

Site Features

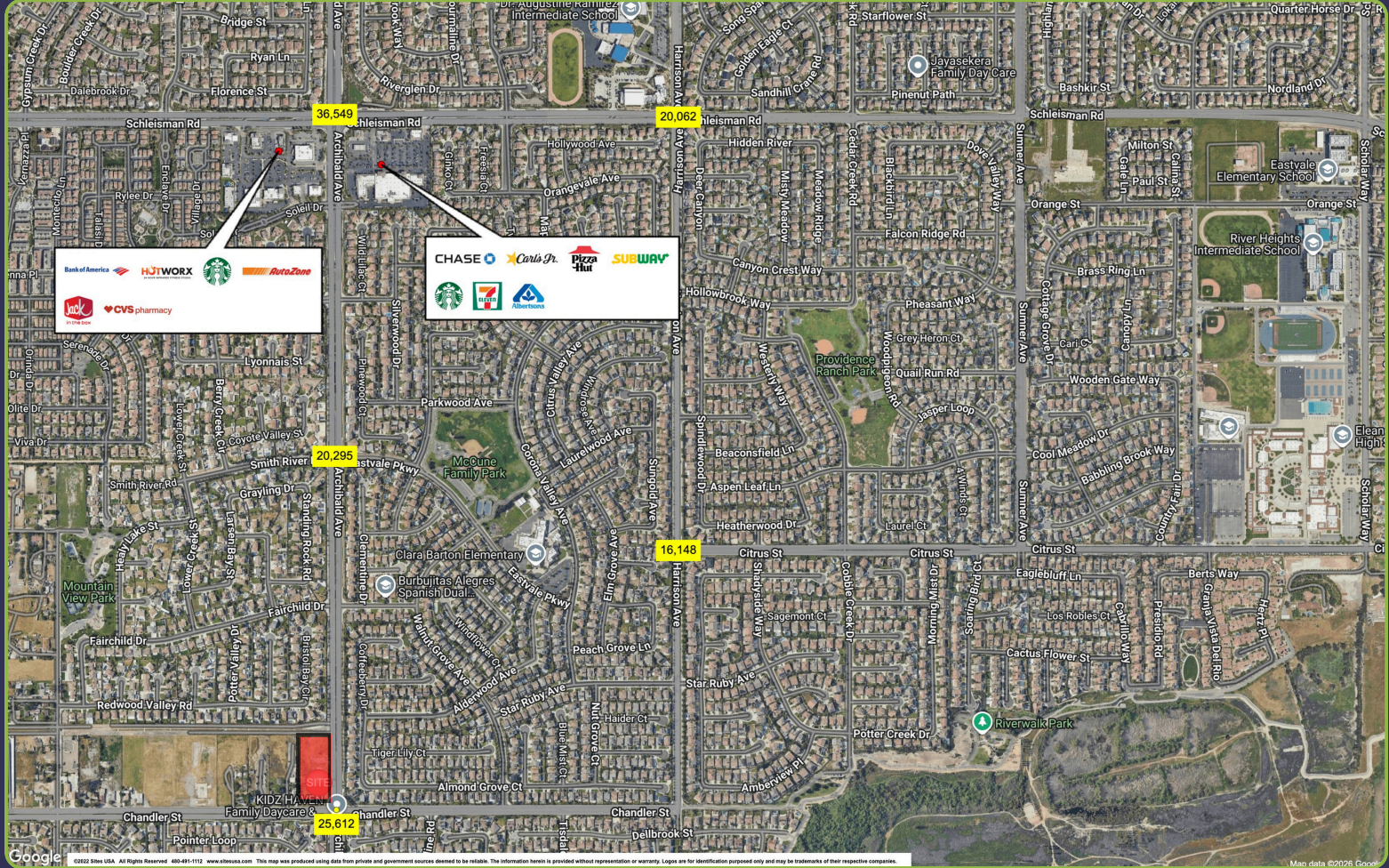
- Join Dutch Bros and Quick Quack Car Wash.
- Approximately 30,000 SF PAD.
- Approved for 3,450 Sf Building
- Approved uses include: Sit Down Restaurant, Banks, Medical, Retail.
- High Traffic with over 25,000 CPD at Archibald and Chandler.
- Over 100,00 thousand people in a 3 radius.
- Many Schools within 2 miles of site. Combined enrollement of over 3,500 students.
- Estimated 2Q 2027 delivery.
- Ground Lease or Sale possible.
- Call for economic details.





