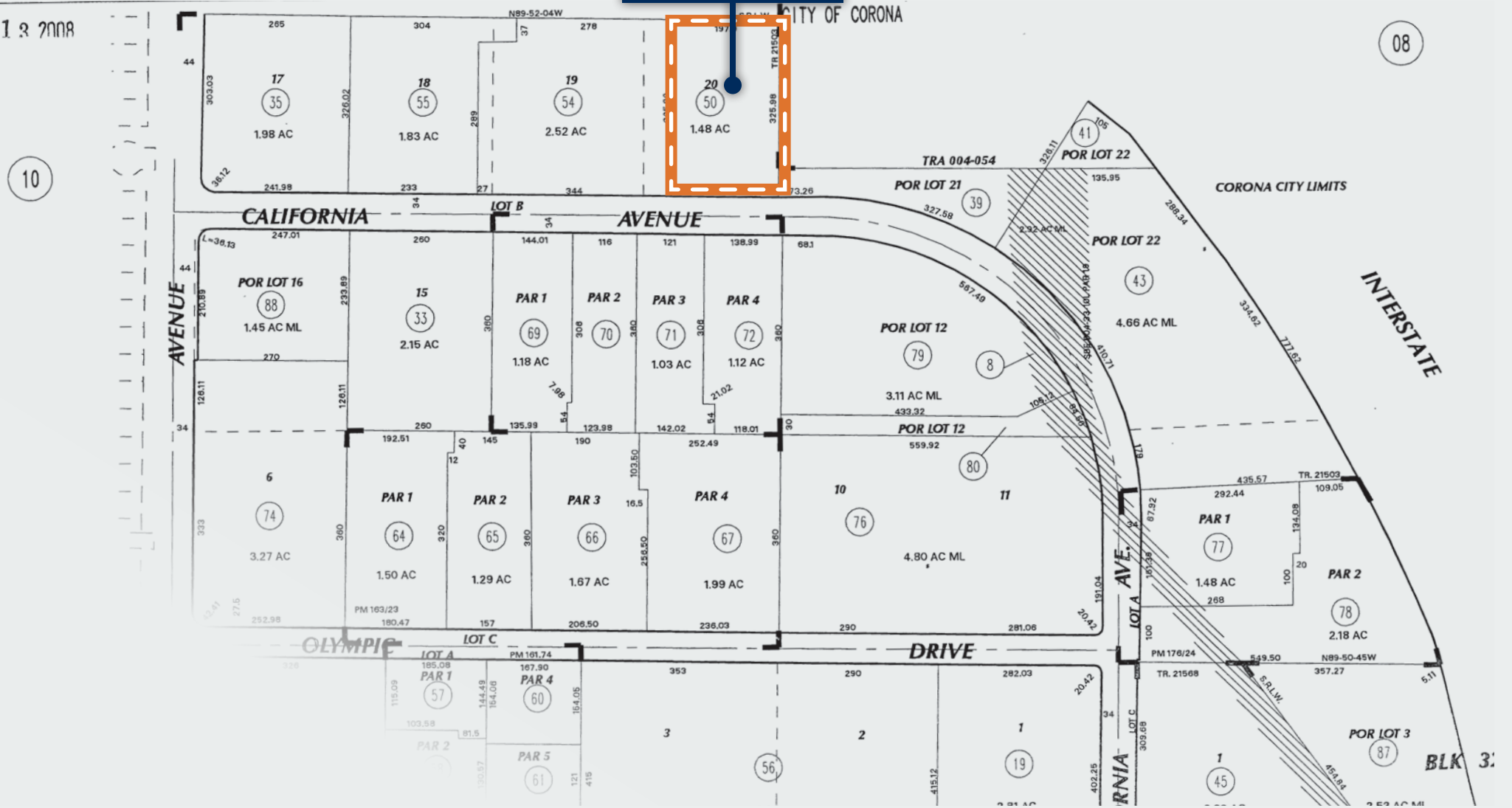
Features a large, gated yard and 62 on-site parking stalls, combined with excellent freeway access, offering efficient operations and strong regional connectivity for owner-users and tenants alike.







