



FOR LEASE | FORMER FOOD 4 LESS
±55,000 SF VACANT GROCERY STORE

109 N. MCKINLEY ST, CORONA, CALIFORNIA 92879





Property **Overview**

109 N. MCKINLEY STREET, CORONA, CA 92879

FOR LEASE
VACANT GROCERY STORE

BUILDING SIZE
55,000 SQ. FT.

PARKING
256 SPACES
(4.54 spaces/1,000)

TRAFFIC COUNTS
59,000 CPD
(at the Intersection)

PROPERTY DIMENSIONS
±275' Frontage, ±200' Depth

LAND AREA
4.28 ACRES

YEAR BUILT
1989

ZONING
SC

Strong Demographics - 3-MILE RADIUS



102,372
TOTAL POPULATION



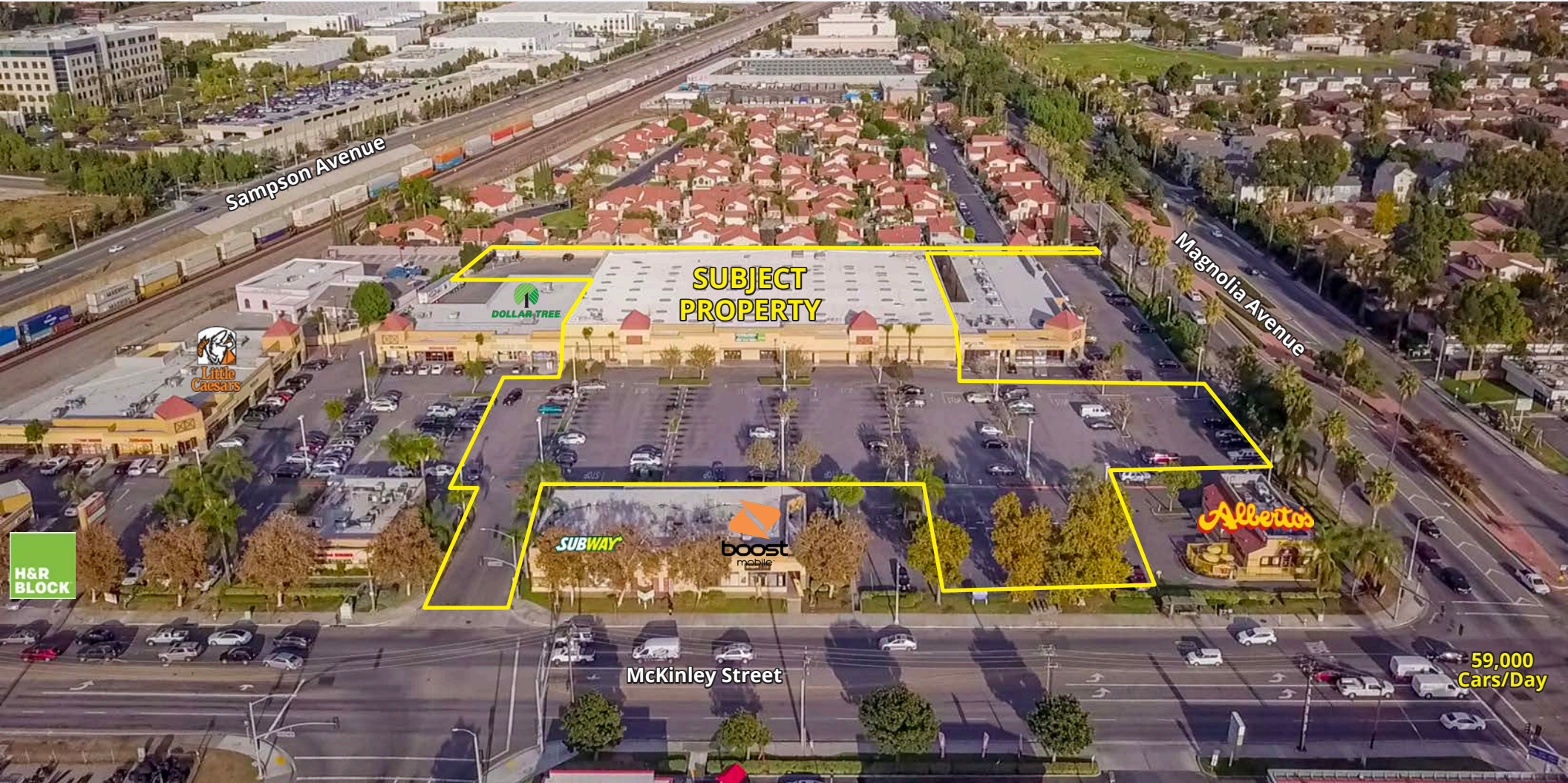
4,476
OF BUSINESSES



106,654
DAYTIME POPULATION



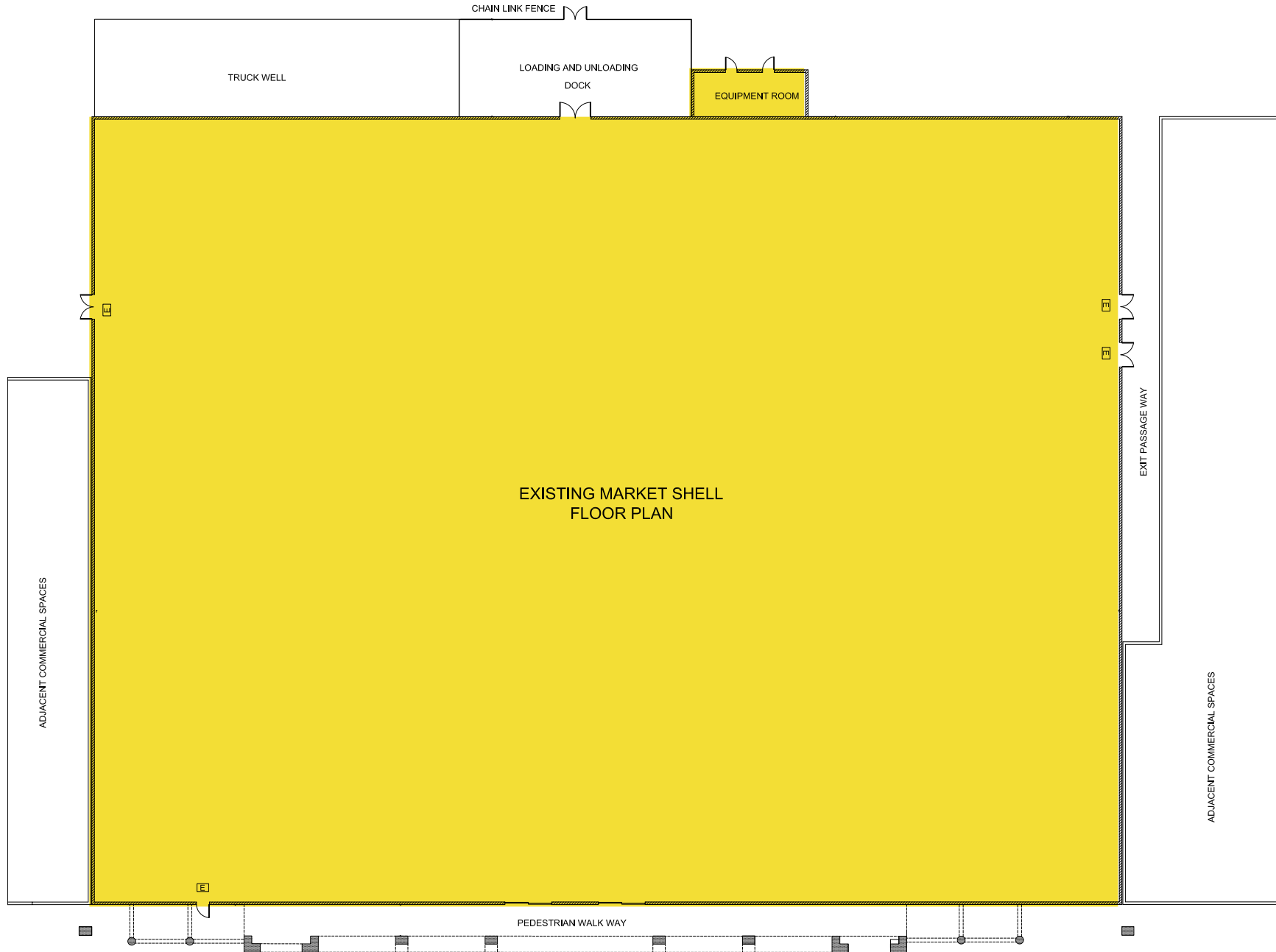
41,340
OF EMPLOYEES

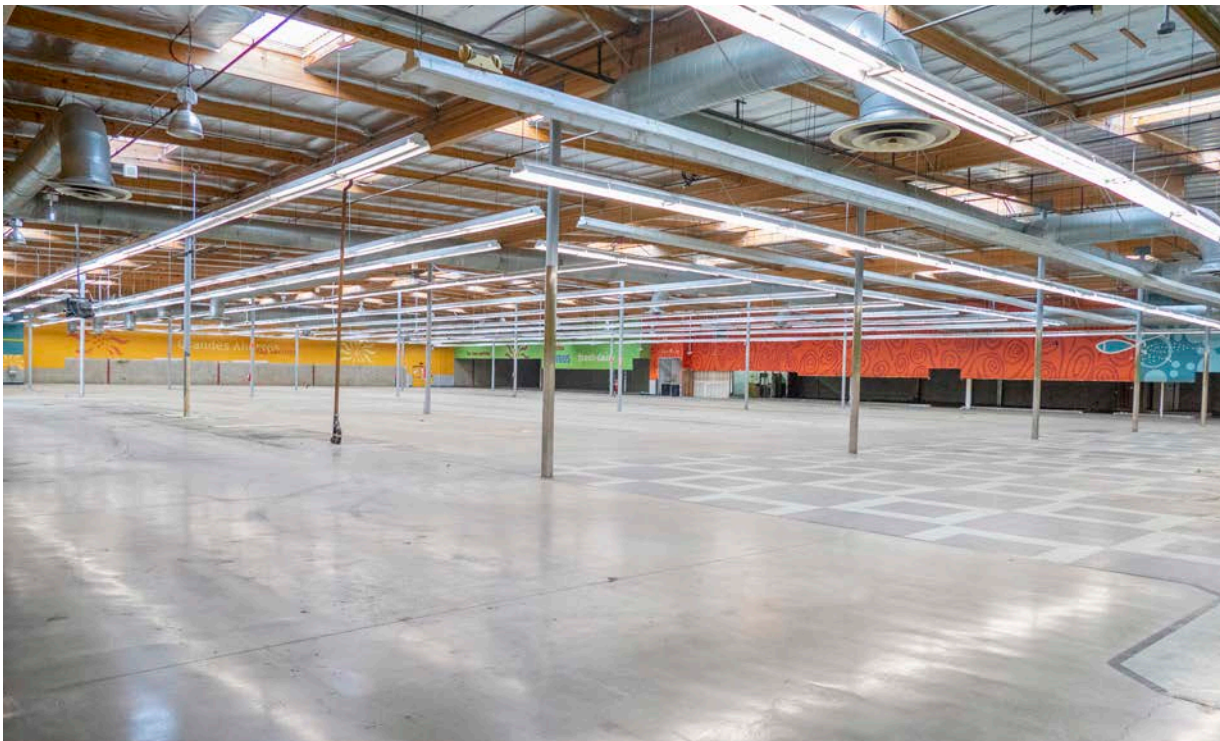


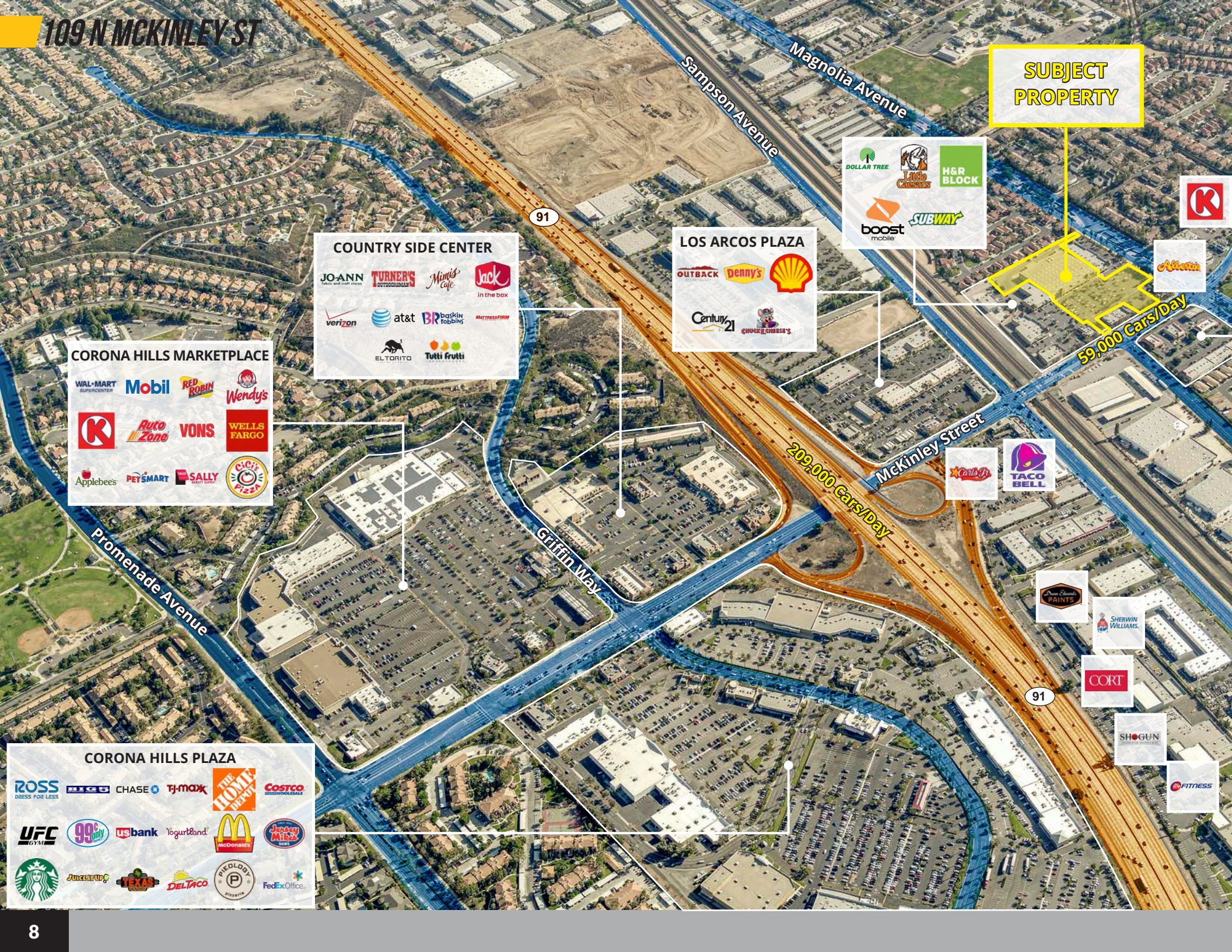




Floor Plan







**SUBJECT
PROPERTY**

COUNTRY SIDE CENTER

- JO-ANN fabric and craft stores
- TURNER'S OUTDOORSMAN
