

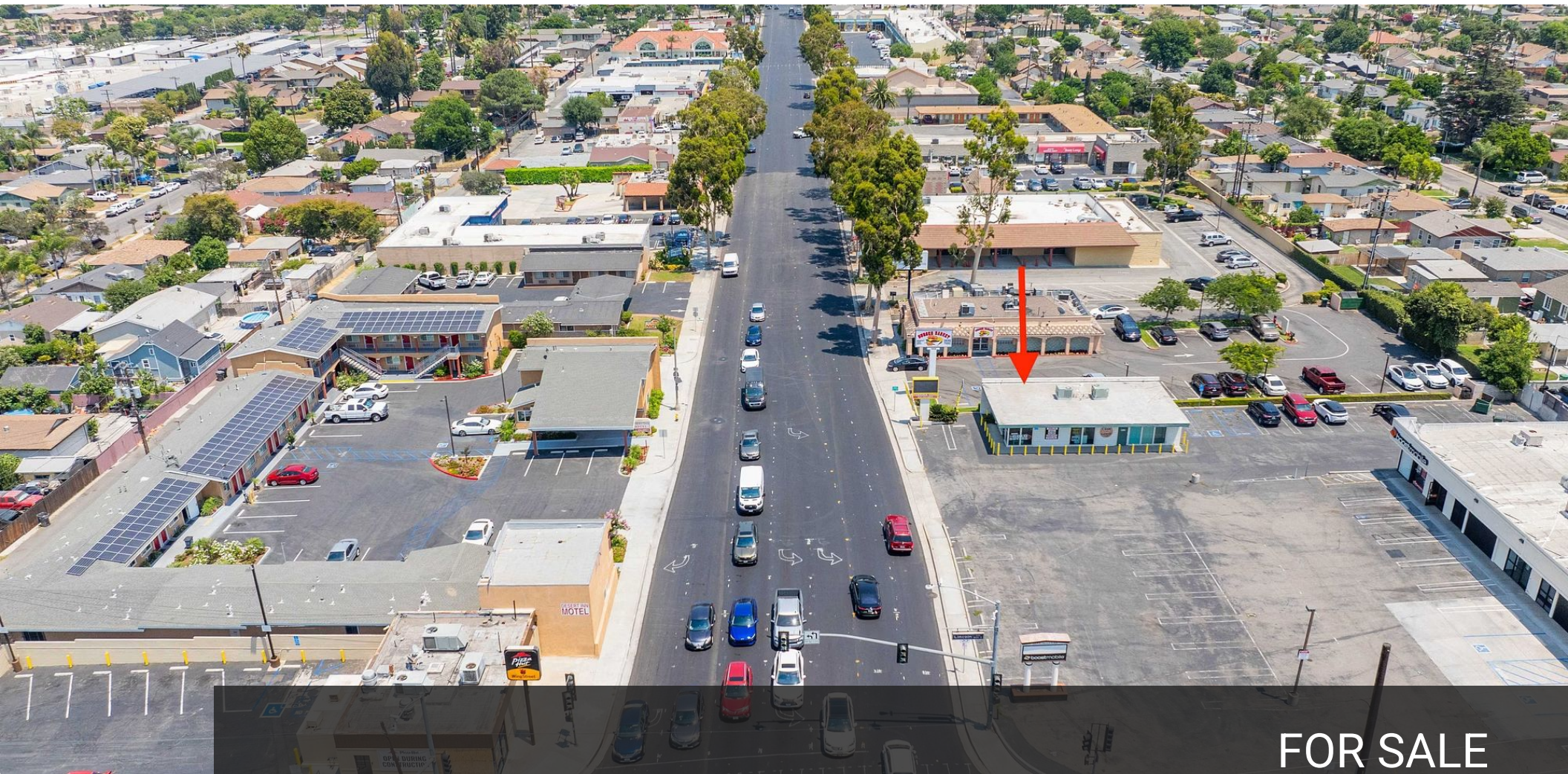
FREESTANDING RETAIL BUILDING FOR SALE

1066 W 6TH STREET

1066 WEST 6TH STREET, CORONA, CA 92882

KW COMMERCIAL

Keller Williams SD Mero



FOR SALE

KELLER WILLIAMS SD METRO

DRE # 1295699



Each Office Independently Owned and Operated

PRESENTED BY:

