

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

METRO_{AT}MAIN

Building 5



FOR MORE INFORMATION CONTACT:

Paul Su | 909.230.4500 office | 626.417.4539 cell | paul.su@ProgressiveRep.com

Represented by
PROGRESSIVE
REAL ESTATE PARTNERS

Presented By



PAUL SU

Senior VP, Retail Leasing & Sales

T 909.230.4500 | **C** 626.417.4539

paul.su@progressiverep.com

CalDRE #01949696

Confidentiality & Disclaimer

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE

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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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies.

Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party.



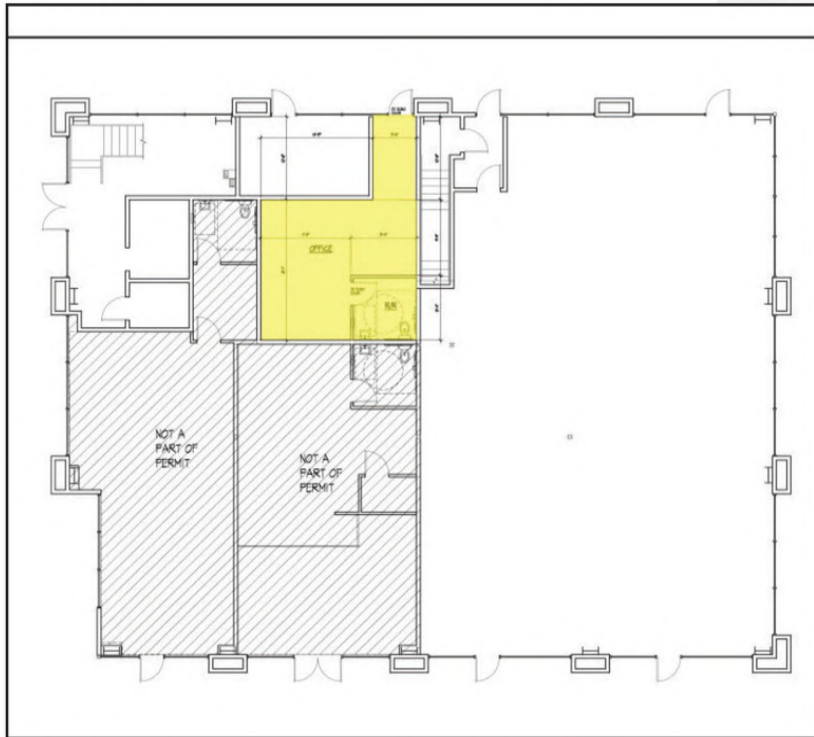
Property Highlights

- 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.
- ± 440 SF retail space on the first floor, ± 658 SF and ± 702 SF office spaces available on the second floor.

BUILDING

5

first floor

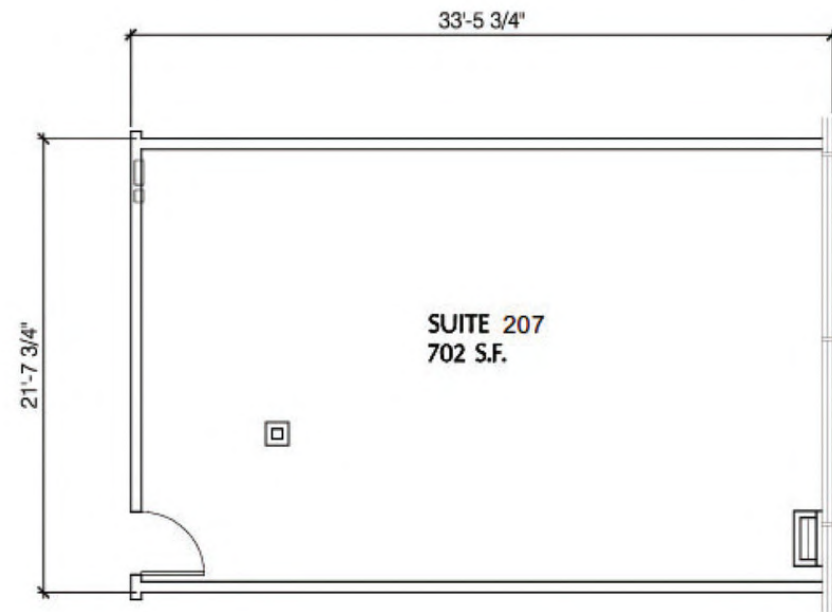
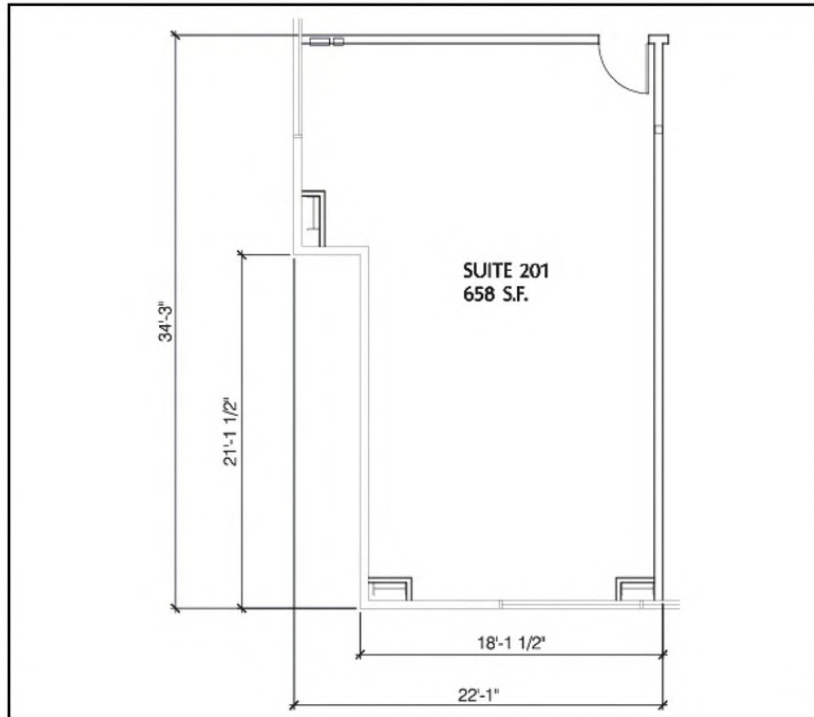


