## CORONA, CA



#### SIZE

110,627 square feet

#### DEMOGRAPHICS

l mile	3 mile	5 mile				
Populatio	on					
11,976	64,867	151,124				
Households						
4.056	19.711	44.708				
.,	,.					
<b>NA 11 1</b>		(4)				

Median HH Income (\$) 117,884 101,251 106,735

#### MAJOR TENANT(S)

Ralphs Dollar Tree Anytime Fitness Chase Bank

#### LEASING CONTACT

Marissa Visconsi Mobile (303) 547-4386 mvisconsi@phillipsedison.com



Riverside Fwy 9 Sierra Del Oro Towne Centre Green River, Rg 545



#### LOCATION

2621-2721 Green River Road | Corona, CA 92882

#### PROPERTY HIGHLIGHTS

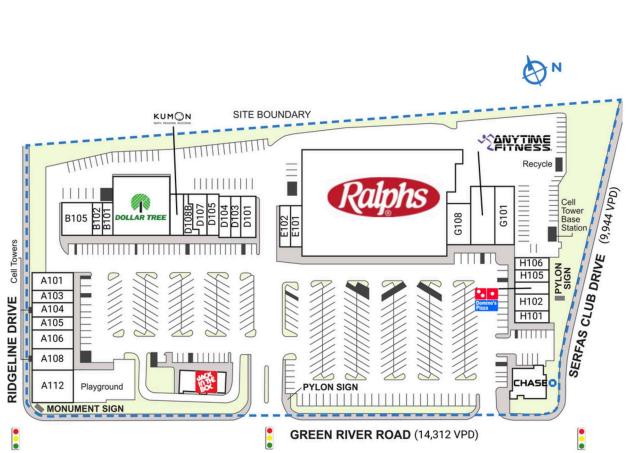
- Anchored by Ralph's Supermarket with Chase Bank and Dollar Tree
- Other national tenants include Kumon Learning Center, Domino's, Jack in the Box and Anytime Fitness
- Located at the busy intersection of Green River Road and Ridgeline Drive
- Population exceeds 64,800 in a three-mile radius with an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



# PHILLIPS EDISON & COMPANY®

2621-2721	Green	River	Road I	Corona.	CA	92882
2021 2721	Green	i ti v Ci	Roud	<b>C</b> 01011a,	<i><i>u</i>, <i>i</i></i>	LOOL