Commercial Brokerage
www.irishcb.com

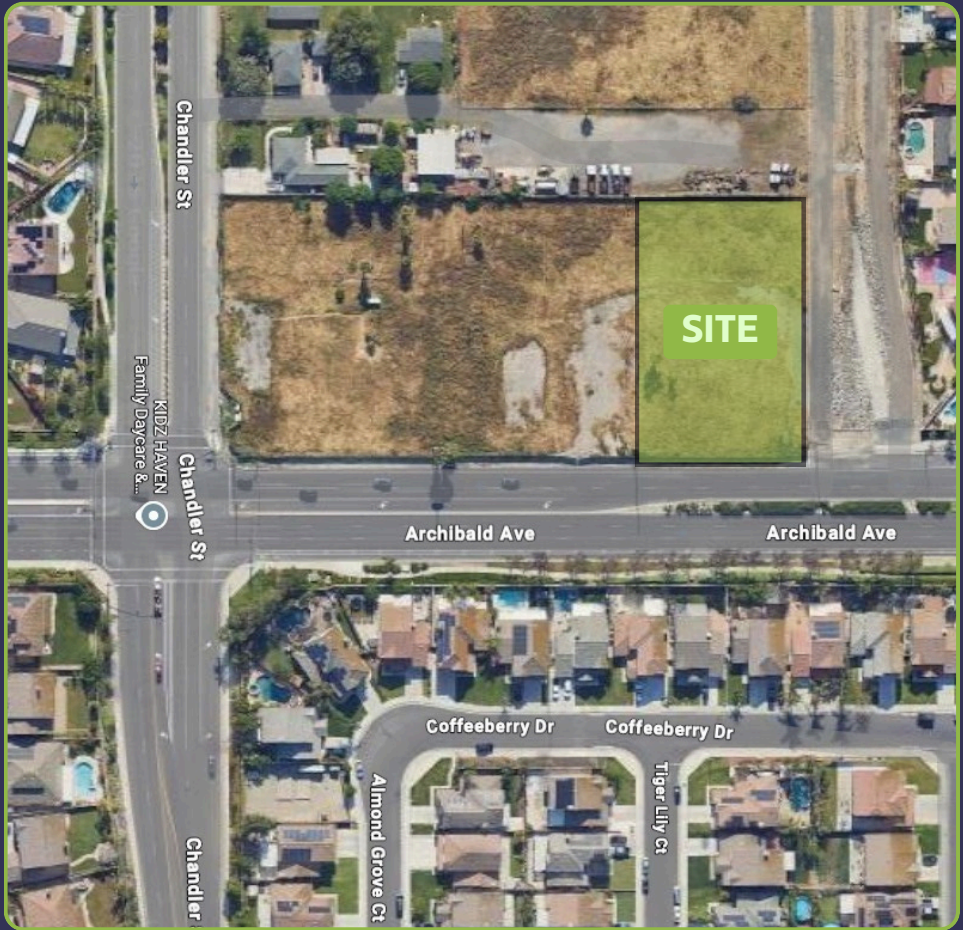
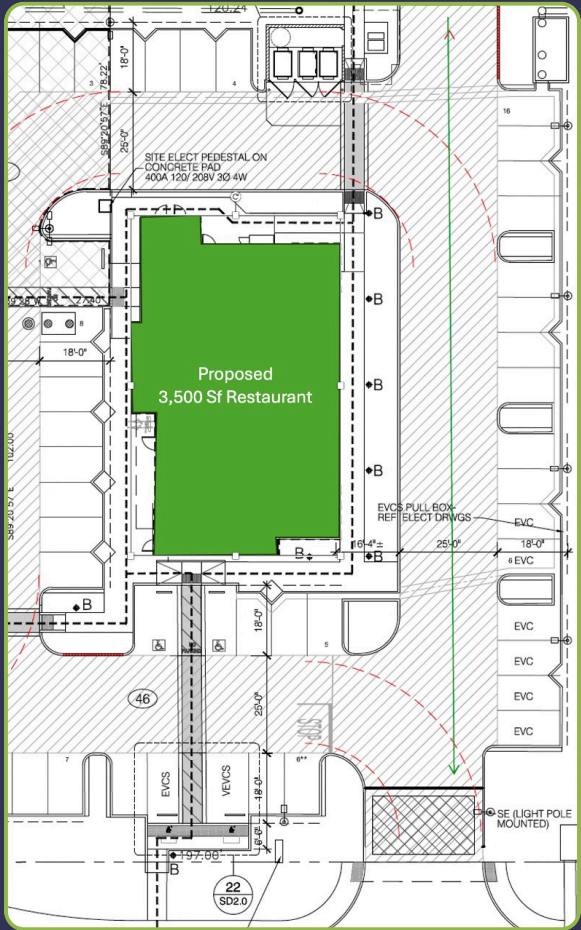
For Lease
New Development
NWC Archibald Ave. & Chandler St.
Eastvale, CA





