



For Lease

Hidden Valley Plaza

**450-570 Hidden Valley Parkway
Corona, CA 92879**

PLEASE DO NOT DISTURB EXISTING TENANT

Property Specifications

Hidden Valley Plaza is an established community retail center serving the Corona/Norco trade area with a balanced mix of grocery, restaurant, service, and convenience-oriented tenants.

END-CAP IMPROVED RESTAURANT AVAILABLE

±3,000 SF

Est Demographics

1 MILE

Population	11,715
Avg Household Income	\$115,926
Daytime Population	9,593

3 MILE

Population	108,197
Avg Household Income	\$117,348
Daytime Population	75,476

5 MILE

Population	281,828
Avg Household Income	\$138,310
Daytime Population	119,561



About the Property

- Highly visible, freeway-adjacent retail location benefiting from approximately 155K cars per day along I-15, with convenient access near the I-15 and SR-91 interchange
- Strong national co-tenancy, including Kohl's, Stater Bros., Bank of America, Chick-fil-A and more
- Large residential and workforce trade area, with ±280K residents within 5 miles
- Strong income profile, with approximately \$138K average household income within 5 miles

Traffic Counts

Hidden Valley Pky	±28,000 CPD
I-15 Fwy	±155,000 CPD

Source: CoStar

Contact

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Site Plan

Hidden Valley Plaza | 450-570 Hidden Valley Parkway, Corona, CA 92879



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NO.	TENANT	SF
1	Future Development (±30K SF Buildable)	2.69 AC
2	Stater Bros	44,832
3	Teaspoon	1,219
4	Great Clips	1,000
5	Subway	1,090
6	Pizza Guys	1,350
7	Cosmo Nails	1,500
8	Himalayan Aroma	2,173
9	Hidden Valley Family Dental	1,500
10	Hotworx	2,045
11	Rancho Health	3,500
12	Kohl's (N.A.P)	87,167
13	Pan Dumpling House	2,400
14	The Boil Daddy	1,430
15	Par 3 Sports Bar & Grill	3,000
16	Improved Restaurant - Do Not Disturb	3,000
17	Menchies Frozen Yogurt	1,200
18	Da Rae Korean Restaurant	1,980
19	Yoishioshi Sushi & Ramen	2,000
20	Bank of America	4,700





The information presented was obtained from sources deemed reliable; however SRS Real Estate Partners does not guarantee its completeness or accuracy.