- Mini's Cafe
- Jack in the box
- verizon
- at&t
- BR Baskin Robbins
- MATTRESS FIRM
- EL TORITO
- Tutti Frutti

LOS ARCOS PLAZA

- OUTBACK
- Denny's
- Shell
- Century 21
- GNC

- DOLLAR TREE
- L'Oréal Cosmetics
- H&R BLOCK
- boost mobile
- SUBWAY

CORONA HILLS MARKETPLACE

- WAL-MART SUPERCENTERS
- Mobil
- RED ROBIN
- Wendy's
- Kmart
- Auto Zone
- VONS
- WELLS FARGO
- Applebees
- PETSMART
- SALLY Beauty Supply
- Cici's PIZZA

CORONA HILLS PLAZA

- ROSS DRESS FOR LESS
- CHASE
- TJ-MAXX
- THE HOME DEPOT
- COSTCO WHOLESALE
- UFC GYM
- 99c ONLY
- usbank
- yogurtland
- McDonald's
- JOHNSY MIEUX
- Starbucks
- Juicy Juice
- TEXAS DELTACO
- PIELODGE
- FedEx Office

Property Highlights

Anchor Space in Successful Corona Shopping Center – The property enjoys strong co-tenancy with Dollar Tree, Subway, Boost Mobile, Little Caesar’s, H&R Block and Alberto’s Mexican Food.

