

Retail & Office Spaces Available for Lease
434 N Main St, Corona, CA 92878

METRO_{AT}MAIN

Building 5



FOR MORE INFORMATION CONTACT:

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Confidentiality & Disclaimer

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Any party contemplating a lease or sale transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party.

All financial data, building information, zoning information, demographics, and other information that a tenant or buyer may depend upon for making their business decisions should be verified and confirmed by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Any information contained in this marketing brochure was obtained from sources that we deemed reliable. While we do not doubt its accuracy, we do not make any guaranty, warranty, or representation about the accuracy of the information contained herein.

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Property Highlights

- ± 658 SF and ± 702 SF office spaces available on the second floor.
- Premier mixed-use development featuring over 450 residential units and 60,000 SF of prime retail space — one of the most desirable destinations in the region.
- Strategically located across from the Metrolink Corona Station and the 91 Freeway, offering exceptional visibility and commuter access.
- Metro at Main offers 160 surface parking spaces and 298 structured parking spaces dedicated to retail customers.
- Exceptional visibility with over $\pm 25,583$ cars per day on Main Street.
- Robust daytime and residential demographics with over 80,000 employees and 143,000 residents within a 10-minute drive of Metro at Main.

BUILDING

5

first floor

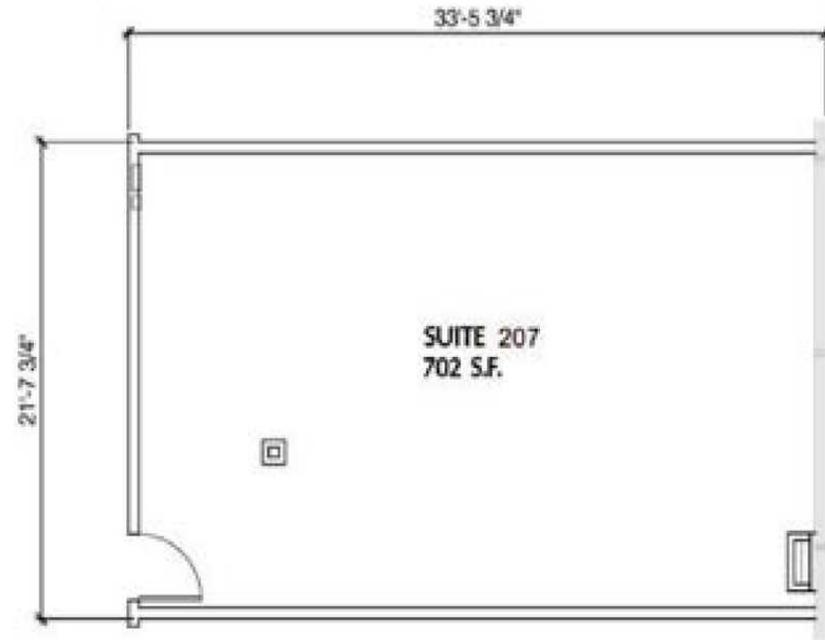


| Tenant Matrix | | |
|---------------|----------------------------|----------|
| 101 | Street Corner Urban Market | 913 SF |
| 103 | UBREAKIFIX / Asurion | 902 SF |
| 105/107 | ReMax Partners | 3,090 SF |
| 109 | Nits N Lice | 440 SF |

BUILDING

5

second floor



| Tenant Matrix | | |
|---------------|------------------------|----------|
| 201 | Available | 658 SF |
| 203 | Mario - Enfuse Inc | 793 SF |
| 205 | CRP Affordable Housing | 798 SF |
| 207 | Available | 702 SF |
| 209 & 211 | CRP Affordable Housing | 1,569 SF |

