

SIERRA DEL ORO TOWNE CENTRE

CORONA, CA



SIZE

110,627 square feet

DEMOGRAPHICS

	1 mile	3 mile	5 mile
Population	10,982	66,659	155,876
Households	3,526	19,383	44,230
Median HH Income (\$)	97,692	90,963	97,361

MAJOR TENANT(S)

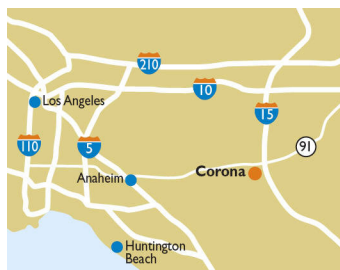
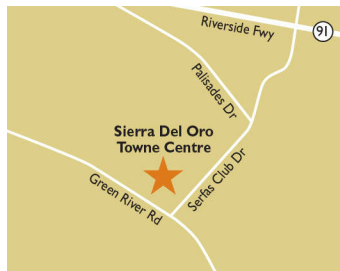
Ralph's
Dollar Tree
Anytime Fitness
Chase Bank

LEASING CONTACT

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MORE INFO

www.phillisedison.com



LOCATION

2621-2721 Green River Road | Corona, CA 92882

PROPERTY HIGHLIGHTS

- Anchored by Ralph's Supermarket with Chase Bank and Dollar Tree
- Other national tenants include Kumon Learning Center, Domino's, Jack in the Box and Anytime Fitness
- Located at the busy intersection of Green River Road and Ridgeline Drive
- Population exceeds 64,800 in a three-mile radius with an average household income greater than \$119,700



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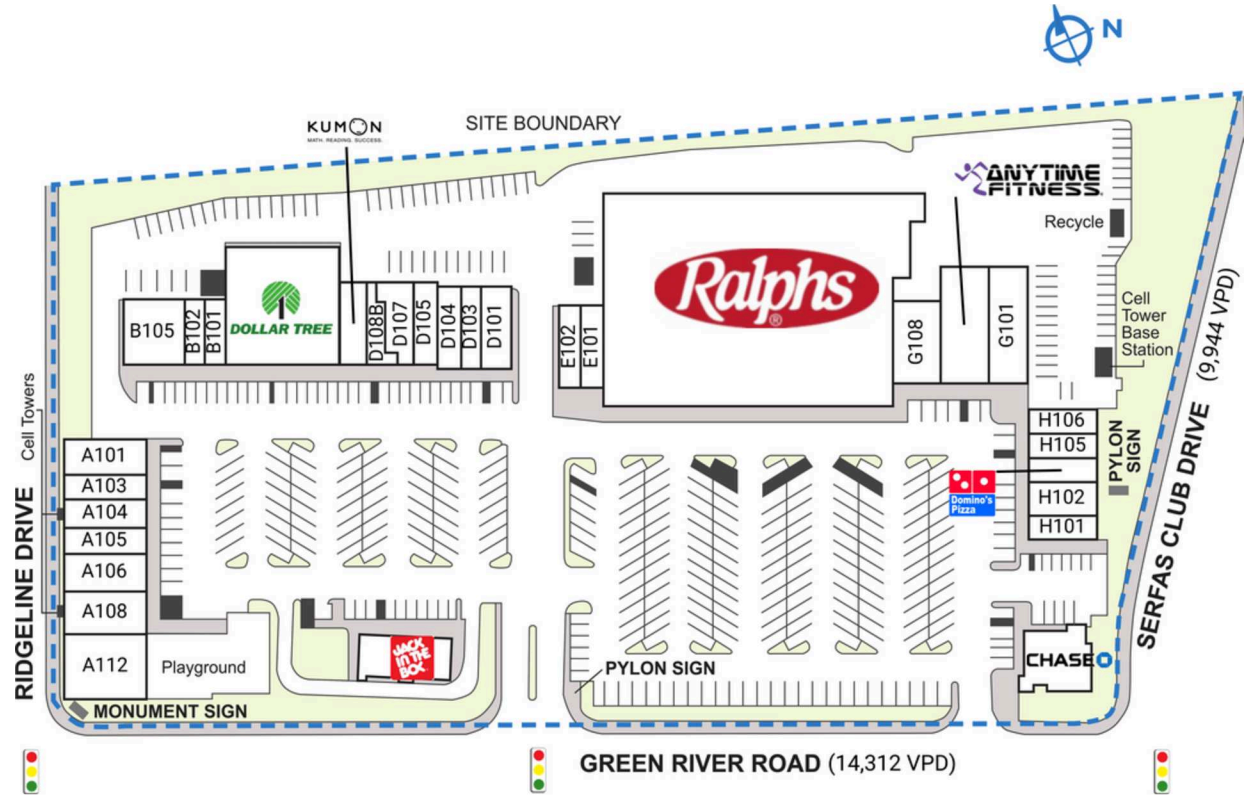
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SPACE	TENANT	SQ. FT.			
A101	Sports & Wellness Chiropractic	1,750 SF	D108B	Motion Water Pros Inland Empire	1,003 SF
A103	Skin Theory Aesthetics	950 SF	E101	Xpresso Urban Coffee	1,400 SF
A104	Blash Dentistry	1,200 SF	E102	China Garden	1,400 SF
A105	Lovely Nails	900 SF	F	Ralphs	45,660 SF
A106	Bernstein Optometry	2,100 SF	G101	Happy World Preschool	3,639 SF
A108	Miracola Salon & Blow Dry Bar	2,055 SF	G102	Anytime Fitness	4,551 SF
A112	Green River Montessori	4,100 SF	G108	Noori's Threading and Spa	2,450 SF
B101	Bigeyepoke	1,061 SF	H101	U.S. Donuts	1,200 SF
B102	Extreme Barbershop	889 SF	H102	Dry Cleaners	1,800 SF
B105	Vital Force MMA	2,945 SF	H104	Domino's Pizza	1,200 SF
C101	Dollar Tree	10,039 SF	H105	PostalAnnex	1,200 SF
D101	Altarboosh Restaurant	2,100 SF	H106	Fantastic Sams	1,200 SF
D103	Smoke Town	980 SF	J	Chase Bank	3,800 SF
D104	America Floor and Design	1,470 SF	K	Jack in the Box	2,860 SF
D105	Hair Waves	1,517 SF		TOTAL SQ. FT.	110,627
D107	Roman's Casa Taquito	1,995 SF			
D108	Kumon Learning Center	1,212 SF			