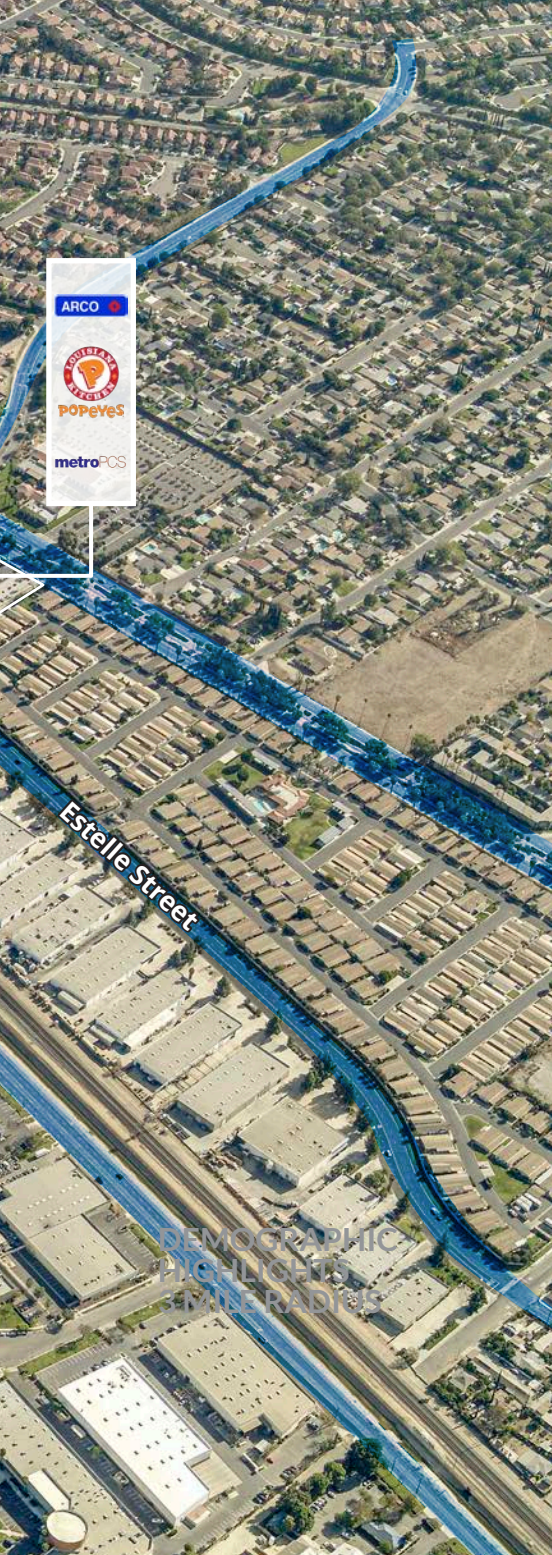
Rare Southern California Box Opportunity – With the closures of many “box” tenants such as Haagens, Sears, K-Mart, Toys R Us and Others, much of that space has already been absorbed.

Residential and Commercial Proximity – The former Food 4 Less is conveniently located in the heart of both residential and commercial density enhancing daytime and evening traffic, every day of the week.

