

FOR LEASE

# Hidden Valley Plaza

450 Hidden Valley Parkway | Corona, CA 92879



## Retail Opportunity

2,045 SF - 3,500 SF  
Retail Available

## TRAFFIC COUNTS

Hidden Valley Parkway                      approx. 24,000 cpd  
I-15 Fwy    approx. 155,000 cpd  
Source: Costar

## CONTACT

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## DESCRIPTION

- High image 113,737 SF community center anchored by high volume grocer
- Exposed to incredible freeway traffic: approx. 155K CPD
- Easy access to I-15 freeway with close proximity to I-91 freeway interchange
- Positioned to serve dense mix of residential and workforce populations
- Strong national tenants include: Kohl's, Stater Bros., Bank of America, Chick-fil-A, Subway and many more
- Long-term ability to capitalize on improved expanded residential base

## EST DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	11,801	108,704	285,884
Avg Household Income	\$104,472	\$110,517	\$130,542
Daytime Population	8,034	63,411	93,214

Source: Esri

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680 Newport Center Drive, Ste 300, Newport Beach, CA 92660

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## Hidden Valley Plaza Tenant Directory

Total GLA: 113,737 SF

NO. TENANT	(SF)	NO. TENANT	(SF)	NO. TENANT	(SF)	NO. TENANT	(SF)	NO. TENANT	SF
1 Future Development (±30K SF Buildable)	2.69 AC	5 Subway	1,090	9 Hidden Valley Family Dental	1,500	13 Pan Dumpling House	2,400	17 Menchies Frozen Yogurt	1,200
2 Stater Bros	44,832	6 Pizza Guys	1,350	10 Available	2,045	14 The Boil Daddy	1,430	18 Da Rae Korean Restaurant	1,980
3 Teaspoon	1,219	7 Cosmo Nails	1,500	11 Available	3,500	15 Par 3 Sports Bar & Grill	3,000	19 Yoishioshi Sush & Ramen	2,000
4 Great Clips	1,000	8 Himalayan Aroma	2,173	12 Kohl's (N.A.P.)	87,167	16 La Tia Tacos & More	3,000	20 Bank of America	4,700

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Ontario

Riverside

Site

91

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