



OFFERING MEMORANDUM
RGF ENTERPRISES BUILDING
220 CITATION CIR | CORONA, CA 92878

Exclusively Marketed By:

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MIG **MATYSEK INVESTMENT GROUP**
COMMERCIAL REAL ESTATE ADVISORS

EXECUTIVE SUMMARY

INVESTMENT SUMMARY

Property Address 220 Citation Cir
Corona, CA 92878

Property Type Industrial

Price \$9,000,000

Building Size 13,964 SF

Land Size 38,085 SF

Year Built / Renovated 1999

APN 101-370-008

INVESTMENT HIGHLIGHTS

- Rare opportunity: Acquire a warehouse and equipment from a business with high barriers to entry. The permits required and machinery is complicated and difficult to reproduce.
- 14,000 SF Facility specializing in advanced coatings and protective solutions.
- Significant Equipment Value Included: All machinery and equipment are included in the sale, with the Seller estimating total value at approximately \$3 million
- Existing Customer Contracts in Place: Seller still has contracts with customers if a new Buyer wants to take over the business.





AREA OVERVIEW

Corona, CA

Corona is a city in northwestern Riverside County, California, United States, directly bordering Orange and San Bernardino counties. Its current mayor is Jim Steiner. The city had a population of 157,136, up from 152,374 at the 2010 census. Corona is surrounded by Riverside to the east, Norco to the north and northeast, Yorba Linda to the northwest, Cleveland National Forest and the Santa Ana Mountains to the west, southwest, and south. Several unincorporated communities are along the rest of the city's borders. Downtown Corona is approximately 48 miles southeast of Downtown Los Angeles and 95 miles north-northwest of San Diego.

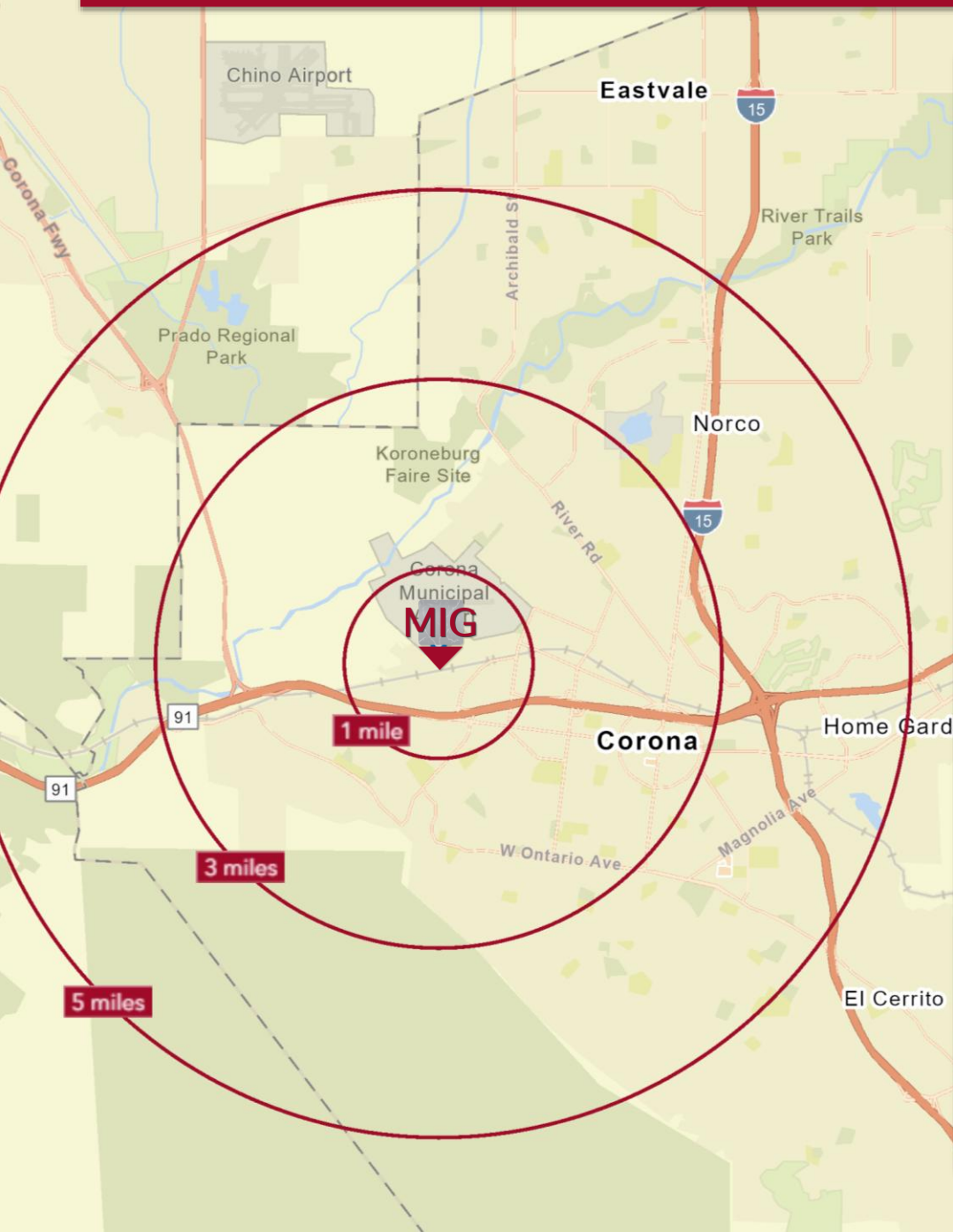
The census reported that Corona had a population of 157,136. The population density was 3,934.2 inhabitants per square mile. The racial makeup of Corona was 40.1% White, 5.5% African American, 1.5% Native American, 12.0% Asian, 0.4% Pacific Islander, 23.0% from other races, and 17.3% from two or more races. Hispanic or Latino of any race were 46.5% of the population.

