

GTS REALTY | retail

**FOR
LEASE**



TEMESCAL VILLAGE PLAZA

STATER BROS. SHOPPING CENTER

NWC MAGNOLIA AVENUE AND RIMPAU AVENUE | CORONA, CA 92879

PROPERTY INFORMATION

- 22,040 sf box can be divisible
- 1,140 sf former Boba Tea with outdoor seating
- Stater Bros. anchored center with over twenty shops, restaurants and services.
- Prime corner location on high traffic corridor with over 41,000 cars on Magnolia Ave. and 31,000 cars on Rimpau Ave.
- Exceptional lunch and daytime population with nearly 9,000 companies and over 115,000 employees within 5 miles.

CONTACTS

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JOIN THESE LOCAL AREA RETAILERS AND RESTAURANTS





DEMOGRAPHICS

TRADE AREA	3-MILE	5-MILE	7-MILE
Population	132,075	231,537	349,930
Total Households	39,543	69,449	102,120
Avg. Household Income	\$120,102	\$125,400	\$128,192
Daytime Population	66,947	115,776	170,774

Source: Claritas 2023

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