



ENDURING REAL ESTATE

FOR LEASE
CORONA, CA

Join Starbucks and Habit Burger!



SHOPS & PADS

PAD D - 1935 Foothill Pkwy
PAD E - 1957 Foothill Pkwy
BLDG F - 1973 Foothill Pkwy

JOIN



AVAILABLE

BLDG F - RETAIL

- Suite 113 - 1,247 SF

FEATURES

- Immediately at Freeway on/off ramp
- Foothill Parkway Connector Now Links I-15 & SR-91
- Successful Co-Tenants



ENDURING



REAL ESTATE
Lic #01977797

3990 Old Town Ave, Suite B-208
San Diego, CA 92110
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Contact Information

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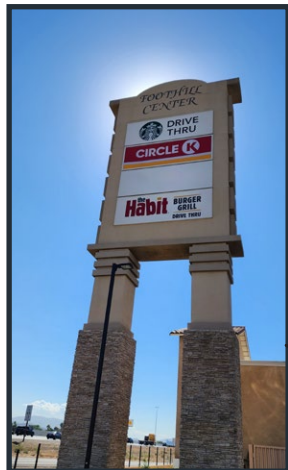
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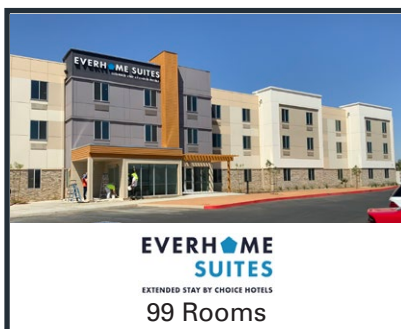
SHOPS & PADS

NWC I-15 & Foothill Pkwy/El Cerrito Rd
Corona, CA

SITE PLAN



PYLON SIGN



EVERHOME SUITES
EXTENDED STAY BY CHOICE HOTELS
99 Rooms

BLDG F

SMART - TEETH DENTAL	FOOTHILL PHARMACY	TOTALCARE WALK-IN CLINIC
ups	Herbal Nails & Spa	JB BEAUTY
Deli Delicious	Foothill Donuts	charles SCHWAB
OSCAR TORTOLA GROUP	Animal Hospital of Eagle Glen - Mark Farmer DVM	WL



BLDG D



Red Rouge Beauty
BEAUTY & WELLNESS



AVAILABLE
Suite 113 - 1,247 SF



Disclaimer: This information is deemed reliable, but not guaranteed. All information should be independently verified for its accuracy and completeness before relying upon it.



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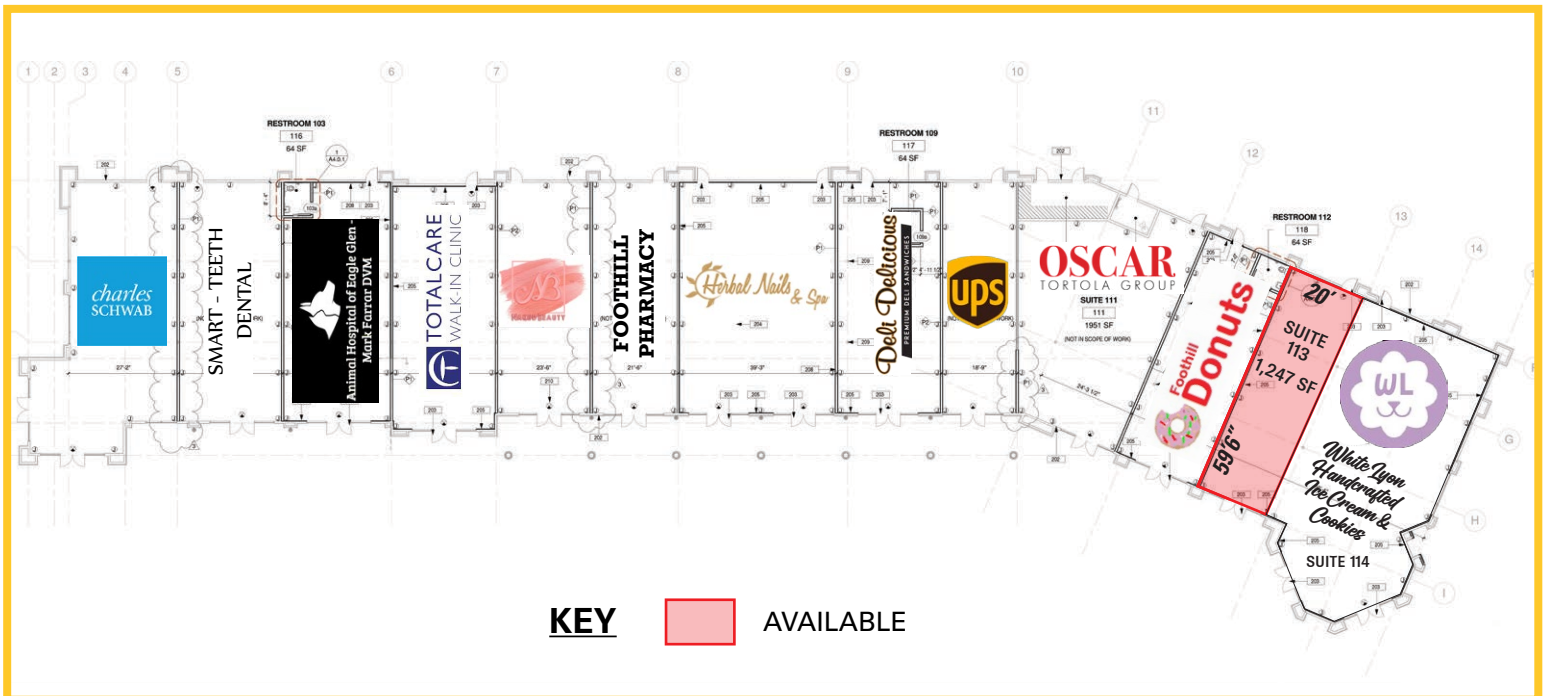
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RENDERINGS FLOOR PLAN



