

FOR SALE

2.71-Acres Commercial/Residential
Development Opportunity

1508 Taber Street | Corona, CA 92881



SITE

EXCLUSIVELY
LISTED BY

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NAI Capital
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

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PROPERTY OVERVIEW

COMMERCIAL/RESIDENTIAL DEVELOPMENT OPPORTUNITY

1508 Taber Street presents a rare opportunity to acquire approximately 2.71 acres of infill land within the City of Corona, one of Southern California's fastest-growing commercial/residential markets. Situated along the Interstate 15 corridor and surrounded by established residential neighborhoods, schools, senior housing, retail amenities, and employment centers, the Property is strategically positioned for commercial or residential redevelopment.

According to correspondence from the City of Corona Planning Division, the Property's C-2 (Restricted Commercial) zoning designation permits residential development subject to compliance with applicable municipal standards and Assembly Bill 2011. The City's General Plan designates the site as General Commercial (GC), which provides for residential densities ranging from 36 to 60 dwelling units per acre.

Based upon the site's approximately 2.71-acre size, the General Plan density range suggests a potential development capacity of approximately 98 to 163 residential units, subject to site planning, affordability requirements, parking, labor standards, environmental review, and City approval of all required development plans.

California's ongoing housing shortage, coupled with recent state legislation encouraging residential development on qualifying commercial sites, has created increasing demand for well-located infill properties capable of supporting higher-density residential projects. 1508 Taber Street offers developers the opportunity to capitalize on these market dynamics within an established neighborhood environment served by existing infrastructure and convenient regional transportation access.

The combination of freeway accessibility, surrounding amenities, residential demand, and a City-identified residential density range of 36 to 60 dwelling units per acre positions the Property as a compelling multifamily development opportunity within the Inland Empire.