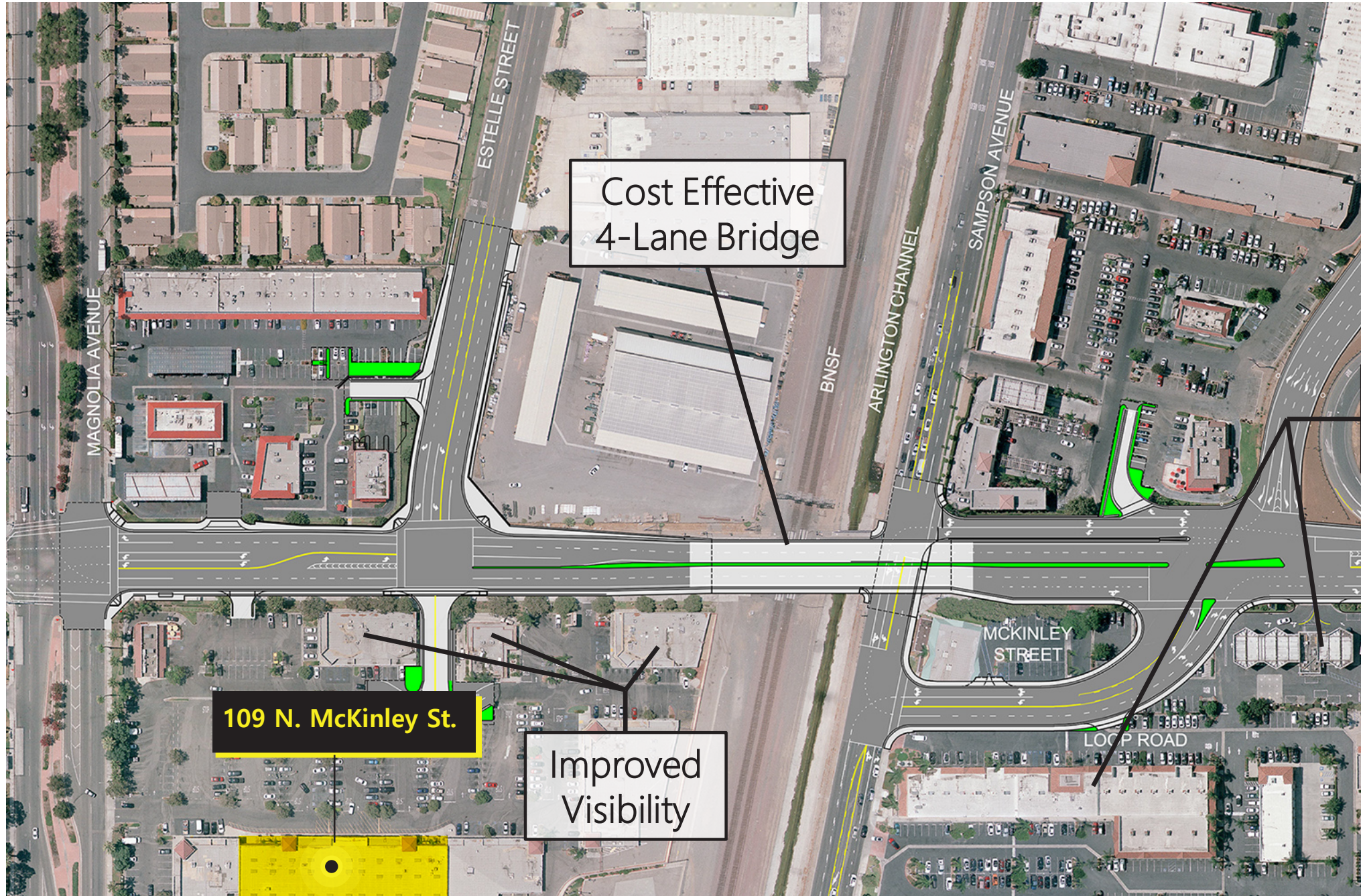
Easy Ingress and Egress into the Center – The shopping center features convenient ingress and egress from both McKinley Street and Magnolia Avenue, which provides consumers with ample accessibility.

Proximity to 91 Freeway – The shopping center is situated less than 0.3 miles away from the 91 Freeway (Riverside Freeway), which features over 209,000 cars per day that pass the McKinley Street on/offramp.

Increased Visibility – The subject property will enjoy increased visibility as a result of the proposed McKinley Bridge project (see following page for details).



Proposed McKinley Street Grade Separation and Bridge



Cost Effective
4-Lane Bridge

109 N. McKinley St.

Improved
Visibility



This information has been obtained from the City of Corona's website as part of a Council Meeting presentation from August 2019. CBRE makes no representations or warranties regarding the accuracy, reliability, or completeness of this content.

For more information on the City of Corona McKinley Street improvement plans, please visit:
<https://www.coronaca.gov/government/departments-divisions/public-works/construction-projects/mckinley-grade-separation>

CORONA, CALIFORNIA

The City of Corona is located approximately 45 miles southeast of Los Angeles in western Riverside County. A city whose heritage spans more than a century, Corona has emerged as an ethnically diverse community, where a significant percentage of the population is made up of young, well-educated families.