Inland EmpireInland Empire </th <th>SPACE</th> <th></th> <th>SQ. FT.</th> <th>D108</th> <th>Motion Water Pros</th> <th>s 1.003 SF</th>	SPACE		SQ. FT.	D108	Motion Water Pros	s 1.003 SF
Chiropractic AestheticsE101Xpresso Urban Coffee1,400 SFAl03Skin Theory Aesthetics950 SFE102China Garden1,400 SFAesthetics900 SFG101Happy World Preschool3,639 SFAl05Lovely Nails900 SFG101Happy World Preschool3,639 SFAl08Bernstein Optometry2,100 SFG102Anytime Fitness4,551 SFAl108Miracola Salon & Blow Dry Bar2,055 SFG108 H101Noori's Threading und Spa2,450 SFAl112Green River Montessori4,100 SFH101U.S. Donuts1,200 SFH101Bigeyepoke1,061 SFH104Domino's Pizza1,200 SFH102Extreme Barbershop889 SFH105PostalAnnex1,200 SFH103Vital Force MMA Restaurant2,945 SFJChase Bank3,800 SFJ101Altarboosh Restaurant2,100 SFJChase Bank3,800 SFJ103Smoke Town Design980 SFJChase Bank3,800 SFJ104America Floor and Center1,470 SFJI10,627J105Hair Waves1,517 SFTOTAL SQ. FT.110,627J106Kumon Learning Center1,212 SFSFIJ107Roman's Casa Taquito1,995 SFSFIJ108Kumon Learning Center1,212 SFIOccupiedJ109Leased (not occupied)OccupiedI			~			,
AestheticsE102China Garden1,400 SFAld4Blash Dentistry1,200 SFFRalphs45,660 SFAltoBernstein2,100 SFG101Happy World Preschool3,639 SFAltoBernstein2,100 SFG102Anytime Fitness4,551 SFAltoMiracola Salon & Blow Dry Bar2,055 SFG108Noori's Threading and Spa2,450 SFAltoGreen River Montessori4,100 SFH101U.S. Donuts1,200 SFAltoGreen River Montessori1,061 SFH104Domino's Pizza1,200 SFAltoDollar Tree10,039 SFH105PostalAnnex1,200 SFAltarboosh Design2,100 SFJChase Bank3,800 SFAmerica Floor and Design1,470 SFKJack in the Box2,860 SFD104America Floor and America Floor and Design1,517 SFTOTAL SQ. FT.110,627D105Hair Waves1,517 SFD107Roman's Casa Taquito1,995 SFJOccupiedD108Kumon Learning Center1,212 SFCenterOccupiedOccupiedAvailableDocupiedOccupiedOccupiedOccupiedLeased (not occupied)OccupiedOccupiedOccupied	AIUI		1,750 36	E101		1,400 SF
Item Dentisity   1,200 sit   Item Dentisity   1,200 sit   Item Dentisity   1,200 sit     Item Dentisity   2,100 SF   GI01   Happy World Preschool   3,639 SF     Item Dentisity   2,100 SF   GI02   Anytime Fitness   4,551 SF     GI08   Miracola Salon & Blow Dry Bar   2,055 SF   GI08   Noori's Threading and Spa   2,450 SF     I112   Green River Montessori   4,100 SF   H101   U.S. Donuts   1,200 SF     I101   Bigeyepoke   1,061 SF   H104   Domino's Pizza   1,200 SF     I102   Extreme Barbershop   889 SF   H105   PostalAnnex   1,200 SF     I102   Dollar Tree   10,039 SF   J   Chase Bank   3,800 SF     I103   Smoke Town   980 SF   J   Chase Bank   3,800 SF     I103   Smoke Town   980 SF   J   Chase Bank   3,800 SF     I104   America Floor and   1,470 SF   J   Chase Bank   3,800 SF     I104   America Floor and   1,517 SF   J   I   I   I     I105   Ha	A103		950 SF	E102	China Garden	1,400 SF
ItesExecution featuresAugust and SpaItesPreschoolG102Anytime Fitness4,551 SFG108Miracola Salon & 2,055 SFG108Noori's Threading and Spa2,450 SFItesGreen River4,100 SFH101U.S. Donuts1,200 SFH101Bigeyepoke1,061 SFH102Dry Cleaners1,800 SFH102Extreme889 SFH104Domino's Pizza1,200 SFH103Vital Force MMA2,945 SFJChase Bank3,800 SFJ101Altarboosh2,100 SFJChase Bank3,800 SFJ103Smoke Town980 SFJChase Bank3,800 SFJ103Smoke Town980 SFJChase Bank3,800 SFJ104America Floor and1,470 SFJChase Bank3,800 SFJ105Hair Waves1,517 SFJChase Sank3,800 SFJ106Hair Waves1,517 SFJI10,627J108Kumon Learning1,212 SFIOccupiedITE LEGENDIOccupiedOccupiedLeased (not occupied)OccupiedOverned by Others	A104	Blash Dentistry	1,200 SF	F	Ralphs	45,660 SF