Sale Price: \$4,950,000



15 Freeway Frontage



170,000 Traffic Counts (15) South



Residential Potential Through AB2011



Current Zoning C-2 Restricted Commercial



Adjacent to 135 Unit Senior Living Facility

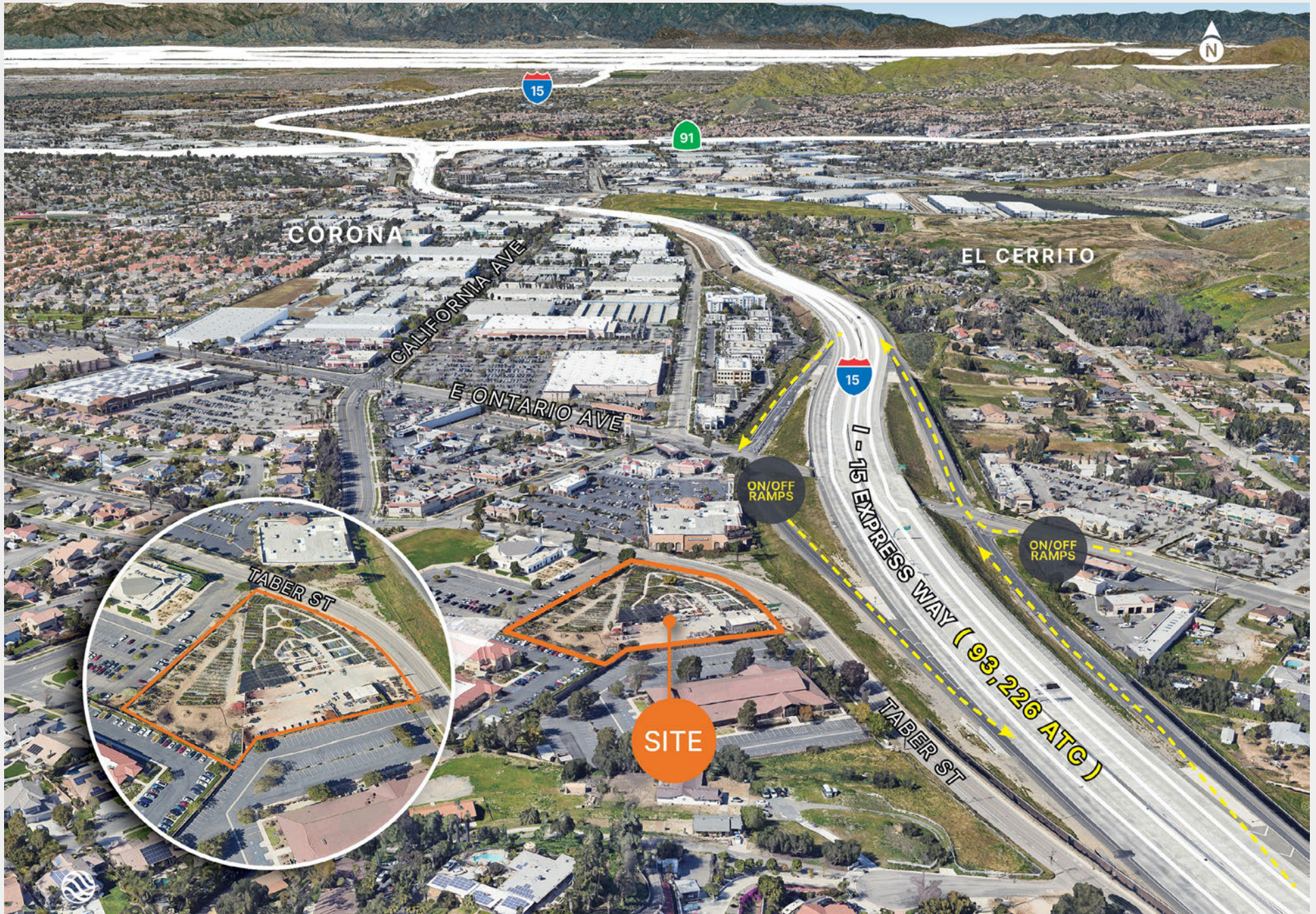


Direct Neighbors to LDS Church & Church of the Nazarene

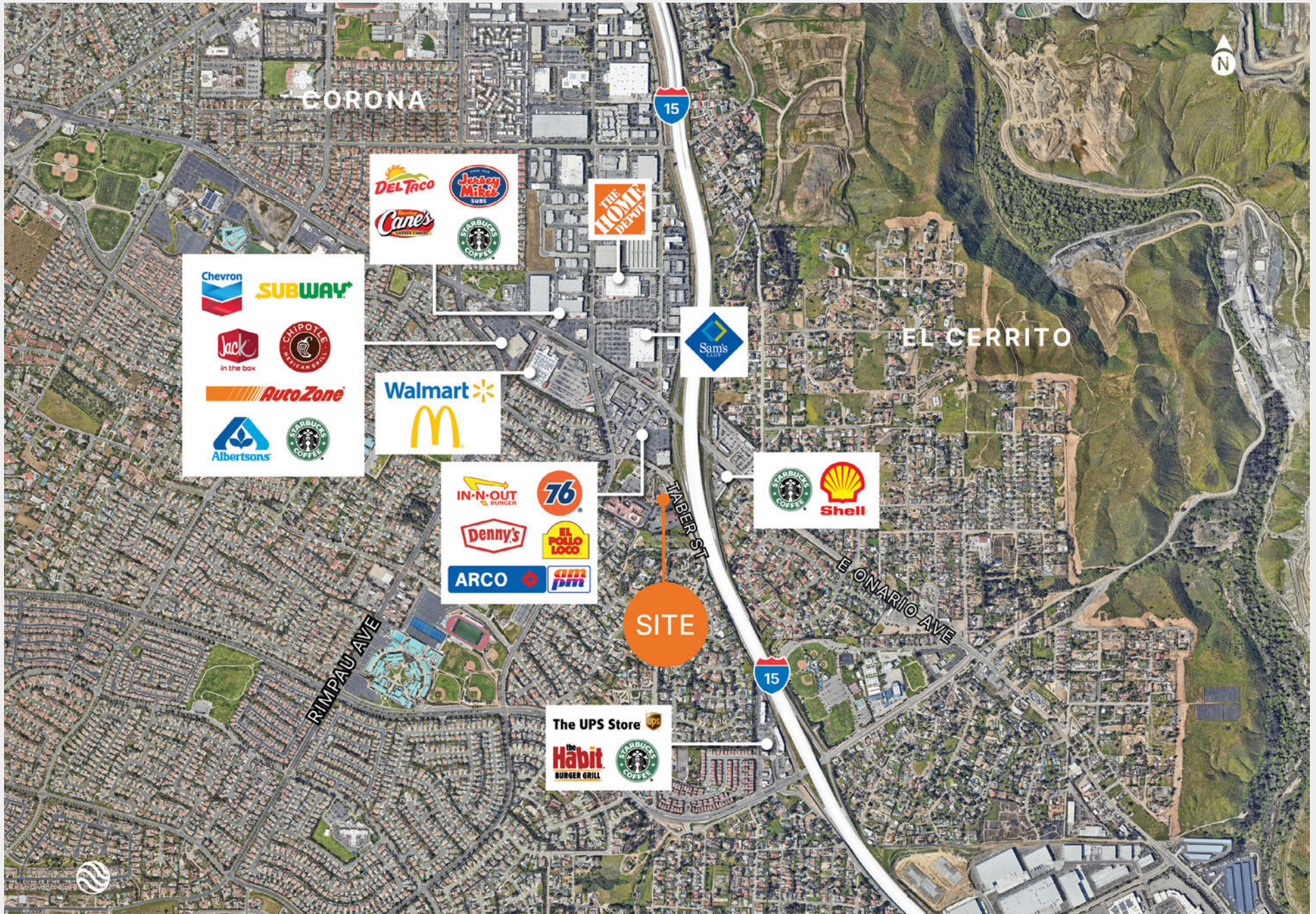


Major Retailers Include Home Depot, Walmart and Sam's Club Nearby

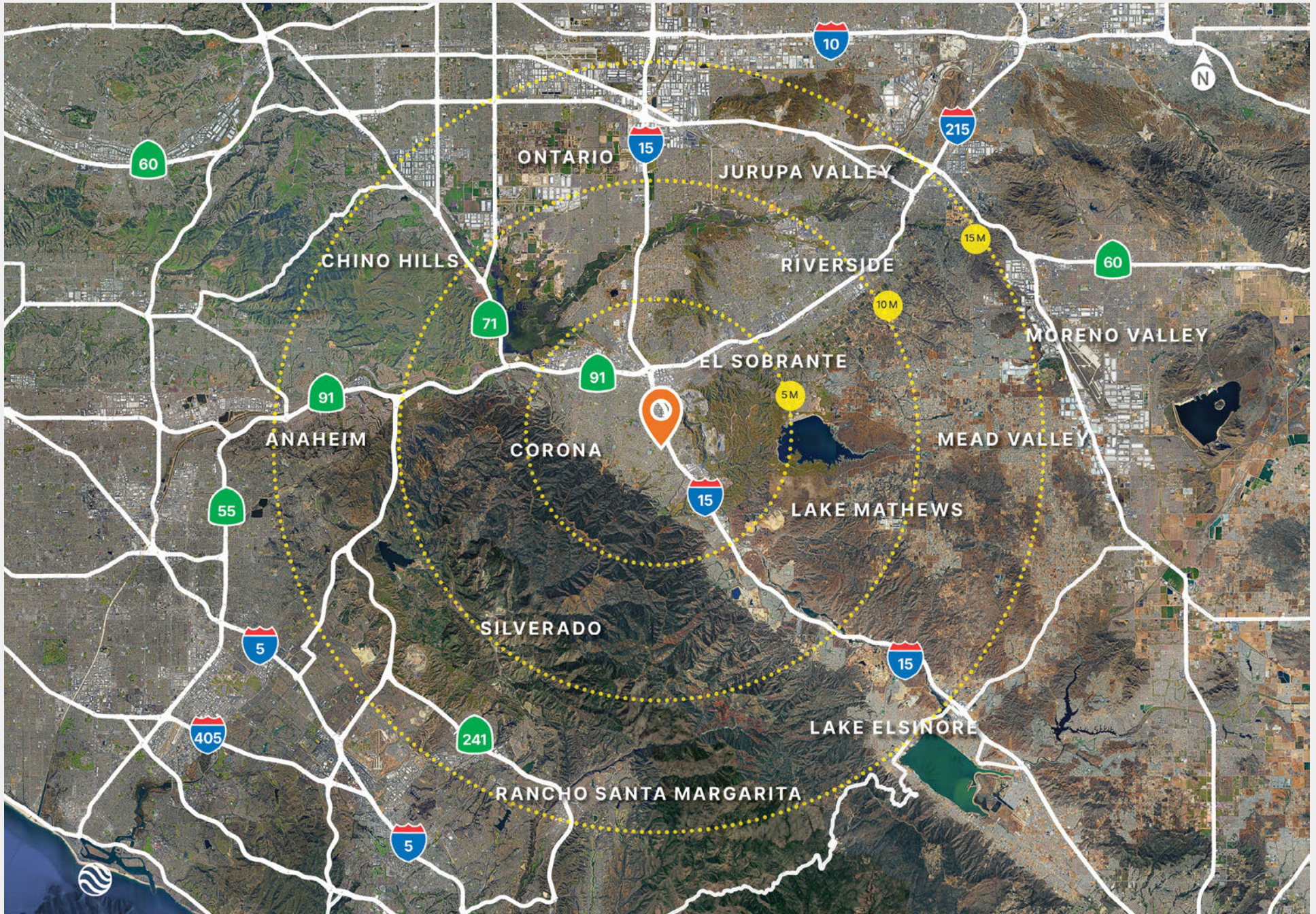
AERIAL MAP



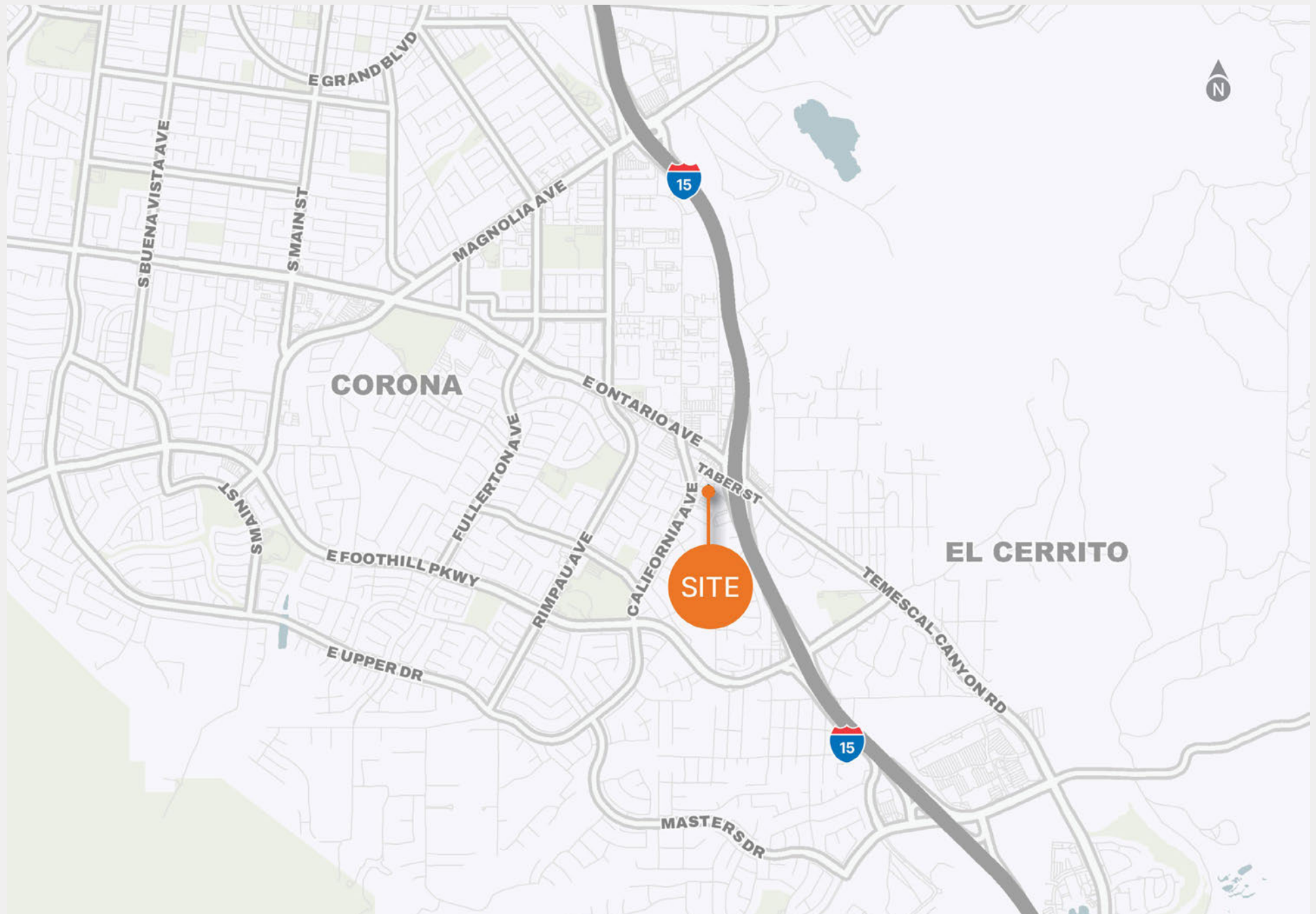
RETAIL MAP



REGIONAL MAP



LOCATION MAP



AP MAP

THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. ASSESSOR'S PARCEL MAY NOT COMPLY WITH LOCAL LOT-SPLIT OR BUILDING SITE ORDINANCES.

APR 19 2010

SEC. 7 8 T4S R6W

TRA 044-000

120-20

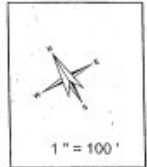
