

FOR SALE - PLANS APPROVED FOR 9-UNIT CONDO DEVELOPMENT

+1,100 - 1,400 SF CONDOMINIUMS



449 RIVER ROAD, CORONA, CA 92878

EXCLUSIVELY LISTED BY:



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Ashwill
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COMMERCIAL REAL ESTATE

OFFERING SUMMARY

Shovel ready! Construction, Civil, Architectural and all other plans approved for 9-unit condominium development in Corona, CA — River Road Condominiums. With approved plans in hand, the project is ready for a Buyer/Investor to take over the project and begin construction immediately.

Multiple exit strategies: Build-to-sell (condo retail sellout) | Build to Generate Income | Partial sellout / partial hold | Seller can help build after sale of land with approved plans

PROPERTY FEATURES

- Address: 449 RIVER ROAD, CORONA, CA 92878
- Lot Size: +/- 0.42 AC (+/- 18,295 SF) parcel
- Number of Condo Units: Nine (9) varying from 1,120 – 1,312 SF (see plans)
- Total Living Space: ± 11,154 SF
- Total Project Size: +/- 15,628 SF (includes other areas, such as corridors, lobby, parking and off-site improvements, etc.)
- Parking: 20 (see plans)
- Stories: 3 (see plans)
- Shovel Ready - All plans complete including Construction, Civil, Architectural, and all other Permits Approved, etc.
- Topography: Level
- Location: Short walk to major shopping and tons of restaurants
- Corner-lot visibility: good for address recognition, site identity, and practical access planning
- Freeway Proximity: located minutes to 91 & 15 freeways, with regional connectivity to Orange County / Riverside / Inland Empire / San Diego
- Infill corner parcel (River Rd & Cota St) with strong visibility and practical circulation planning
- Near recreation amenity (Santa Ana River Trail access in Corona)
- APN: 119-081-012

DEMOGRAPHICS

Population: 161,540

Population growth (2020 to 2024): +2.9%

Median household income: \$109,242

Per capita income: \$41,186.00

Median age: 37.8 years

Average household size: 3.22 persons

Median value of owner-occupied homes: \$700,700.00

Median gross rent: \$2,228.00

NEARBY AMENITIES

RESTAURANTS & EATERIES:

Circle City Tavern (gastropub / cocktails)

The Wine Down (wine lounge + live music)Karl Strauss Brewing

Company (Corona / Dos Lagos)

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The Brass Tap (Corona) (beer bar + food)

GROCERY & SHOPPING

The Shops at Dos Lagos (major retail/entertainment center)

Stater Bros. Markets

Costco Wholesale (Corona Warehouse)

Ralphs (Sierra Del Oro Towne Center)

Target (Corona)



SCHOOLS:

Orange Elementary School

Corona High School

Norco High School

FITNESS & PARKS:

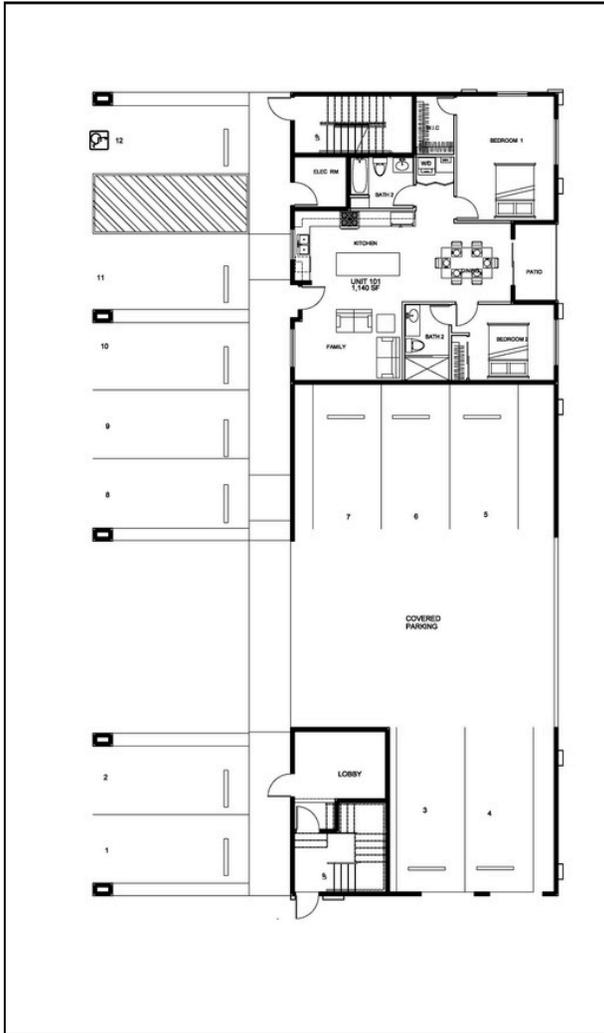
LA Fitness (Corona South – Compton Ave)

