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				
.,	,.					
NA 11 1		(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

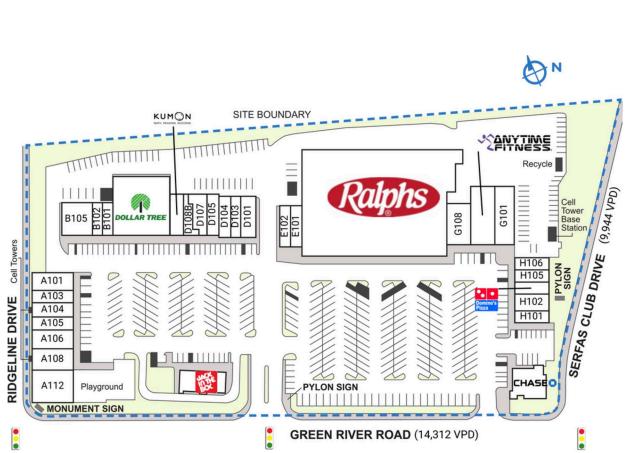
- Anchored by Ralph's Supermarket with Chase Bank and Dollar Tree
- Other national tenants include Kumon Learning Center, Domino's, Jack in the Box and Anytime Fitness
- Located at the busy intersection of Green River Road and Ridgeline Drive
- Population exceeds 64,800 in a three-mile radius with an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



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2621-2721	Green	River	Road I	Corona.	CA	92882
2021 2721	Green	i ti v Ci	Roud	C 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			~			,
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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	,		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					



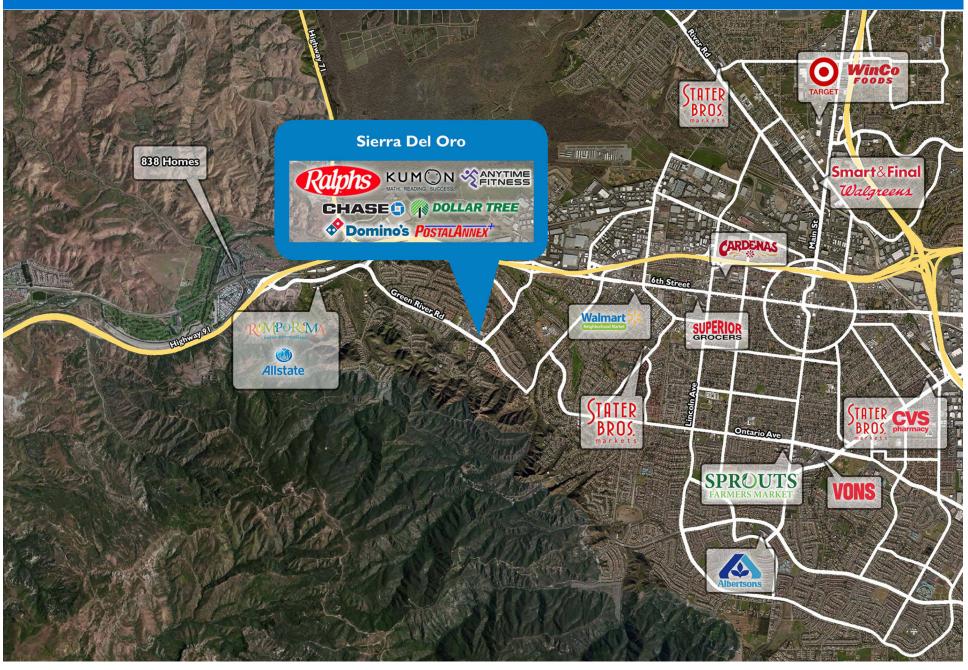


2621-2721 Green River Road | Corona, CA 92882



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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	