106-11

CITY OF CORONA
POR TRACT OF RANCHO LA SIERRA YORBA

TABER

ROAD

COMPTON AVENUE



- Legend**
- Lot Lines
 - Right-Of-Way
 - Old Lot Lines
 - Reference R.O.W.
 - Other Easements
 - Lease Area
 - Subdivision Tie Mark

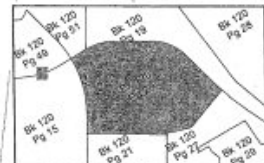
PAR. 2
02
4.88 AC.

POR. PAR. 1
01
5.73 AC. ML

POR. PAR. 1
03
1.11 AC. ML

POR. LOT 12
04
1.80 AC. ML

POR. PAR. 3
05
5.67 AC. ML



Map Reference *
RS 1/22 S.B. CERRETO RANCH
RS 36/4
PM 80/8-9 PARCEL MAP NO 15434



ASSESSOR'S MAP BK120 PG.20
Riverside County, Calif.

D. Underwood

March 2010

ZONING

The subject property – 1508 Taber – is zoned as “C-2” (Restricted Commercial) – a designation that allows for residential development, subject to compliance with standards listed in Chapter 17.31 of the Corona Municipal Code as well as Assembly Bill 2011 (CA Government Code Section 65912.100). Allowable density limits for the property can be found in the City’s General Plan, Land Use Element, under the property’s “GC” (General Commercial) Land Use (click here) – 36-60 units/acre. Note that additional standards apply, including development standards cited in the C-2 Zone, as well as the City’s Objective Design Guidelines.

PERMITTED USES IN THE C-2 RESTRICTED COMMERCIAL ZONE

The C-2 (Restricted Commercial) Zone is intended for a limited range of commercial uses that serve local community needs, provides a buffer between residential property and higher intensity uses and will be encouraged to be compatible with adjacent land uses. The C-2 designation is generally applied to areas appropriate to serve the daily shopping needs within the neighborhood including restaurants, small businesses and studios. Permitted uses for the C-2 Restricted Commercial include: Antique shops, Art Galleries, Auto Parts and Accessories, Auto Service Stations, Banks (no-drive thru), Beauty shops, Bicycle shops, Book stores, Craft Brewery’s, Catering, Clothes shops, Copying, Printing and Mail Service establishments, Day Car facilities, Department stores, Drug stores, Electronic stores, Florist, Furniture stores, Hardware stores, Grocery stores, Health or Fitness clubs, Medical or Dental offices, Business offices, Pet stores, Pharmacy, Private schools. RESIDENTIAL subject to Corona Municipal Code Chapter 17.31 Restaurants, Shoe stores, Specialty stores and Sporting Good stores.