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Summary Profile

2010-2020 Census, 2025 Estimates with 2030 Projections
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 33.9469/-117.5935

7769 Archibald Ave Corona, CA 92880	1 mi radius	2 mi radius	3 mi radius
Population			
2025 Estimated Population	20,306	57,369	107,675
2030 Projected Population	20,445	59,428	116,058
2020 Census Population	19,744	55,400	100,356
2010 Census Population	14,912	42,216	74,927
Projected Annual Growth 2025 to 2030	0.1%	0.7%	1.6%
Historical Annual Growth 2010 to 2025	2.4%	2.4%	2.9%
2025 Median Age	36.1	35.8	35.3
Households			
2025 Estimated Households	5,189	14,097	27,787
2030 Projected Households	5,365	15,122	30,863
2020 Census Households	5,031	13,378	25,760
2010 Census Households	3,740	9,558	18,241
Projected Annual Growth 2025 to 2030	0.7%	1.5%	2.2%
Historical Annual Growth 2010 to 2025	2.6%	3.2%	3.5%
Race and Ethnicity			
2025 Estimated White	28.7%	29.6%	31.0%
2025 Estimated Black or African American	9.3%	11.2%	10.1%
2025 Estimated Asian or Pacific Islander	30.9%	27.2%	25.6%
2025 Estimated American Indian or Native Alaskan	0.7%	1.0%	0.9%
2025 Estimated Other Races	30.4%	31.0%	32.3%
2025 Estimated Hispanic	36.9%	37.6%	39.6%
Income			
2025 Estimated Average Household Income	\$203,862	\$186,766	\$175,756
2025 Estimated Median Household Income	\$178,630	\$162,190	\$151,787
2025 Estimated Per Capita Income	\$52,113	\$45,898	\$45,364
Education (Age 25+)			
2025 Estimated Elementary (Grade Level 0 to 8)	3.8%	4.9%	5.1%
2025 Estimated Some High School (Grade Level 9 to 11)	6.5%	7.3%	6.2%
2025 Estimated High School Graduate	19.1%	19.8%	20.6%
2025 Estimated Some College	19.6%	21.8%	22.2%
2025 Estimated Associates Degree Only	7.0%	7.2%	7.8%
2025 Estimated Bachelors Degree Only	28.9%	26.6%	26.2%
2025 Estimated Graduate Degree	15.2%	12.5%	11.8%
Business			
2025 Estimated Total Businesses	551	1,298	2,705
2025 Estimated Total Employees	2,002	5,642	14,618
2025 Estimated Employee Population per Business	3.6	4.3	5.4
2025 Estimated Residential Population per Business	36.8	44.2	39.8

