



# FOR LEASE

## LOS ARCOS PLAZA

161-191 MCKINLEY STREET | CORONA, CA



STEVE CASTELLANOS  
951.600.8634 X 703  
stevec@svn.com  
CaIDRE #01922901



-  ±1,100 - ± 6,493 SF available
-  Join Walmart, Costco, Home Depot and 24-Hour Fitness
-  Excellent tenant mix within this shopping center
-  Great freeway identity and access
-  Located at high traffic intersection
-  JOIN: Outback Steakhouse, Denny's and Chuck E. Cheese



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Asking \$2.45 psf NNN  
Current NNNs are \$0.55 psf

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## AVAILABILITES

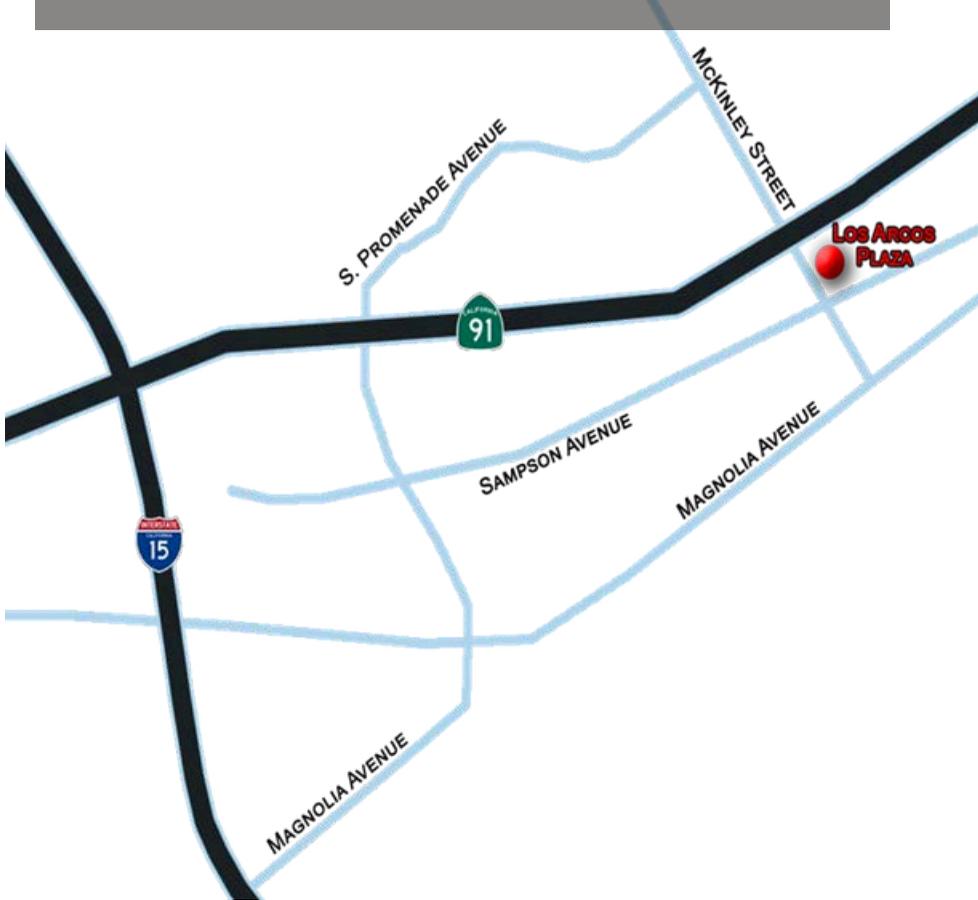
SUITE	SIZE	CONDITION
105	±1,363	SHOP SPACE
106	±1,100	SHOP SPACE
120	±6,493	FORMER REAL ESTATE OFFICE
185	±4,400	SELF MADE TRAINING

## CURRENT TENANT ROSTER

SUITE	SIZE	TENANT
101	±1,237	TACO SHOP
103	±2,900	CITY DENTAL CENTERS
107	±1,100	TOP ONE INSURANCE
108	±1,100	NAIL SALON
111	±3,300	NOBLE LEARNING ACADEMY
113	±2,200	MINI-MART
114	±1,100	LASH STUDIO
124	±1,000	GENERAL OFFICE
125	±2,178	KIDDO MUSIC ART ACADEMY
126	±1,500	POLE FITNESS

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The property is in Corona, California, located in Riverside County just southeast of the I-15 and 91 freeway interchange providing quick access to the 91 freeway via McKinley Street. Excellent 91 Freeway frontage and visibility.



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- State California
- County Riverside
- Mayor Wes Speake
- Website coronaca.gov

## POPULATION

Source: ESRI



102,764  
POPULATION

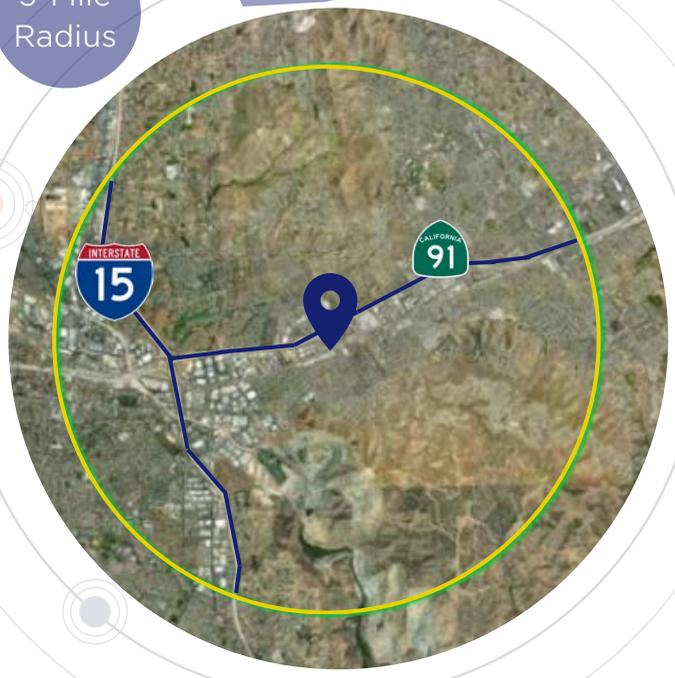


34  
MEDIAN AGE



31,754  
HOUSEHOLDS

3-Mile  
Radius



## EMPLOYMENT



60%  
WHITE COLLAR



28%  
BLUE COLLAR



16%  
SERVICES



4.8%  
UNEMPLOYMENT RATE

## EDUCATION



28%  
HIGH SCHOOL  
GRADUATE



32%  
SOME COLLEGE



26%  
BACHELORS/GRAD/  
PROF DEGREE

## INCOME



\$82,908  
MEDIAN HOUSEHOLD  
INCOME



\$33,295  
PER CAPITA  
INCOME



\$136,610  
MEDIAN NET  
WORTH

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