106   Bernstein Optometry   2,100 SF   G102   Anytime Fitness   4,551 SF     108   Miracola Salon & Blow Dry Bar   2,055 SF   G108   Noori's Threading and Spa   2,450 SF     1112   Green River Montessori   4,100 SF   H101   U.S. Donuts   1,200 SF     1101   Bigeyepoke   1,061 SF   H104   Domino's Pizza   1,200 SF     1102   Extreme Barbershop   889 SF   H105   PostalAnnex   1,200 SF     1105   Vital Force MMA   2,945 SF   J   Chase Bank   3,800 SF     1101   Dollar Tree   10,039 SF   J   Chase Bank   3,800 SF     1101   Altarboosh Restaurant   2,100 SF   K   Jack in the Box   2,860 SF     1103   Smoke Town   980 SF   TOTAL SQ. FT.   110,627     1105   Hair Waves   1,517 SF   Dollor   Restaurant   1,212 SF     1102   Kumon Learning Center   1,212 SF   Occupied   Occupied	A105	Lovely Nails	900 SF	G101	117	3,639 SF
Blow Dry Bar   and Spa     All 2   Green River   4,100 SF     Montessori   1,061 SF     H101   U.S. Donuts   1,200 SF     H102   Dry Cleaners   1,800 SF     H102   Dry Cleaners   1,800 SF     H102   Dry Cleaners   1,200 SF     H102   Dry Cleaners   1,200 SF     H104   Domino's Pizza   1,200 SF     H105   Votal Force MMA   2,945 SF     D101   Altarboosh   2,100 SF     Altarboosh   2,100 SF     Restaurant   2,100 SF     Montesson   2,100 SF     Marcia Floor and   1,470 SF     D104   America Floor and   1,470 SF     D105   Hair Waves   1,517 SF     D107   Roman's Casa   1,995 SF     Taquito   1,212 SF     ITE LEGEND   Occupied     Available   Occupied     Leased (not occupied)   Owned by Others	A106		2,100 SF	G102		4,551 SF
Initial of the end of th	A108		2,055 SF	G108		2,450 SF
1101   Bigeyepoke   1,061 SF   H102   Dry Cleaners   1,800 SF     1102   Extreme   889 SF   H104   Domino's Pizza   1,200 SF     1105   Vital Force MMA   2,945 SF   H106   Fantastic Sams   1,200 SF     1101   Dollar Tree   10,039 SF   J   Chase Bank   3,800 SF     1101   Dollar Tree   10,039 SF   J   Chase Bank   3,800 SF     1101   Altarboosh   2,100 SF   K   Jack in the Box   2,860 SF     1103   Smoke Town   980 SF   TOTAL SQ. FT.   110,627     1103   Smoke Town   980 SF   TOTAL SQ. FT.   110,627     1105   Hair Waves   1,517 SF   TOTAL SQ. FT.   110,627     1106   Kumon Learning   1,212 SF   Enter   ITE LEGEND     1108   Kumon Learning   1,212 SF   Occupied   Occupied     1108   Leased (not occupied)   Owned by Others   Owned by Others	AII2		4,100 SF	H101	U.S. Donuts	1,200 SF
102   Extreme   889 SF   H104   Domino's Pizza   1,200 SF     105   Vital Force MMA   2,945 SF   H105   PostalAnnex   1,200 SF     101   Dollar Tree   10,039 SF   J   Chase Bank   3,800 SF     101   Altarboosh   2,100 SF   J   Chase Bank   3,800 SF     101   Altarboosh   2,100 SF   TOTAL SQ. FT.   110,627     103   Smoke Town   980 SF   TOTAL SQ. FT.   110,627     104   America Floor and   1,470 SF   Design   TOTAL SQ. FT.   110,627     105   Hair Waves   1,517 SF   Total SQ. FT.   110,627     107   Roman's Casa   1,995 SF   Taquito   Taquito     108   Kumon Learning   1,212 SF   Occupied     ITE LEGEND   Image: Conter   Occupied   Image: Conter		Montessori		H102	Dry Cleaners	1,800 SF