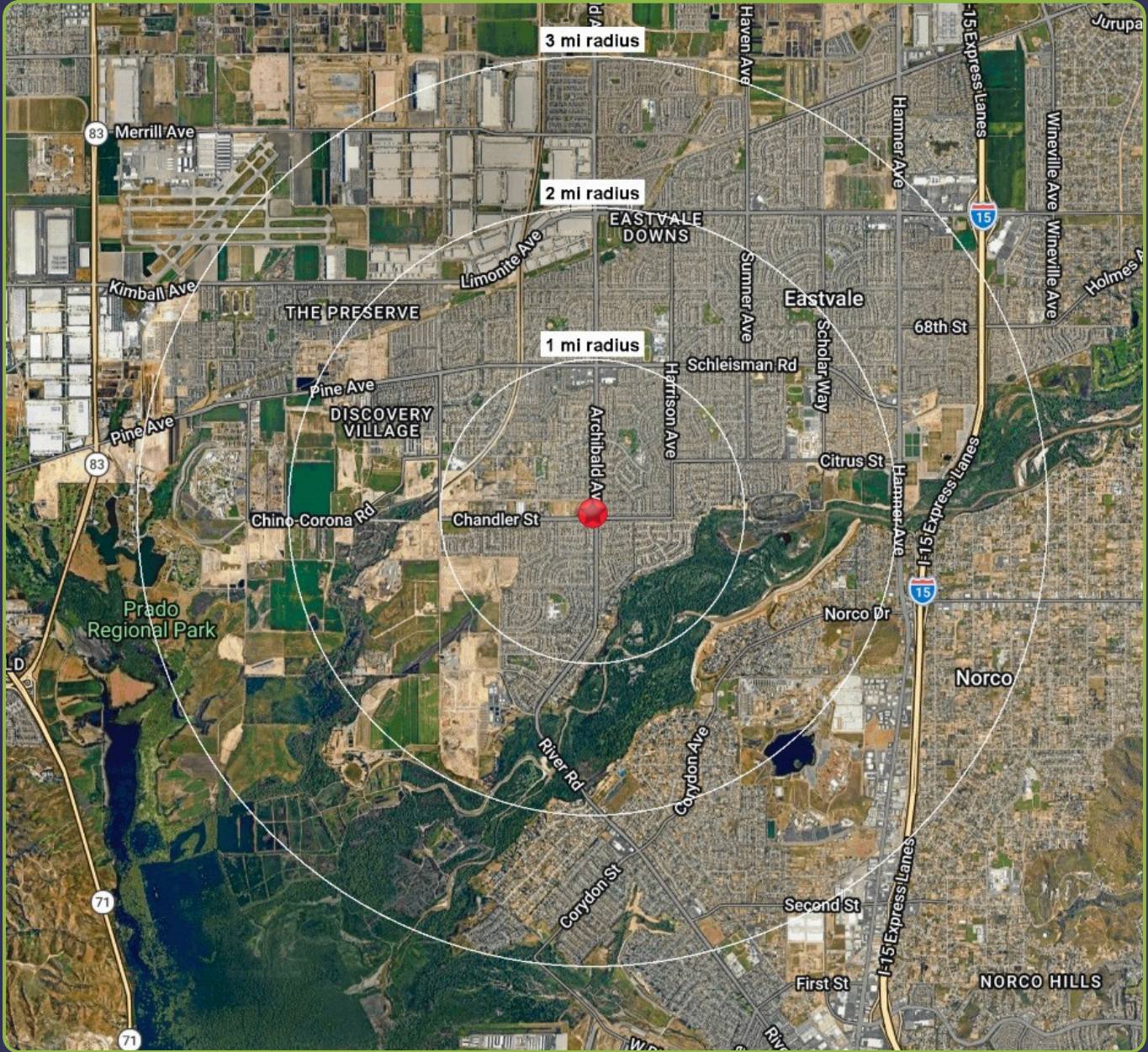
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Map Link



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