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SHOPS & PADS

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PHOTOS



SUCCESSFUL CO-TENANTS



SHOPS & PADS

NWC I-15 & Foothill Pkwy/El Cerrito Rd

AERIAL



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DEMOGRAPHICS

NWC I-15 & Foothill Pkwy/El Cerrito Rd, Corona, CA



POPULATION	1 Mile	2 Mile	3 Miles	5 Mile
2025 Estimated Population	9,791	31,754	56,301	168,092
2030 Projected Population	9,728	31,605	56,228	168,234
2020 Census Population	10,092	32,511	57,118	171,805
2010 Census Population	9,651	30,995	54,967	166,480
Projected Annual Growth 2025 to 2030	-0.1%	-	-	-
Historical Annual Growth 2010 to 2025	-	0.2%	0.2%	-
2025 Median Age	37.4	37.4	37.9	36.4

HOUSEHOLDS	1 Mile	2 Mile	3 Mile	5 Mile
2025 Estimated Households	2,781	9,493	17,012	51,260
2030 Projected Households	2,830	9,662	17,395	52,495
2020 Census Households	2,891	9,786	17,263	51,964
2010 Census Households	2,659	8,954	15,934	48,506
Projected Annual Growth 2025 to 2030	0.4%	0.4%	0.5%	0.5%
Historical Annual Growth 2010 to 2025	0.3%	0.4%	0.5%	0.4%

RACE AND ETHNICITY	1 Mile	2 Mile	3 Mile	5 Mile
2025 Estimated White	45.2%	45.8%	44.8%	39.3%
2025 Estimated Black or African American	5.1%	6.9%	6.8%	7.0%
2025 Estimated Asian & Pacific Islander	10.6%	14.5%	14.0%	12.6%
2025 Estimated American Indian & Native Alaskan	1.7%	1.2%	1.2%	1.4%
2025 Estimated Other Races	37.4%	31.6%	33.3%	39.7%
2025 Estimated Hispanic	47.1%	40.9%	43.0%	49.8%

INCOME	1 Mile	2 Mile	3 Mile	5 Mile
2025 Estimated Average Household Income	\$186,715	\$184,837	\$168,099	\$140,329
2025 Estimated Median Household Income	\$155,465	\$143,149	\$133,269	\$113,996
2025 Estimated Per Capita Income	\$53,082	\$55,346	\$50,934	\$42,867

EDUCATION (AGE 25+)	1 Mile	2 Mile	3 Mile	5 Mile
2025 Estimated Elementary (Grade Level 0 to 8)	6.4%	5.0%	6.6%	8.1%
2025 Estimated Some High School (Grade Level 9 to 11)	6.4%	4.3%	5.3%	6.9%
2025 Estimated High School Graduate	25.3%	23.3%	24.4%	27.3%
2025 Estimated Some College	20.6%	20.4%	20.0%	20.1%
2025 Estimated Associates Degree Only	8.6%	9.3%	8.3%	8.2%
2025 Estimated Bachelors Degree Only	19.9%	22.6%	22.3%	19.6%
2025 Estimated Graduate Degree	12.8%	15.2%	13.2%	9.7%

BUSINESS	1 Mile	2 Mile	3 Mile	5 Mile
2025 Estimated Total Businesses	9.7%	1,446	2,914	7,060
2025 Estimated Total Employees	2,858	11,638	24,267	61,307
2025 Estimated Employee Population per Business	7.9	8.1	8.3	8.7
2025 Estimated Residential Population per Business	27.1	22.0	19.3	23.8