

SIERRA DEL ORO TOWNE CENTRE

CORONA, CA



SIZE

110,627 square feet

DEMOGRAPHICS

1 mile	3 mile	5 mile
Population		
11,976	64,867	151,124
Households		
4,056	19,711	44,708
Median HH Income (\$)		
117,884	101,251	106,735

MAJOR TENANT(S)

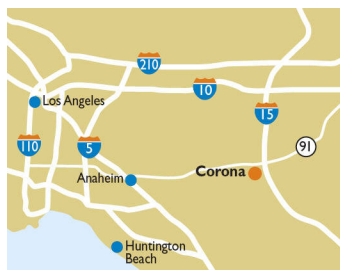
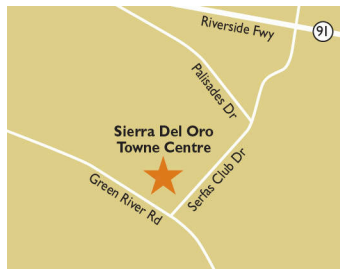
Ralphs
Dollar Tree
Anytime Fitness
Chase Bank

LEASING CONTACT

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MORE INFO

www.phillipsedison.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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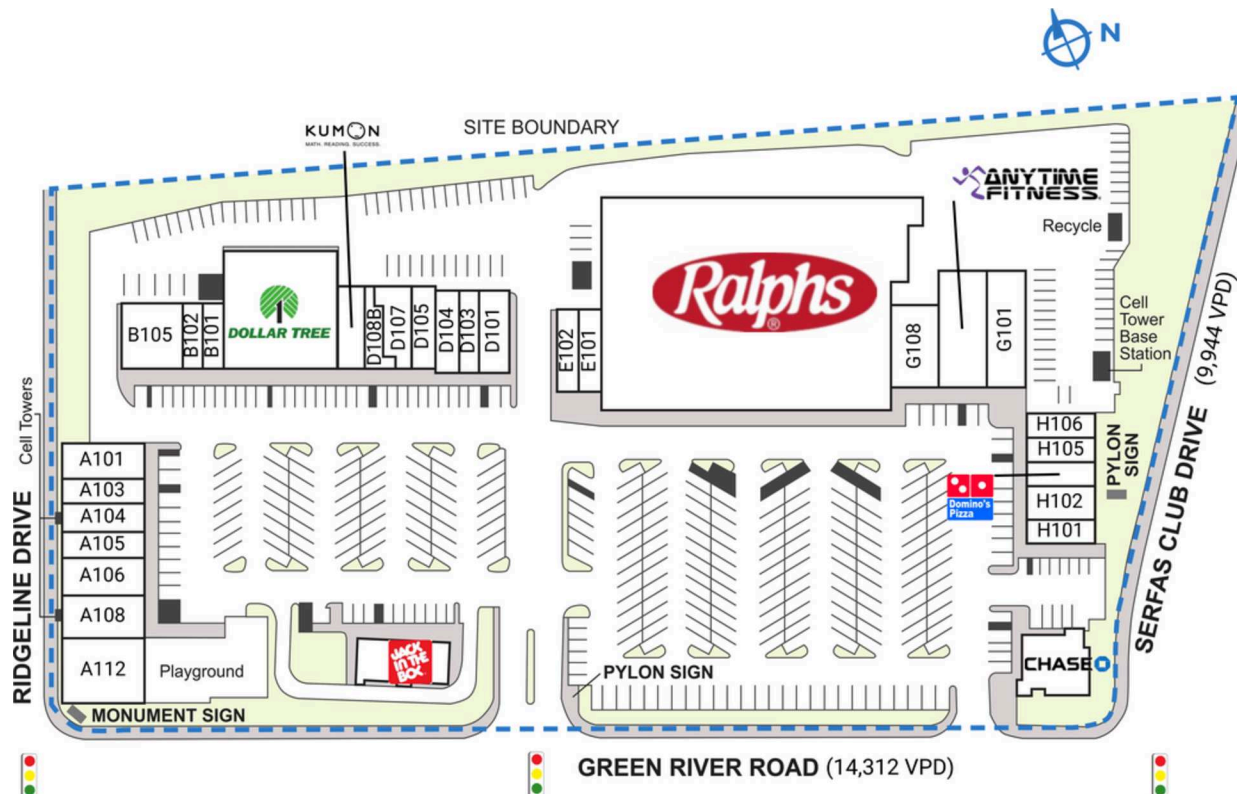
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SPACE TENANT		SQ. FT.			
A101	Sports & Wellness Chiropractic	1,750 SF	D108B	Motion Water Pros Inland Empire	1,003 SF
A103	Skin Theory Aesthetics	950 SF	E101	Xpresso Urban Coffee	1,400 SF
A104	Blash Dentistry	1,200 SF	E102	China Garden	1,400 SF
A105	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.