The development standards per the C-2 Zone include 10’ setbacks abutting residential zones and front yard setbacks and side yard with a maximum height of 40 feet on a three-story building.

CITY OF CORONA PLANNING DEPARTMENT

Evan Langan, AICP

Senior Planner

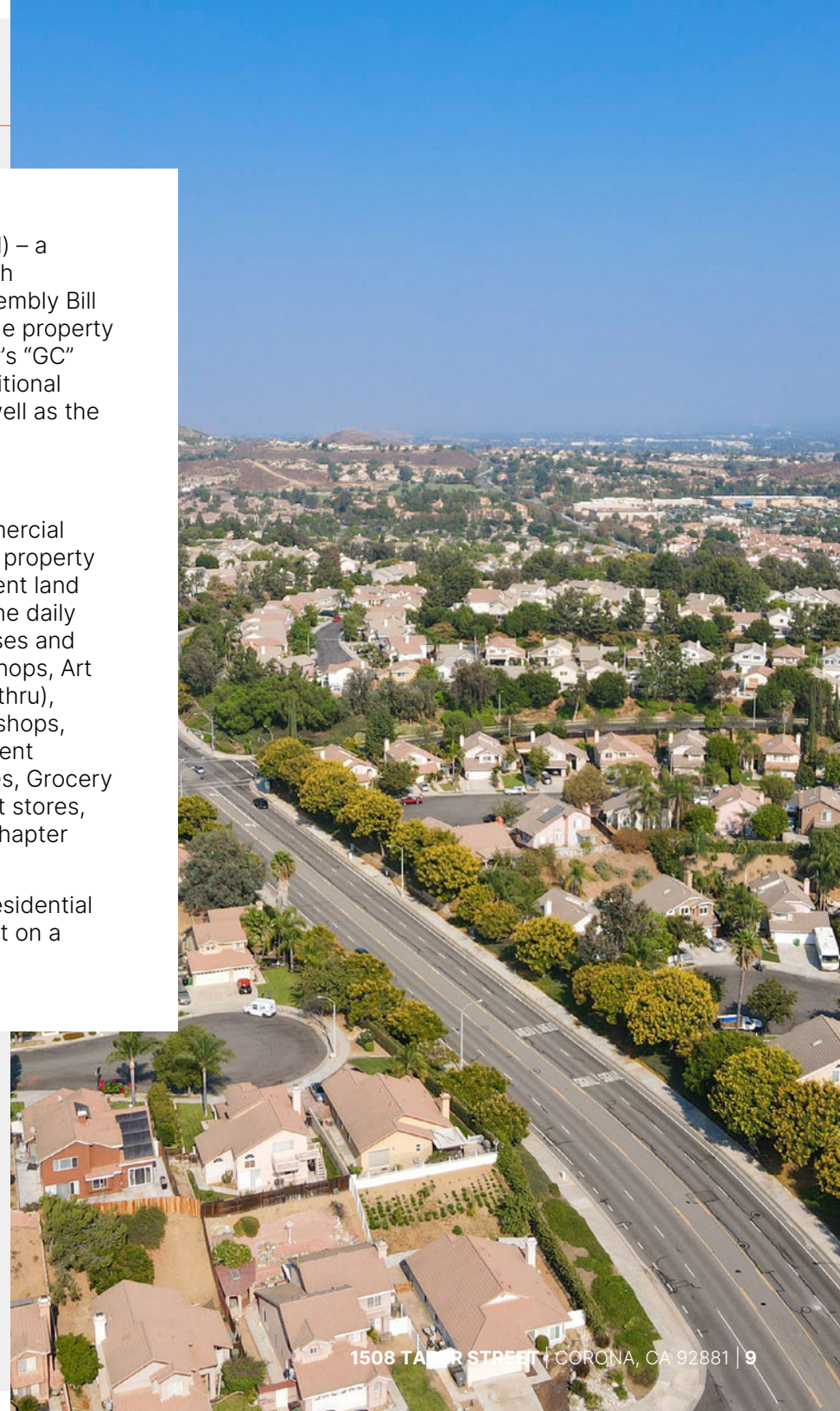
Planning & Development Department, Planning Division