Tenant Matrix		
101	Street Corner Urban Market	913 SF
103	UBREAKIFIX / Asurion	902 SF
105/107	ReMax Partners	3,090 SF
109	Available	440 SF

BUILDING

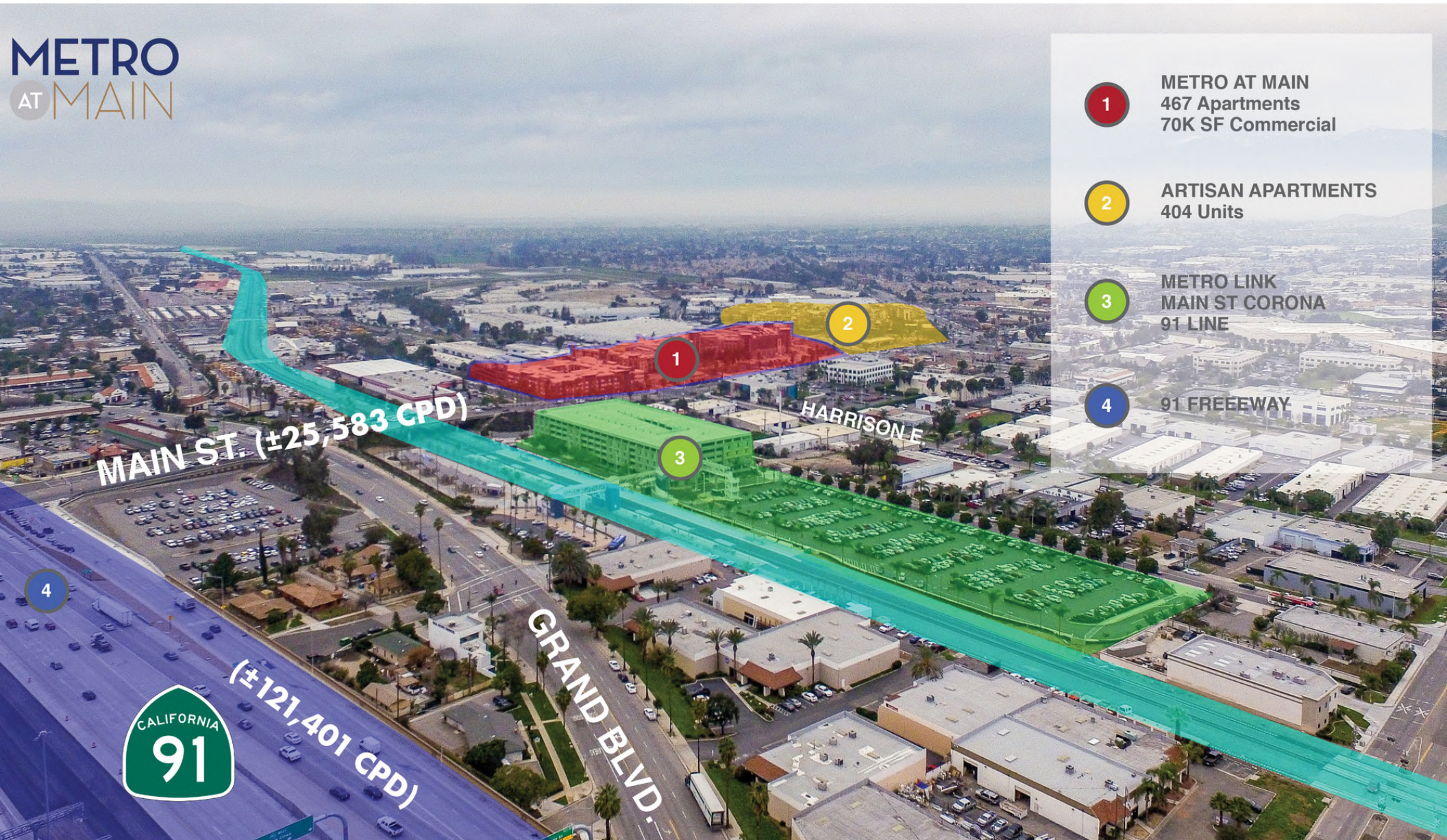
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second floor