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1066 WEST 6TH STREET



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LOCATION & HIGHLIGHTS

1066 WEST 6TH STREET



LOCATION INFORMATION

Building Name:	1066 W 6th Street
Street Address:	1066 West 6th Street
City, State, Zip:	Corona, CA 92882
County:	Riverside
Sub-market:	City of Riverside
Zoning:	C-3

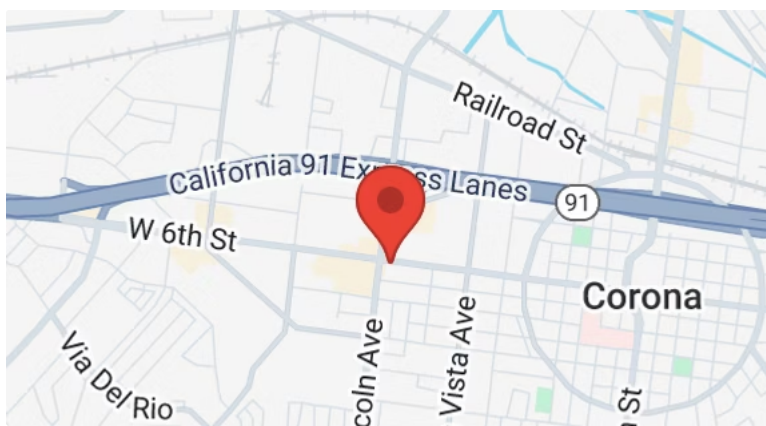


LOCATION OVERVIEW

LOCATION! LOCATION! LOCATION! Commercial Building for Sale: Prime Corner Location at 6th Street and Lincoln, Building sqft: approximately 1,330. Lot Size: 9,583 sqft, Building Use: Office Building, Retail, Built in 1966. Zoning: GC (General Commercial), General Plan: MU 1 (Mixed-Use 1), Existing Land Use: Commercial, Plan Area: Downtown Revitalization. Property Highlights: Strategic Location: Situated at the bustling corner of 6th Street and Lincoln, this property boasts high visibility and foot traffic, making it ideal for businesses seeking maximum exposure. Development Potential: Located within the Downtown Revitalization Plan Area, this property presents a unique opportunity for investors and developers to contribute to and benefit from the area's growth. This commercial property is perfect for investors looking to capitalize on the ongoing downtown revitalization efforts. Its prime location, ample lot size, dual street entrances, and versatile zoning make it an excellent choice for businesses, whether you're looking to establish a new office or retail space.

PROPERTY HIGHLIGHTS

- Strategic Location: High visibility and foot traffic at 6th Street and Lincoln revitalization efforts
- Development Potential: Located in the Downtown Revitalization Plan Area, offering opportunities for investors and developers
- Investment Opportunity: Ideal for those looking to benefit from downtown
- Prime Features: Ample lot size, dual street entrances, versatile zoning suitable for office or retail space