Barbershop   H105   Postal Annex   1,200 SF     H105   Vital Force MMA   2,945 SF   H106   Fantastic Sams   1,200 SF     C101   Dollar Tree   10,039 SF   J   Chase Bank   3,800 SF     J010   Altarboosh   2,100 SF   K   Jack in the Box   2,860 SF     J0103   Smoke Town   980 SF   Design   TOTAL SQ. FT.   110,627     J0104   America Floor and   1,470 SF   Design   100   SF     J0105   Hair Waves   1,517 SF   Dilo7   Roman's Casa   1,995 SF   Taquito     J0108   Kumon Learning   1,212 SF   Center   Occupied   Itelesed (not occupied)	B101	Bigeyepoke	1,061 SF	H104	Domino's Pizza	1,200 SF
105   Vital Force MMA   2,945 SF   H106   Fantastic Sams   1,200 SF     101   Dollar Tree   10,039 SF   J   Chase Bank   3,800 SF     101   Altarboosh   2,100 SF   K   Jack in the Box   2,860 SF     1013   Smoke Town   980 SF   TOTAL SQ. FT.   110,627     1014   America Floor and   1,470 SF   Design   1     1015   Hair Waves   1,517 SF   Total SQ. FT.   110,627     1010   Roman's Casa   1,995 SF   Taquito   1   1,212 SF     1111   Elegend   Occupied   Occupied   Image: Comparison of the state	B102		889 SF	H105	PostalAnnex	1,200 SF
C101   Dollar Tree   10,039 SF   J   Chase Bank   3,800 SF     D101   Altarboosh   2,100 SF   K   Jack in the Box   2,860 SF     D103   Smoke Town   980 SF   TOTAL SQ. FT.   110,627     D104   America Floor and   1,470 SF   Design   100     D105   Hair Waves   1,517 SF   100     D107   Roman's Casa   1,995 SF   Taquito     D108   Kumon Learning   1,212 SF   Center     ITE LEGEND   Occupied   Occupied     Leased (not occupied)   Owned by Others	RIAE	•	2 945 55	H106	Fantastic Sams	1,200 SF
D101   Altarboosh Restaurant   2,100 SF   K   Jack in the Box   2,860 SF     D103   Smoke Town   980 SF   TOTAL SQ. FT.   110,627     D104   America Floor and Design   1,470 SF   TOTAL SQ. FT.   110,627     D105   Hair Waves   1,517 SF   Diot   Total square   Image: Control of the state square     D107   Roman's Casa Taquito   1,995 SF   Image: Conter   Image: Conter   Image: Conter     D108   Kumon Learning Center   1,212 SF   Image: Conter   Image: Conter   Image: Conter     ITE LEGEND   Image: Conter   Occupied   Image: Conter   Image: Conter   Image: Conter     Image: Available   Image: Conter   Image: Conter   Image: Conter   Image: Conter				J	Chase Bank	3,800 SF
Restaurant TOTAL SQ. FT. 110,627   0103 Smoke Town 980 SF 0   0104 America Floor and 1,470 SF 1,517 SF   0105 Hair Waves 1,517 SF   0107 Roman's Casa 1,995 SF   108 Kumon Learning 1,212 SF   ITE LEGEND   Available Occupied   Leased (not occupied) Owned by Others			,	К	Jack in the Box	2,860 SF
0104   America Floor and 1,470 SF     Design   Design     0105   Hair Waves   1,517 SF     0107   Roman's Casa   1,995 SF     Taquito   1,212 SF     0108   Kumon Learning   1,212 SF     ITE LEGEND   Occupied     Available   Occupied     Leased (not occupied)   Owned by Others	D101		2,100 SF	<b>,</b>		110,627
Design DI05 Hair Waves 1,517 SF DI07 Roman's Casa 1,995 SF Taquito DI08 Kumon Learning 1,212 SF Center ITE LEGEND Available Occupied Leased (not occupied) Overs	D103	Smoke Town	980 SF			
107 Roman's Casa 1,995 SF   Taquito 1,212 SF   0108 Kumon Learning 1,212 SF   ITE LEGEND Occupied   Available Occupied   Leased (not occupied) Owned by Others	D104		1,470 SF			
Taquito 2108 Kumon Learning 1,212 SF Center ITE LEGEND Available Occupied Leased (not occupied) Owned by Others	D105	Hair Waves	1,517 SF			
Center	D107		1,995 SF			
Available Occupied Leased (not occupied) Owned by Others	D108		1,212 SF			
Available Occupied Leased (not occupied) Owned by Others	SITE					
Leased (not occupied)						
Leased (not occupied) Owned by Others		vailable		□ Oc	cupied	
	Leased (not occupied) Owned by Others					