# 1161 CALIFORNIA AVENUE CORONA, CA



# SALES COMPARABLES

Weighted Average Price Per BSF	\$326
Weighted Average Price Per LSF	\$133



**2900 PALISADES AVE**

City	Corona
Purchase Price	\$8,475,000
Price / BSF	\$327
BSF	25,921 SF
Price/LSF	\$99
LSF	85,378 SF
Year Built	2005
Date Closed	Aug 28, 2025



**1220 GRAPHITE DR**

City	Corona
Purchase Price	\$6,400,000
Price / BSF	\$372
BSF	17,192 SF
Price/LSF	\$146
LSF	43,560 SF
Year Built	2001
Date Closed	Jun 9, 2025



**180 VANDER ST**

City	Corona
Purchase Price	\$4,650,000
Price / BSF	\$301
BSF	15,437 SF
Price/LSF	\$118
LSF	39,204 SF
Year Built	1982
Date Closed	Aug 1, 2025



**1925 ELISE CIR- BLDG B**

City	Corona
Purchase Price	\$7,620,000
Price / BSF	\$300
BSF	25,400 SF
Price/LSF	\$129
LSF	58,806 SF
Year Built	1989
Date Closed	Jun 16, 2025



**1026 RAILROAD ST**

City	Corona
Purchase Price	\$5,672,135
Price / BSF	\$332
BSF	17,081 SF
Price/LSF	\$109
LSF	51,836 SF
Year Built	2006
Date Closed	Sep 25, 2024



**215 JASON CT**

City	Corona
Purchase Price	\$6,909,500
Price / BSF	\$322
BSF	21,424 SF
Price/LSF	\$146
LSF	47,045 SF
Year Built	1998
Date Closed	Jun 11, 2024



**149 VIA TREVIZIO**

City	Corona
Purchase Price	\$7,968,030
Price / BSF	\$332
BSF	23,964 SF
Price/LSF	\$171
LSF	46,609 SF
Year Built	2005
Date Closed	Apr 29, 2024



**1141 CALIFORNIA AVE**

City	Corona
Purchase Price	\$15,955,520
Price / BSF	\$320
BSF	49,861 SF
Price/LSF	\$145
LSF	109,771 SF
Year Built	1988
Date Closed	Mar 25, 2024



# MARKET OVERVIEW

Known as the *Inland Empire*, the *Riverside-San Bernardino* metro is a 28,000-square-mile region in Southern California, encompassing San Bernardino and Riverside counties. The metro contains a population of 4.7 million. The largest city is Riverside, with roughly 319,000 residents, followed by San Bernardino and Fontana, with more than 200,000 people each. Valleys in the southwestern portion of the region that are adjacent to Los Angeles, Orange County and San Diego County are the most populous in the metro.

These areas about the San Bernardino and San Jacinto mountains, behind which lies the high-desert area of Victorville/Barstow to the north, and the low-desert Coachella Valley — home of Palm Springs — to the east. Abundant land and proximity to the Los Angeles metro have led the area formerly known as the Orange Empire to transition from an agricultural economy into a manufacturing and logistics hub in the last 70 years.

## SAN BERNARDINO AND RIVERSIDE COUNTY MARKET STATISTICS

**4.7M**  
POPULATION

**319,000**  
RESIDENTS  
*CITY OF RIVERSIDE*

**1.5M**  
HOUSEHOLDS

**36 YR**  
MEDIAN AGE

**\$89,900**  
MEDIAN  
FAMILY INCOME

# KEY MARKET DRIVERS

- Intermodal infrastructure supports the industrial sector. Ontario International is the major cargo airport, with Union Pacific and BNSF operating rail facilities in Fontana and San Bernardino. Another rail facility has been proposed by BNSF in Barstow.
- The metro's standing as a logistics hub requires many Fortune 500 companies to have massive distribution centers and warehouses in the area, such as Amazon and J.B. Hunt.
- East of Riverside and San Bernardino, communities in the Coachella Valley serve as tourist destinations and support employment in the hospitality sector.



## CORONA, CALIFORNIA DEMOGRAPHICS - AT A GLANCE

	1-mile	3-mile	5-mile
Average Household Income	\$99,844	\$126,539	\$132,174
Total Population 2025 Est.	12,126	118,178	226,068
Median Age	36	36.5	37.3
Bachelor's Degree or Higher	18%	24%	25%
Median Home Value	\$675,139	\$721,843	\$723,355



**OVER 118,178 PEOPLE IN A 3-MILE RADIUS AND AN ASTOUNDING 226,068 IN A 5-MILE RADIUS!**

**1161**  
CALIFORNIA  
AVENUE  
CORONA, CA

Probo  
MEDICAL

CALIFORNIA AVENUE

**1161**

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A V E N U E**

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