AERIAL VIEW

METRO
AT MAIN



1

METRO AT MAIN
467 Apartments
70K SF Commercial

2

ARTISAN APARTMENTS
404 Units

3

METRO LINK
MAIN ST CORONA
91 LINE

4

91 FREEWAY

RETAILER MAP

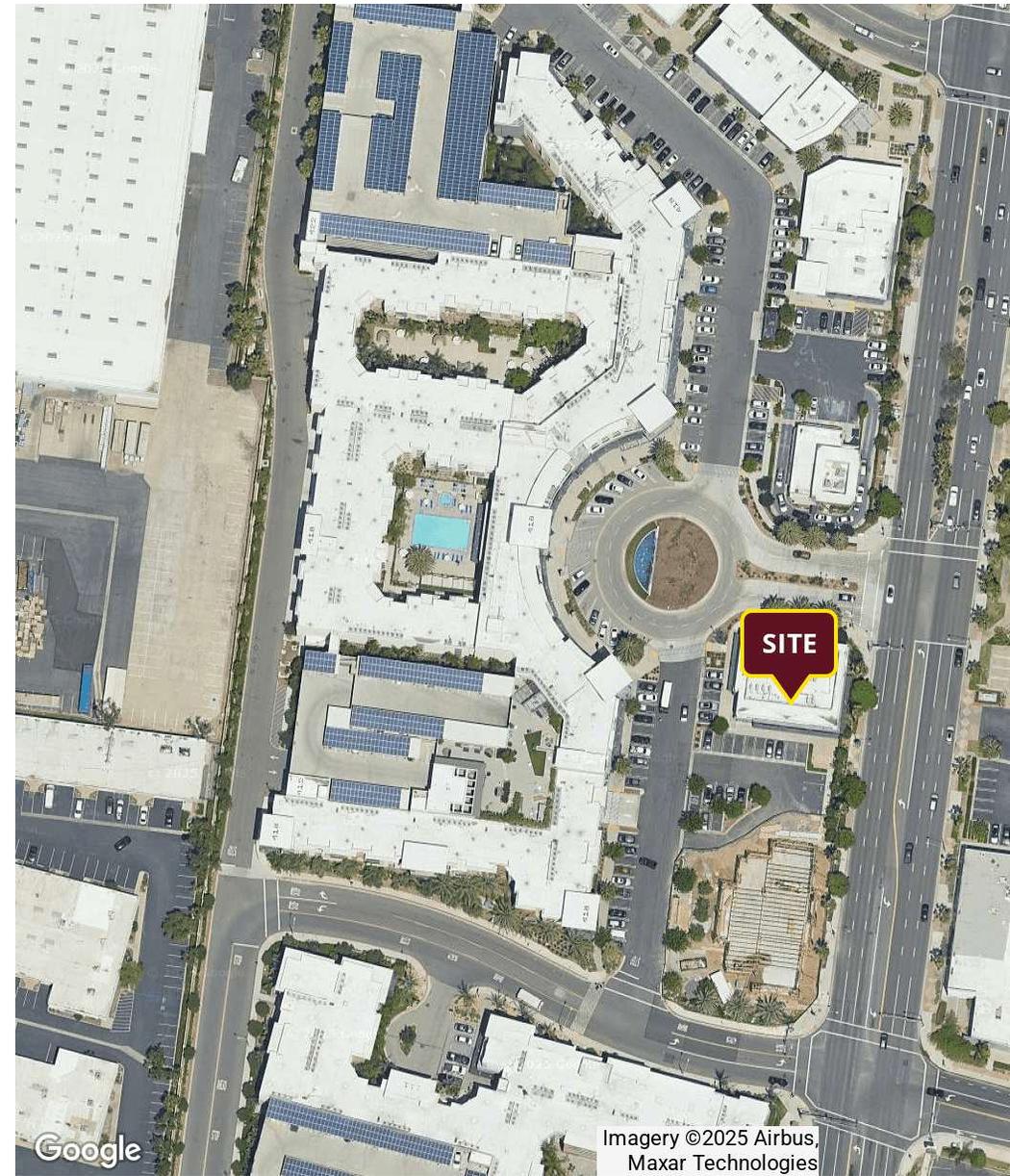
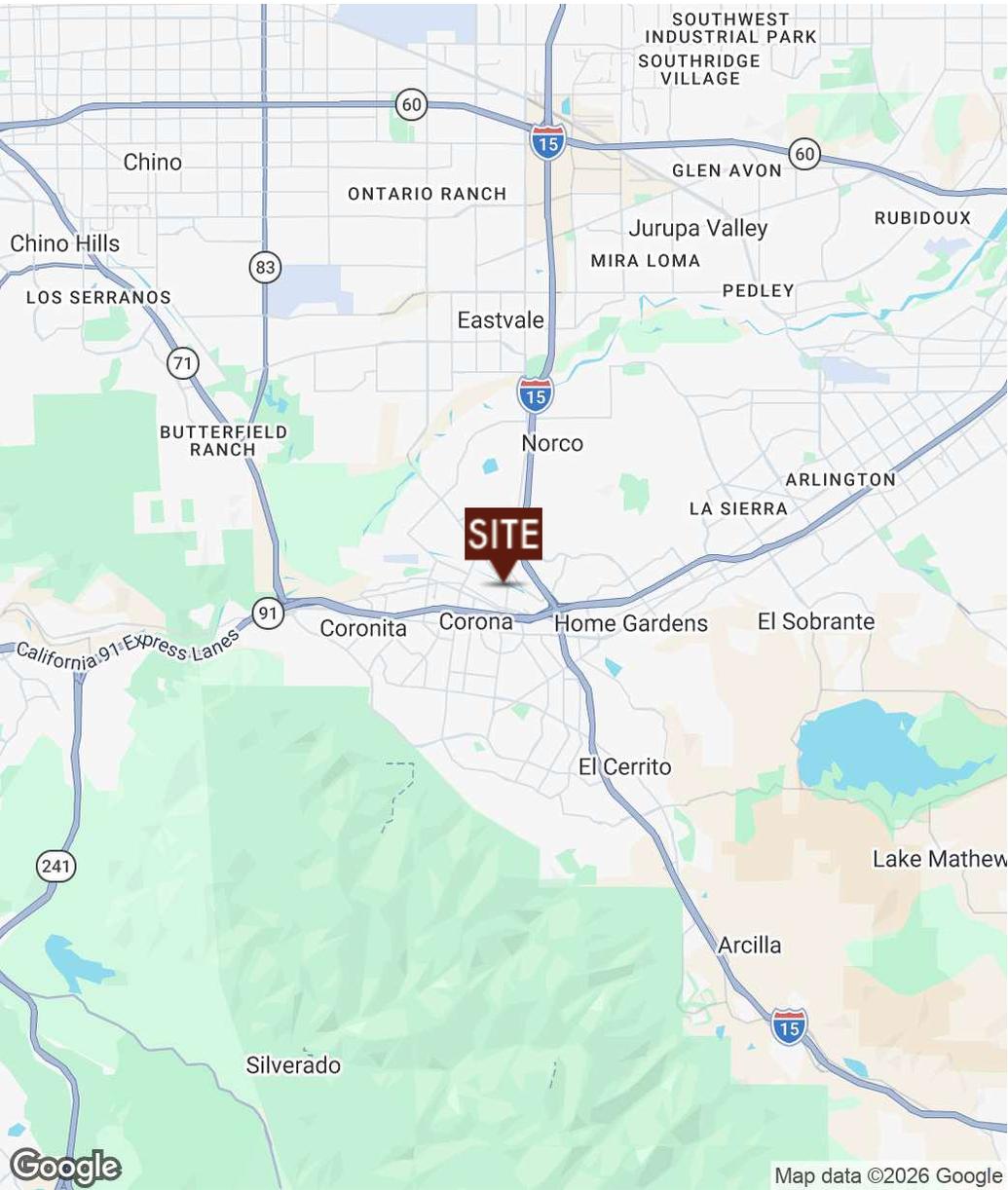


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ADDITIONAL PHOTOS



LOCATION MAP



DEMOGRAPHICS

| | 1 mi | 3 mi | 5 mi |
|--------------------------------|----------|-----------|-----------|
| <u>POPULATION</u> | | | |
| 2025 Total Population | 17,342 | 123,419 | 235,706 |
| 2025 Median Age | 31.7 | 35.6 | 36.4 |
| 2025 Total Households | 5,336 | 37,283 | 69,967 |
| 2025 Average Household Size | 3.2 | 3.3 | 3.3 |
| <u>INCOME</u> | | | |
| 2025 Average Household Income | \$95,856 | \$123,791 | \$142,306 |
| 2025 Median Household Income | \$77,695 | \$103,508 | \$119,055 |
| 2025 Per Capita Income | \$29,575 | \$37,489 | \$42,315 |
| <u>BUSINESS SUMMARY</u> | | | |
| 2025 Total Businesses | 1,345 | 6,448 | 10,269 |
| 2025 Total Employees | 15,964 | 65,123 | 88,956 |