The Corona community boasts many amenities that provide a first-rate quality of life for residents. The City has more than 394 acres of parks, with sports fields, basketball courts, playgrounds, tennis courts, two skateparks and an outdoor pool.





Public Safety efforts by the Corona Police Department and Corona Fire Department have resulted in decreasing crime rates, quick response times and a superior paramedic program. In recent times, SafeWise announced the City of Corona as one of the top 50 safest cities in California, coming in at #22 in 2018.

Corona's industrial base has played an important role in the growth of the City and its employee base. Corona's economy is strong and getting stronger! There are more than 42,000 jobs within the city of Corona and there is a workforce of more than 84,000. Our retail and commercial areas are expanding and office development is booming. Corona has more than 34 million square feet of industrial space and more than 3 million square feet of office space existing, under construction, or planned. Economic Development is the business advocate always looking for ways to help the business community with incentives, communication, and team building.

#22

**SAFEST CITY
IN CALIFORNIA**
– SAFEWISE

#81

**FASTEST GROWING CITIES IN
AMERICA IN 2018**
– WALLETHUB

**3RD LARGEST CITY
IN THE INLAND EMPIRE**
– WORLD POPULATION REVIEW

47.6
MILES TO DTLA

14.9
MILES TO RIVERSIDE

22.7
MILES TO ANAHEIM



	1 Mile	3 Miles	5 Miles
POPULATION			
2019 Population - Current Year Estimate	21,678	102,372	285,536
2024 Population - Five Year Projection	22,643	106,790	298,233
2010 Population - Census	20,241	94,784	263,383
2000 Population - Census	18,717	80,669	221,367
2010-2019 Annual Population Growth Rate	0.74%	0.84%	0.88%
2019-2024 Annual Population Growth Rate	0.87%	0.85%	0.87%



	1 Mile	3 Miles	5 Miles
HOUSEHOLDS			
2019 Households - Current Year Estimate	6,479	30,536	80,363
2024 Households - Five Year Projection	6,736	31,677	83,416
2010 Households - Census	6,045	28,401	74,572
2000 Households - Census	5,736	24,971	64,490
2010-2019 Annual Household Growth Rate	0.75%	0.79%	0.81%
2019-2024 Annual Household Growth Rate	0.78%	0.74%	0.75%
2019 Average Household Size	3.34	3.33	3.48



	1 Mile	3 Miles	5 Miles
HOUSEHOLD INCOME			
2019 Average Household Income	\$76,425	\$87,272	\$92,870
2024 Average Household Income	\$88,888	\$101,485	\$107,597
2019 Median Household Income	\$63,537	\$71,575	\$74,011
2024 Median Household Income	\$73,250	\$81,126	\$83,301
2019 Per Capita Income	\$22,605	\$26,013	\$26,114
2024 Per Capita Income	\$26,166	\$30,084	\$30,056

Area Demographics



	1 Mile	3 Miles	5 Miles
HOUSING UNITS			
2013-2017 Housing Units	6,750	31,670	83,037
1 Unit -Detached	3,797	20,015	57,712
1 Unit -Attached	390	1,286	3,202
2 Units	87	443	1,005
3-4 Units	325	913	3,157
5-9 Units	623	2,265	4,750
10-19 Units	489	1,726	3,915
20-49 Units	224	1,308	2,632
50 and Over	217	1,330	3,306
Mobile Home	596	2,350	3,287
Other Units	0	34	72



	1 Mile	3 Miles	5 Miles
PLACE OF WORK			
2019 Businesses	854	4,476	10,708
2019 Employees	8,865	41,340	102,422



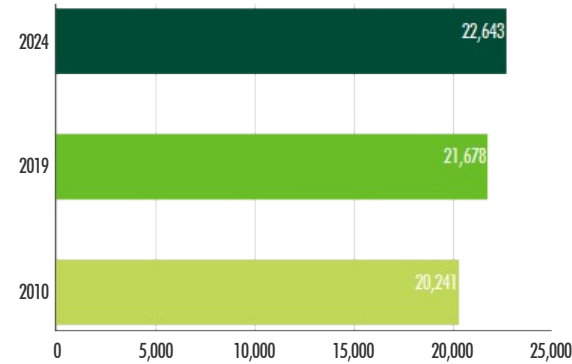
	1 Mile	3 Miles	5 Miles
DAYTIME POPULATION			
2019 Daytime Population	21,980	106,654	280,191
Daytime Workers	10,291	51,397	124,663
Daytime Residents	11,689	55,257	155,528



