

FOR SALE +/-3.1 Acres



This is a clean, flat-to-gently sloping land play with surrounding residential development, utilities nearby, and strong long-term fundamentals driven by limited land supply in the Corona submarket. The property is adjacent to and influenced by the highly desirable Norco Hills area, known for larger homes, estate-style development, and strong buyer demand, which supports higher-end residential product and favorable exit pricing.

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CONFIDENTIALITY / DISCLAIMER

Buyer to verify zoning, density, development feasibility, utilities, and all due diligence matters with the City of Corona. All development scenarios are conceptual and subject to approval.

3.1-Acre Residential Development

Opportunity – Corona, CA

Price: \$1,095,000

Price Psf: \$8.10

Land Size: ±3.10 Acres (±135,036 SF)

Zoning: R1-20 (City of Corona)

APN: 123-330-006



PROPERTY OVERVIEW

Rare opportunity to acquire a **3.1-acre residential infill parcel** in the City of Corona, located in an established neighborhood near La Salle Circle. The site offers **by-right single-family development** with meaningful **density upside** for builders or developers pursuing a subdivision or rezoning strategy.



DEVELOPMENT POTENTIAL / YIELD

- **By-Right Zoning (R1-20):** • Approx. **6 single-family homes** (20,000 SF minimum lot size)
- **Upside Scenario (Subject to City Approval):** • Conceptual subdivision into **~9–10 single-family lots** at **~10,000 SF per lot** • Ideal for small-lot or entry-level product targeting Corona demand.



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STRATEGICALLY LOCATED BETWEEN THE
15 FREEWAY AND THE 91 HIGHWAY

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5-Mile Radius Demographics – Corona, CA (Approximate)

Population & Households

- **Population (2023):** ~220,571 people within a 5-mile radius of central Corona.
- **Households:** ~64,822 households overall.

Income

- **Median Household Income:** ~\$107,055 within the 5-mile area (higher than California’s median).
- **High-Income Households (>\$200k):** ~18.6% of 5-mile area households.
- **Low-Income Households (<\$25k):** ~8.9%.

Population Characteristics

- **Population Density:** ~2,860 people per square mile.
- **Children (Under 18):** ~51,232 within the 5-mile radius (indicating a strong family presence).
- **Older Population (65+):** ~27,793.

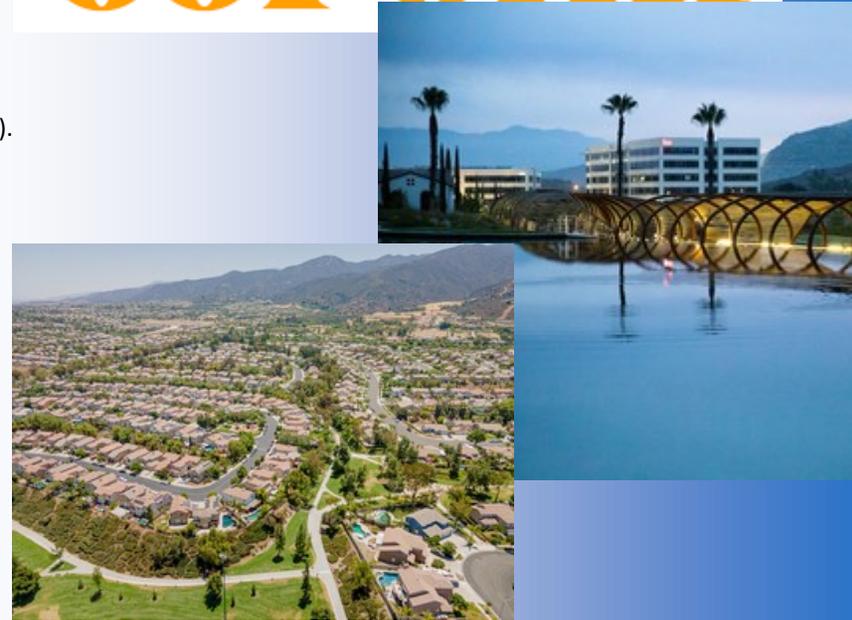
ZIP Code 92879 Demographic Highlights

(92879 encompasses part of the 5-mile radius around this property)

- **Population:** ~47,000–49,000 in ZIP code 92879.
- **Median Household Income (92879):** ~\$91,862.
- **Median Age:** ~36–37 years old.
- **Median Home Value:** ~\$587,000–\$592,000.
- **Population Density:** ~4,800–5,900 people per square mile.

Key Takeaways

- ☑ **Strong population base:** ~220k residents within a 5-mile radius supports broad housing demand.
- ☑ **Above-average income profile:** Median household income in the 5-mile ring (~\$107k) is stronger than state averages and highly relevant to residential development economics.
- ☑ **Family-oriented area:** A large number of households and significant child population suggests strong demand for family-oriented housing.
- ☑ **Stable local market:** 92879 ZIP code demographics show consistent population and household income levels — useful as supporting context.



RECENT HOMES SALES



**320 Latigo Ct,
Norco CA 92860
SOLD \$905,000
SOLD 2021**



**320 Oldenburg Ln
Norco CA 92860
SOLD \$1,450,000**



**31110 La Salle Cir,
Corona CA 92879
SOLD \$1,076,000
SOLD 2025**



**SOLD 2024
320 Oldenburg Ln
Norco CA 92860
SOLD \$1,280,000
SOLD 2024**

AREA LAND SALES COMPS INFORMATION

Sale Attributes	Low	Average	Median	High
Sale Price	\$25,000	\$3,003,867	\$994,000	\$13,250,000
Land Price Per AC	\$48,077	\$916,372	\$888,890	\$2,931,414
Cap Rate	-	-	-	-
Land Price Per SF	\$1	\$21	\$20	\$67

Property Attributes	Low	Average	Median	High
Land Area SF	19,602 SF	183,484 SF	149,628 SF	1,068,091 SF
Land Area AC	0.45 AC	4.21 AC	3.43 AC	24.52 AC
Star Rating	☆☆☆☆ 0	☆☆☆☆ 0.6	☆☆☆☆ 0	★★★★ 3

Summary Statistics exclude For Sale and Under Contract listings: **BASED ON CLOSED SALES**