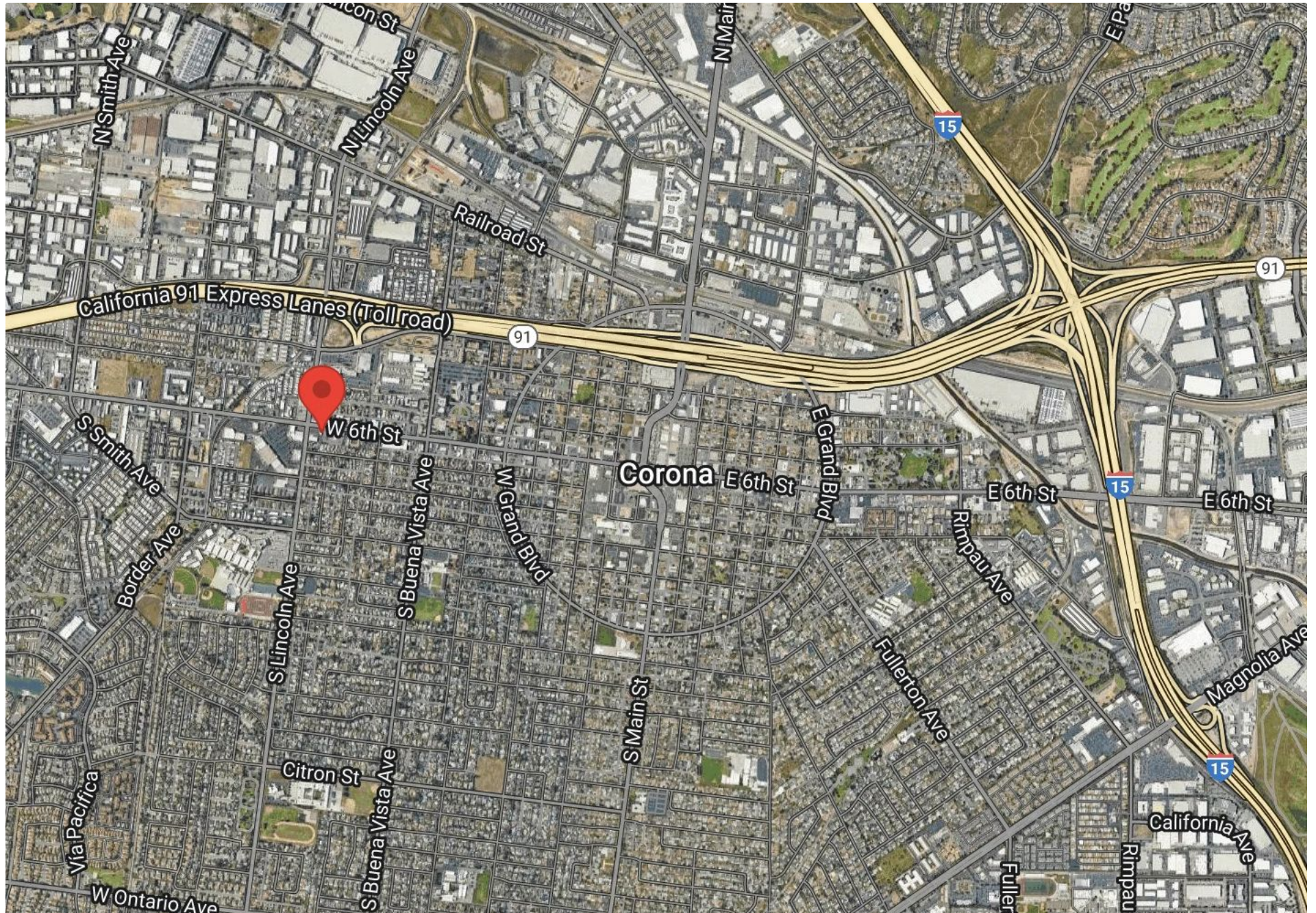
PROPERTY PHOTOS

1066 WEST 6TH STREET



AERIAL MAP

1066 WEST 6TH STREET



BIO

1066 WEST 6TH STREET



KIM CONWAY



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Kim is a seasoned real estate professional with eight years of experience, dedicated to ensuring that clients feel supported and well-informed throughout every step of their real estate journey. Known for exceptional communication skills and a personalized approach, Kim prioritizes building relationships founded on trust and mutual respect.

Recognizing the importance of responsiveness, Kim makes every effort to be readily available, working diligently to meet clients' needs. With access to a trusted network of vendors, Kim is well-equipped to handle any real estate-related task. In instances where immediate answers are unavailable, transparency and integrity remain at the forefront, with a commitment to finding accurate solutions.

Beyond real estate, Kim is deeply passionate about animal rescue, reflecting a broader dedication to helping others. Whether it involves finding forever homes for pets or negotiating favorable terms for a client's property, Kim approaches each situation with care and professionalism, striving to deliver seamless and rewarding experiences.

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Nikki Francis is Managing Director of KW Commercial San Diego, bringing 14 years of real estate experience and more than 40 years of business experience in the San Diego market. A San Diego native with deep roots in the local business community, Nikki combines commercial real estate expertise with decades of experience in business development, operations, construction, and executive leadership.

Known for her strategic approach and strong negotiation skills, Nikki works with business owners, investors, property owners, and entrepreneurs to navigate complex real estate decisions. Her experience spans commercial sales and leasing, investment properties, medical and professional office, industrial, land, multifamily, restaurants, and business transactions. She is particularly skilled at looking beyond the immediate transaction to understand how a property fits into a client's broader business or investment strategy.

Nikki believes exceptional representation requires more than finding a property or negotiating a price. It requires understanding the market, recognizing opportunities others may overlook, anticipating potential obstacles, and protecting her clients throughout the transaction. Her extensive San Diego relationships and long-standing business connections provide an added advantage when identifying opportunities and assembling the right resources to get a deal accomplished.

Above all, Nikki approaches every assignment as an advisor and advocate. Whether helping a business owner secure the right location, positioning a property for sale, or assisting an investor in building long-term wealth, her goal is to provide knowledgeable, responsive and results-driven representation while developing relationships that extend well beyond the closing.