The census reported that 99.3% of the population lived in households, 0.3% lived in non-institutionalized group quarters, and 0.3% were institutionalized.





DEMOGRAPHICS



	1 Mile	3 Miles	5 Miles
Population			
2025 Population	4,212	81,556	192,250
2030 Population	4,302	81,369	192,815
2020-2025 Annual Rate	0.29%	-0.35%	-0.07%
2025-2030 Annual Rate	0.42%	-0.05%	0.06%
2020 Male Population	50.6%	49.8%	50.1%
2025 Male Population	51.4%	50.3%	50.6%
2025 Female Population	48.6%	49.7%	49.4%
2025 Median Age	34.0	36.4	37.0
Median Age			
The median age in this area is 37.0, compared to U.S. median age of 39.6.			
Race and Ethnicity			
2025 White Alone	30.0%	34.8%	35.3%
2025 Black Alone	2.6%	4.4%	6.3%
2025 American Indian/Alaska Native Alone	2.8%	1.9%	1.5%
2025 Asian Alone	3.6%	8.8%	14.3%
2025 Pacific Islander Alone	0.4%	0.4%	0.3%
2025 Other Race	42.1%	31.1%	24.9%
2025 Two or More Races	18.6%	18.7%	17.4%
2025 Hispanic Origin (Any Race)	72.0%	57.5%	48.4%
Median Household Income			
2025 Median Household Income	\$83,293	\$102,087	\$111,643
2030 Median Household Income	\$92,828	\$110,952	\$122,911
2025-2030 Annual Rate	2.19%	1.68%	1.94%
Average Household Income			
2025 Average Household Income	\$101,111	\$122,771	\$136,770
2030 Average Household Income	\$113,447	\$134,130	\$148,640
2025-2030 Annual Rate	2.33%	1.79%	1.68%
Data for all businesses in area			
Total Businesses:	862	3,915	7,598
Total Employees:	10,084	38,311	75,364
Total Population:	4,212	81,556	192,250

CONFIDENTIALITY AGREEMENT & DISCLOSURE

This Offering Memorandum is confidential and is furnished to Prospective purchasers of the Property described herein subject to the terms of the Confidentiality Agreement previously provided to and executed by such prospective purchasers. This Memorandum is intended solely to assist prospective purchasers in their evaluation of the Property and their consideration of whether to purchase the Property. It is not to be used for any other purpose or made available to any other person without the prior written consent of the Seller of the Property.

This Memorandum was prepared on the basis of information available to the Seller and to Matysek Investment Group, the Seller's exclusive agent in connection with the sale of the Property. This Memorandum Contains pertinent information about the Property and the surrounding area but it does not contain all the information necessary for a complete evaluation of the Property. The projected cash flow and other financial information contained herein are for reference only.

Although the information contained in this Memorandum is believed to be accurate and reliable, neither the Seller nor its agent guarantees its accuracy or completeness. Because of the foregoing and because the Property will be sold on an "as is" basis, prospective purchasers should make their own independent assessments, investigations, and projections regarding the Property. Although additional material, which may include engineering, environmental or other reports, may

be provided to certain prospective purchasers as appropriate, such parties should confer with their own engineering and environmental experts, counsel, accountants, and other advisors.

The Seller expressly reserves the right, in its sole discretion, to reject any offer to purchase the Property or to terminate any negotiations with any party at any time, with or without notice. The Seller shall have no legal commitment or obligation to any prospective purchaser unless and until a written Purchase and Sale Agreement has been fully executed and delivered and any and all conditions to the Seller's obligations there under have been fully satisfied or waived.

The Seller is responsible for any commission due Matysek Investment Group in connection with a sale of the Property. The Seller shall not be responsible for any commission claimed by any other agent or broker in connection with a sale of the Property. No other person, including Matysek Investment Group, is authorized to make any representation agreement on behalf of the Seller. This Memorandum remains the Property of the Seller and Matysek Investment Group and may be used only by parties approved by the Seller and Matysek Investment Group. No portion of this Memorandum may be copied or otherwise reproduced or disclosed to anyone except as provided herein and as permitted by the express terms of the Confidentiality Agreement.

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ENTERPRISES, INC.
MILITARY, OFFSHORE AND SPECIALTY
AEROSPACE QUALITY COATINGS