

DRIVE-THRU PAD

±2,230 SF DRIVE THRU AVAILABLE FOR SALE OR LEASE

4330 Green River Rd, Corona, CA 92880



PAUL GALMARINI

Senior VP, Retail Leasing & Sales
O: 909.230.4500 | C: 949.232.3032
Paul@ProgressiveREP.com
DRE #01816151

PROGRESSIVE
REAL ESTATE PARTNERS

Presented By



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Senior VP, Retail Leasing & Sales

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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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PROPERTY OVERVIEW



HIGHLIGHTS

- ±2,230 SF Drive Thru for sale or lease
- ±17,424 SF Parcel
- Adjacent to ±710,004 SF Proposed Industrial Project
- Situated along the "Foothill Westerly Extension" with ±42,398 CPD
- ±113,000 CPD on the 91 freeway.
- Located directly off the 91 freeway at Green River Road Exit
- Green River Rd connector to Foothill Pkwy provides alternative thoroughfare connecting Corona to the 91 freeway.

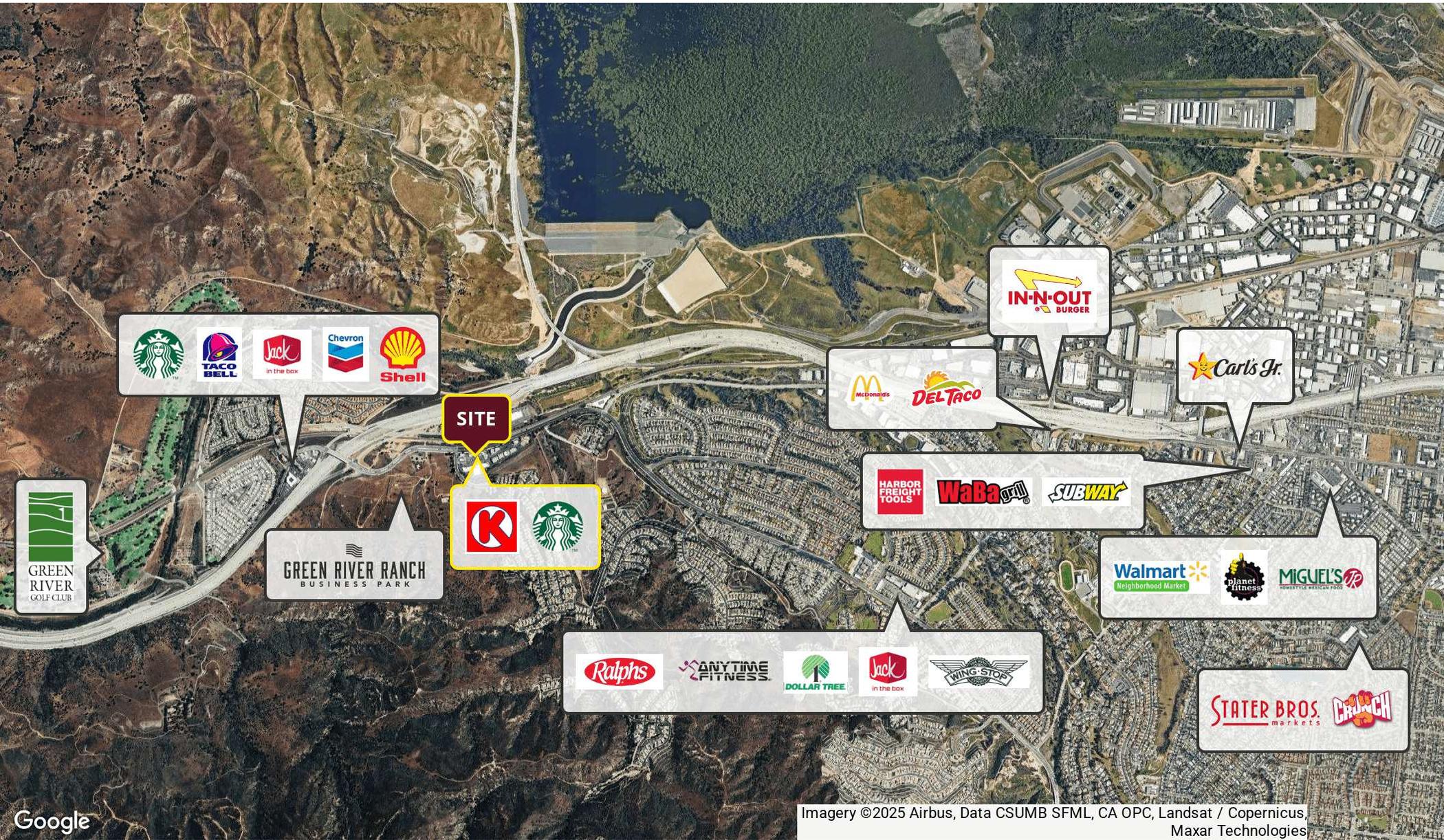
AERIAL



ADJACENT ±710,004 SF PROPOSED INDUSTRIAL PROJECT



RETAILER MAP



Google

Imagery ©2025 Airbus, Data CSUMB SFML, CA OPC, Landsat / Copernicus, Maxar Technologies

DEMOGRAPHICS

	1 mi	3 mi	5 mi
POPULATION			
2025 Total Population	5,614	24,226	112,991
2025 Median Age	38.3	36.6	36.4
2025 Total Households	1,810	7,956	35,226
2025 Average Household Size	3.1	3.0	3.2
INCOME			
2025 Average Household Income	\$160,751	\$141,086	\$145,713
2025 Median Household Income	\$135,960	\$114,744	\$120,714
2025 Per Capita Income	\$51,862	\$46,346	\$45,464
BUSINESS SUMMARY			
2025 Total Businesses	205	1,158	4,371
2025 Total Employees	1,264	11,290	38,569