



OFFERING MEMORANDUM



REALTY

Mainor Bojorquez

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Unique Development Opportunity

CORNER-Freeway Location

21501 Temescal Canyon Rd., Corona, CA

INVESTMENT SUMMARY

For Lease: Approved Restaurant with drive-thru

- Corner lot at busy intersection of Dos Lagos (Weirick Rd.) and I-15 freeway.
- 160,00 ADT at I-15 Freeway
- On/Off-ramp location
- Signalized Intersection
- Fast growing immediate area
- Healthy consumer income and spending power
- Proposed freeway sign

For Lease: Submit

APN's: 451-100-022

Lot Size: 29,109 s.f. (appx.)

Zoning: CPS (Scenic Commercial)

Sub Market: Inland Empire



SITE PLAN