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AREA DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
Est. Population (2025)	10,416	77,220	184,313
Proj. Population (2030)	10,263	77,406	184,590
Census Population (2020)	10,803	78,587	188,588
Proj. Annual Growth (2025-2030)	-153	+186	+277
Est. Population Density (2025)	3,317 psm	2,732 psm	2,348 psm
Trade Area Size	3.1 sq mi	28.3 sq mi	78.5 sq mi

HOUSEHOLDS

Est. Households (2025)	2,991	22,728	56,348
Proj. Households (2030)	3,002	23,310	57,830
Census Households (2020)	3,130	22,977	57,169
Census Households (2010)	3,002	21,640	53,331
Proj. Annual Growth (2025-2030)	+12	+582	+1,482
Hist. Annual Change (2010-2025)	-12	+1,088	+3,017

AVG. HOUSEHOLD INCOME

Est. Avg. HH Income (2025)	\$173,712	\$154,594	\$140,457
Proj. Avg. HH Income (2030)	\$173,378	\$154,955	\$140,410
Proj. Annual Change (2025-2030)	-\$334	+\$361	-\$46
Hist. Annual Change (2000-2025)	+\$92,921	+\$84,759	+\$73,883

Source: Applied Geographic Solutions

CITY OF CORONA DEMOGRAPHICS & ECONOMY



Population
153,178



Households
47,859



Total Businesses
7,201



Total Employees
70,587



Avg. HH Income
\$145,559



Med. Home Value
\$708,392



Med. Age
35.7



Unemployment Rate
3.1%



Annual HH Retail Expenditures
\$2.76 B



Monthly HH Retail Expenditures
\$4,803

CITY OVERVIEW

CORONA, CA

Corona has evolved from an agricultural farming community into a key growth hub in Southern California's Inland Empire. Strategically positioned at the intersection of State Route 91 and Interstate 15, the city serves as a primary conduit between Los Angeles and Orange Counties and the expanding logistics and population base of Riverside County. Its location has made it a natural beneficiary of outward migration, supporting sustained residential and commercial expansion. A diverse housing stock ranging from entry-level to executive homes has reinforced population growth and broadened the city's workforce base, while ongoing development continues to shape Corona's role as a regional business center.

Located approximately 45 miles southeast of Downtown Los Angeles in western Riverside County, Corona sits just east of the Santa Ana Mountains at the gateway to the Inland Empire. The city is bordered by Norco and Riverside to the northeast, Eastvale to the north, and Chino Hills and Yorba Linda to the northwest, with proximity to unincorporated areas of Riverside County. Its adjacency to Orange County further strengthens its connectivity within Southern California's core economic corridor.

Corona benefits from direct access to major regional transportation infrastructure. State Route 91 runs east-west through the city, linking Riverside to Los Angeles' South Bay. Interstate 15 connects San Diego, Riverside, and San Bernardino Counties, while State Route 71 provides access north toward the San Gabriel Valley and Interstate 10. The city is also served by Metrolink's 91/Perris Valley Line and Inland Empire-Orange County Line via the North Main Corona and West Corona stations, offering regional rail connectivity to Los Angeles, Riverside, San Bernardino, and coastal Orange County destinations. Local and regional bus service is provided by the Riverside Transit Agency and Orange County Transportation Authority, supplemented by the Corona Cruiser circulator system.

Economically, Corona has transitioned into a diversified employment base anchored by manufacturing, logistics, healthcare, education, and retail. Its freeway access continues to support distribution and industrial users, while population growth has driven demand across service-oriented sectors. The Corona-Norco Unified School District is among the city's largest employers, alongside significant healthcare institutions and private-sector operators.

Several nationally recognized companies maintain a presence in the city. Monster Energy has been headquartered in Corona since 1998. Fender USA Corona maintains custom guitar production locally, while All American Asphalt, TWR Framing Enterprise, and CoreMark International, among others, also operate facilities in the city, reinforcing Corona's diverse business base.

Corona is within commuting distance of major higher education institutions including California Baptist University, Cal Poly Pomona, California State University Fullerton, Chapman University, La Sierra University, and the University of California Riverside. The city is served by the Corona-Norco Unified School District, which operates multiple elementary, middle, and high schools supporting the region's growing residential and workforce base.

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