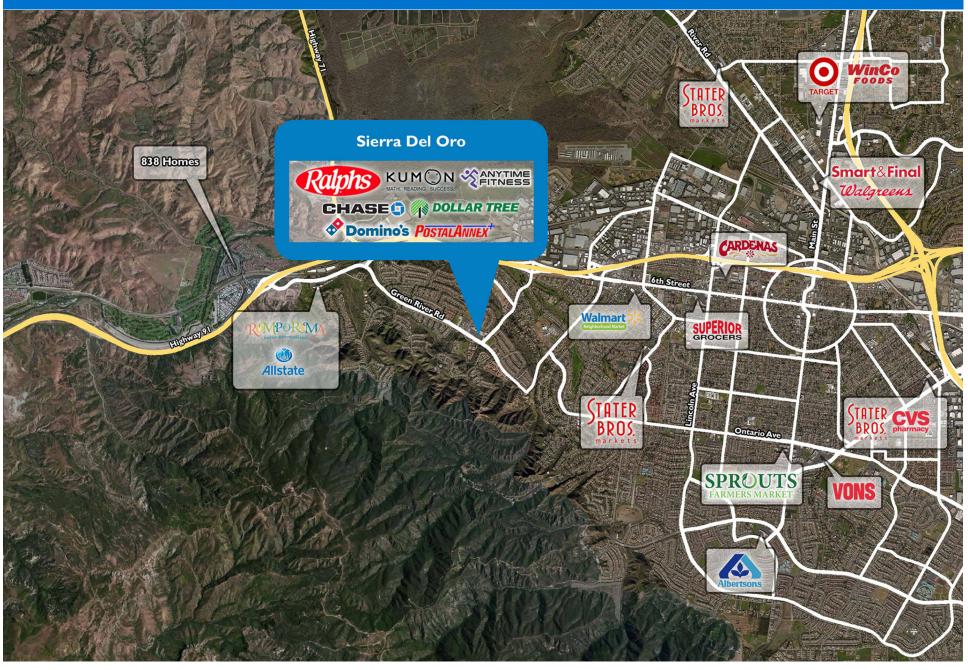


#### 2621-2721 Green River Road | Corona, CA 92882



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2621-2721 Green River Road | Corona, CA 92882





# Demographic Summary Report

1990 - 2000 Census, 2023 Estimates & 2028 Projections Calculated using TAS Retrieval Retrieval

Apr 17, 2024



Latitude: 33.871607

Longitude: -117.62187

Sierra Del Oro Towne Centre 1.00 Mile Radius 3.00 Mile Radius 5.00 Mile F					
Coro	na, CA	1.00 Mille Raulus	5.00 Mille Raulus	5.00 Mile Radius	
	Q4 2023 Estimated Population	11,976	64,867	151,124	
	2028 Projected Population	12,441	66,196	154,543	
	2010 Census Population	10,946	63,158	146,552	
	2000 Census Population	11,157	58,073	126,729	
5	1990 Census Population	7,972	44,264	86,723	
Population		1,512		00,720	
ndo	Historical Annual Growth 1990 to 2000	3.42%	2.75%	3.87%	
۲ a	Historical Annual Growth 2000 to 2010	-0.19%	0.84%	1.46%	
	Estimated Annual Growth 2010 to2023	0.66%	0.19%	0.22%	
	Projected Annual Growth 2023 to 2028	0.76%	0.41%	0.45%	
	Median Age	39.8	37.5	38.1	
	Q4 2023 Estimated Households	4,056	19,711	44,708	
	2028 Projected Households	4,221	20,134	45,749	
	2010 Census Households	3,501	18,318	41,642	
	2000 Census Households	3,606	17,398	36,555	
olds	1990 Census Households	2,586	13,993	25,397	
Households	Historical Annual Growth 1990 to 2000	3.38%	2.20%	3.71%	
lou	Historical Annual Growth 2000 to 2010	-0.30%	0.52%	1.31%	
-	Estimated Annual Growth 2010 to 2023	1.08%	0.53%	0.52%	
	Projected Annual Growth 2023 to 2028	0.80%	0.42%	0.46%	
	Population per Household	2.95	3.29	3.27	
	White	41.2%	30.9%	32.3%	
Population by Race	Black or African American	2.9%	4.1%	4.9%	
Rac	Asian & Pacific Islander	12.8%	9.1%	10.7%	
opulatio by Race	Other Races	5.7%	4.1%	4.4%	
₽	Hispanic Population	37.4%	51.8%	47.6%	
me	Average Household Income	\$137,875	\$119,769	\$127,166	
Incol	Median Household Income	\$117,884	\$101,251	\$106,735	
	Per Capita Income	\$46,704	\$36,427	\$38,075	
	Elementary	5.5%	8.0%	7.6%	
	Some High School	4.3%	7.1%	7.3%	
(12+)	High School Graduate	23.2%	27.2%	24.8%	
Education (Age 25+)	Some College	20.4%	20.9%	22.0%	
Edt (Ag	Associates Degree Only	8.6%	8.8%	8.6%	
	Bachelors Degree Only	26.3%	20.5%	20.7%	
	Graduate Degree	11.6%	7.5%	9.1%	
s	Number of Businesses	364	2,800	6,413	
les	Total Number of Employees	2,505	20,446	59,357	
Business	Employees per Business	6.88	7.30	9.26	
Bu	Residential Population per Business	32.89	23.17	23.56	
		52.09	20.17	20.00	