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



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

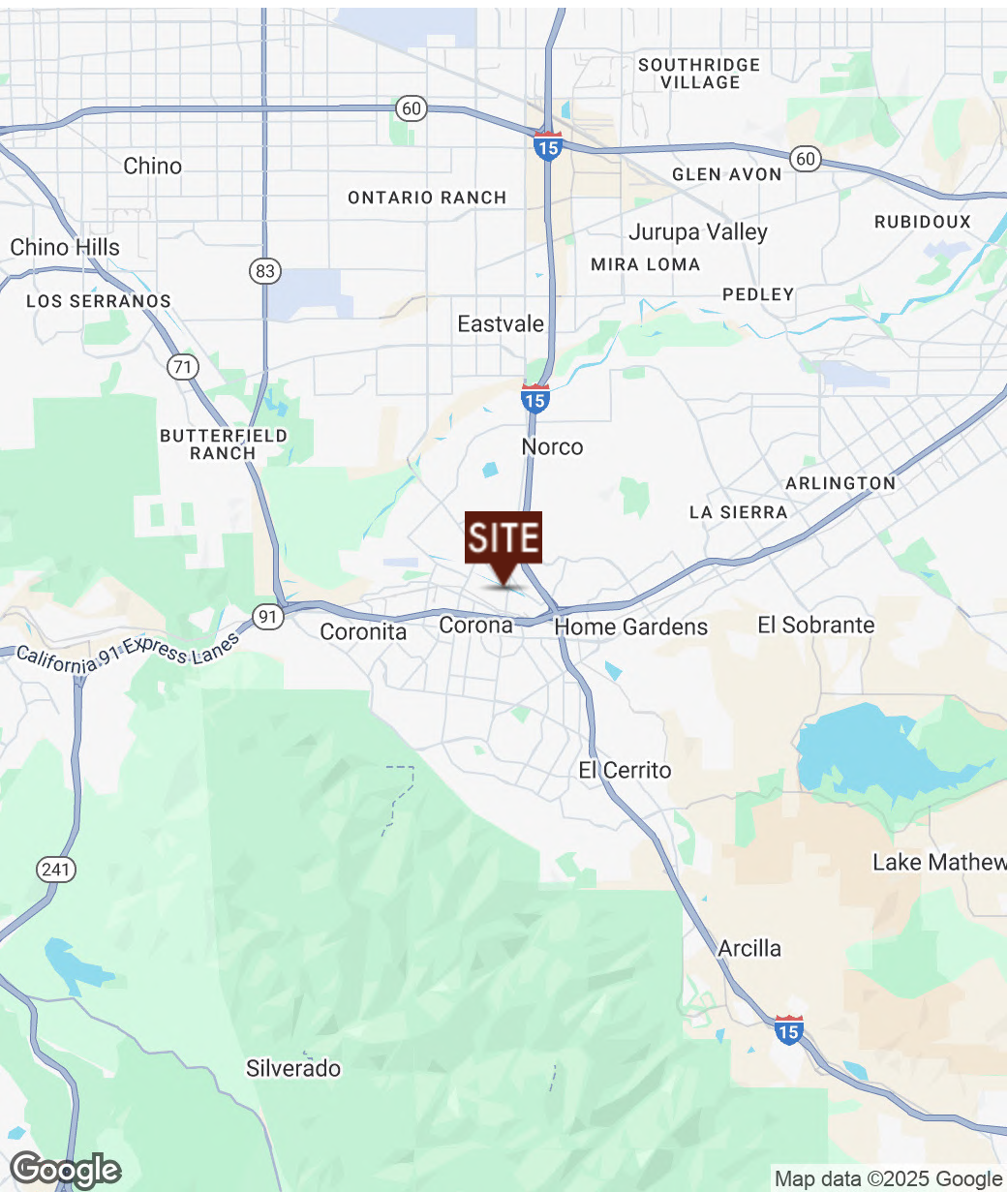


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ADDITIONAL PHOTOS



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