24 Hour Fitness (Corona Sport)

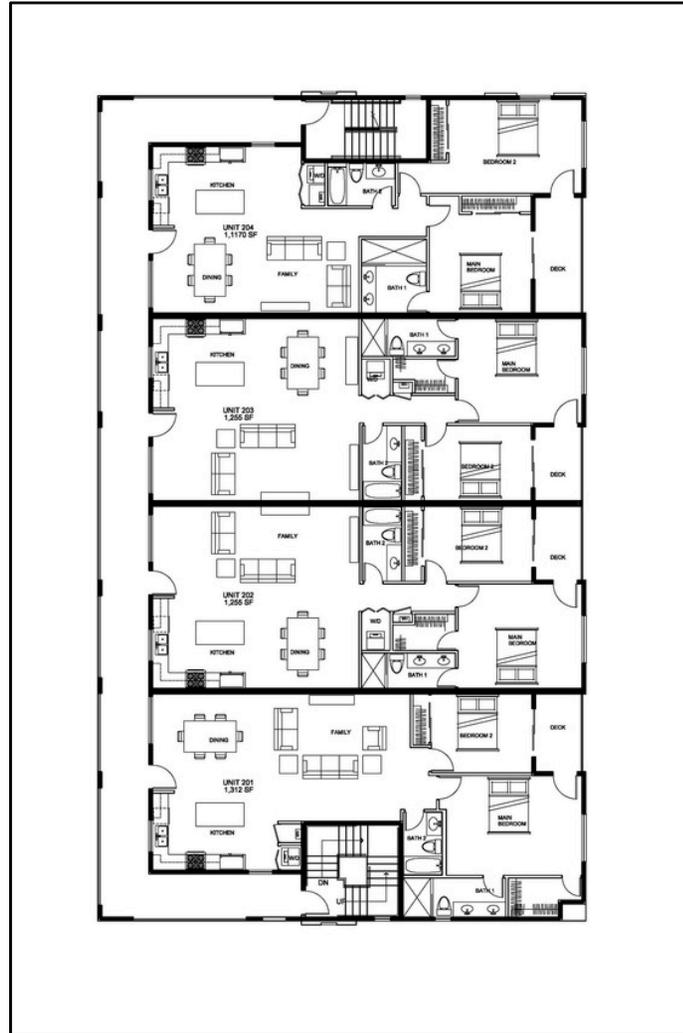
Corona City Park

Santa Ana River Trail (Corona access area)

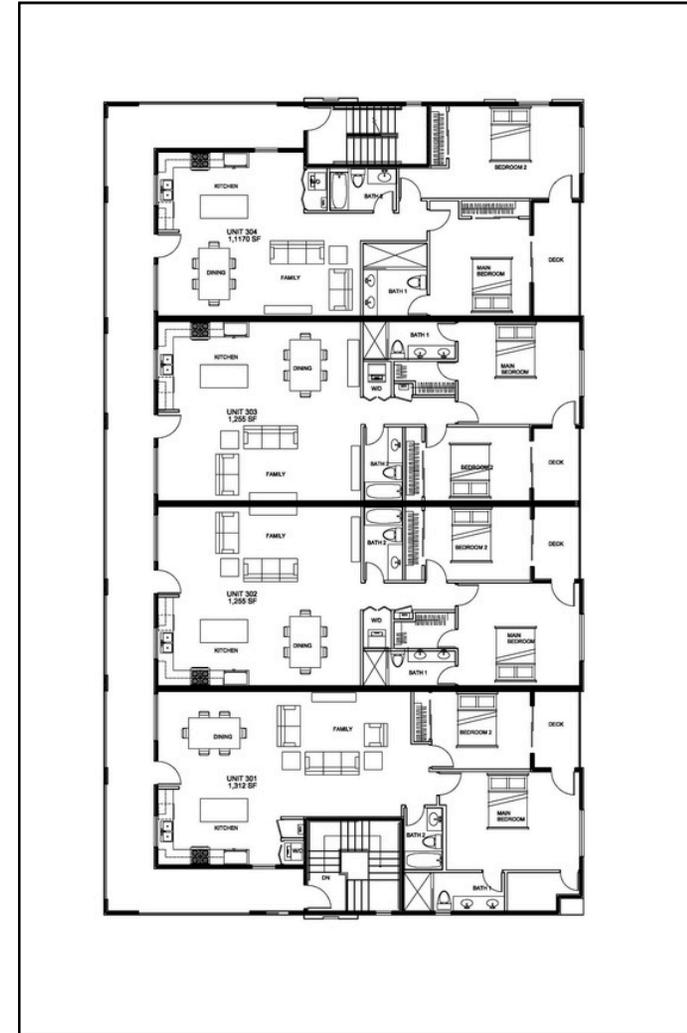
Santana Park



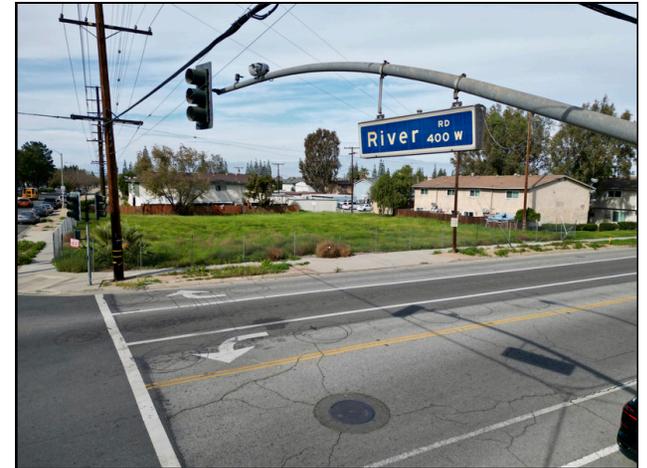
FIRST FLOOR



SECOND FLOOR



THIRD FLOOR





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