SITE LEGEND

 Available	 Occupied
 Leased (not occupied)	 Owned by Others
 Site Boundary	



DISCLAIMER - This site plan is for general information purposes only and is not intended to constitute representations and warranties by Landlord as to the ownership of the real property depicted herein or the identity or nature of any occupants thereof.

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Prado View Elementary School
601 Students

Ridgeline Drive

Serfas Club Drive

Green River Road (14,312 VPD)

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Demographic Summary Report

1990 - 2000 Census, 2022 Estimates & 2027 Projections

Calculated using TAS Retrieval Retrieval

Mar 20, 2023



Sierra Del Oro Towne Centre Corona, CA		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Population	Q2 2022 Estimated Population	10,982	66,659	155,876
	2027 Projected Population	11,502	68,603	161,619
	2010 Census Population	9,648	63,726	146,858
	2000 Census Population	9,722	58,606	127,210
	1990 Census Population	6,055	45,145	88,760
	Historical Annual Growth 1990 to 2000	4.85%	2.64%	3.66%
	Historical Annual Growth 2000 to 2010	-0.08%	0.84%	1.45%
	Estimated Annual Growth 2010 to 2022	1.02%	0.35%	0.47%
	Projected Annual Growth 2022 to 2027	0.93%	0.58%	0.73%
	Median Age	37.8	35.4	36.0
Households	Q2 2022 Estimated Households	3,526	19,383	44,230
	2027 Projected Households	3,691	19,967	45,910
	2010 Census Households	3,106	18,467	41,663
	2000 Census Households	3,194	17,630	36,678
	1990 Census Households	1,936	14,178	26,017
	Historical Annual Growth 1990 to 2000	5.13%	2.20%	3.49%
	Historical Annual Growth 2000 to 2010	-0.28%	0.46%	1.28%
	Estimated Annual Growth 2010 to 2022	1.00%	0.38%	0.47%
	Projected Annual Growth 2022 to 2027	0.92%	0.60%	0.75%
	Population per Household	3.11	3.44	3.41
Population by Race	White	44.6%	35.0%	36.4%
	Black or African American	3.1%	3.8%	5.2%
	Asian & Pacific Islander	13.0%	7.7%	9.1%
	Other Races	4.5%	3.2%	3.5%
	Hispanic Population	34.7%	50.3%	45.9%
Income	Average Household Income	\$121,452	\$109,537	\$117,258
	Median Household Income	\$97,692	\$90,963	\$97,361
	Per Capita Income	\$39,002	\$31,885	\$33,672
Education (Age 25+)	Elementary	6.1%	7.8%	6.8%
	Some High School	3.3%	7.5%	8.0%
	High School Graduate	23.4%	26.6%	23.9%
	Some College	21.3%	22.8%	23.9%
	Associates Degree Only	9.2%	9.2%	9.2%
	Bachelors Degree Only	26.0%	19.0%	19.4%
	Graduate Degree	10.6%	7.1%	8.8%
Business	Number of Businesses	179	2,221	4,398
	Total Number of Employees	2,989	36,038	71,963
	Employees per Business	16.72	16.22	16.36
	Residential Population per Business	61.45	30.01	35.44

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