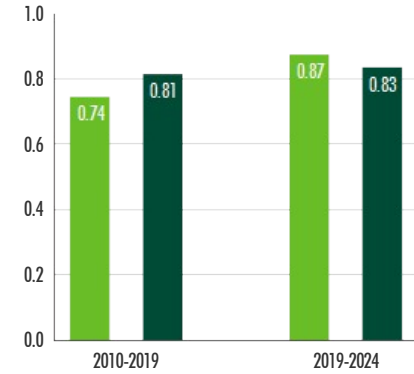
	1 Mile	3 Miles	5 Miles
EDUCATION			
2019 Population 25 and Over	13,877	66,602	183,427
Less than 9th Grade	1,359	5,587	16,916
9-12th Grade - No Diploma	1,609	5,640	18,936
High School Diploma	3,675	16,716	44,768
GED or Alternative Credential	250	1,484	4,849
Some College - No Degree	3,139	16,349	43,340
Associate`s Degree	1,095	5,602	14,335
Bachelor`s Degree	1,767	10,162	26,424
Graduate or Professional Degree	983	5,062	13,859

1 Mile

POPULATION BY YEAR



% ANNUAL POPULATION GROWTH



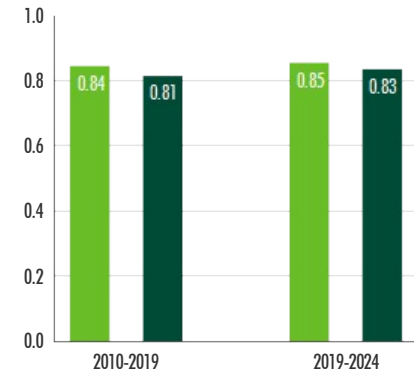
	1 Mile	3 Miles	5 Miles
AGE			
Age 0-4	21,678	102,372	285,536
Age 5-9	1,563	7,138	20,074
Age 10-14	1,525	7,164	20,673
Age 15-19	1,489	7,153	21,221
Age 20-24	1,473	6,928	20,180
Age 25-29	1,752	7,388	19,961
Age 30-34	2,062	9,169	24,170
Age 35-39	1,829	8,812	23,378
Age 40-44	1,673	7,510	20,929
Age 45-49	1,348	6,258	18,178
Age 50-54	1,320	6,384	18,299
Age 55-59	1,241	6,279	17,636
Age 60-64	1,159	6,053	16,833
Age 65-69	956	5,131	14,008
Age 70-74	840	4,001	10,793
Age 75-79	614	2,858	7,942
Age 80-84	402	1,885	5,079
Age 85 and Older	228	1,160	3,222

3 Miles

POPULATION BY YEAR

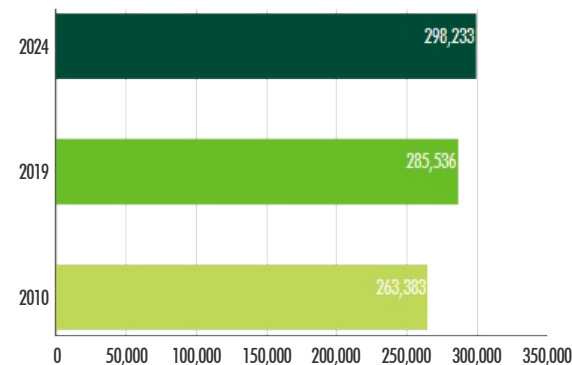


% ANNUAL POPULATION GROWTH

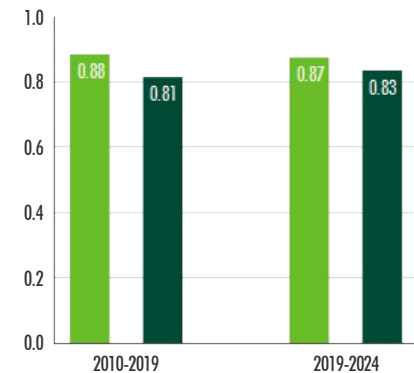


5 Miles

POPULATION BY YEAR



% ANNUAL POPULATION GROWTH





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