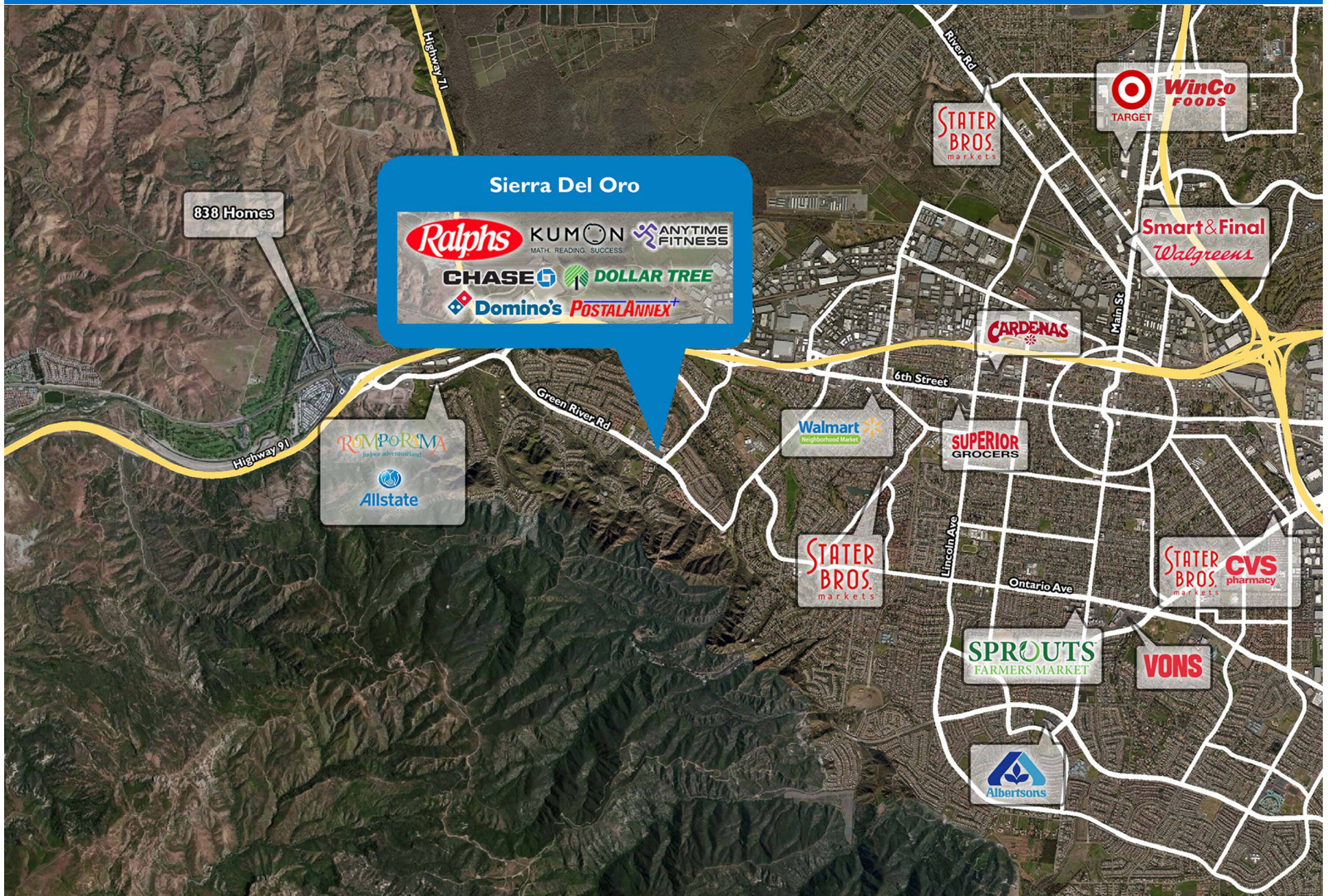
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Demographic Summary Report

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 Corona, CA		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Population	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
	1990 Census Population	7,972	44,264	86,723
	Historical Annual Growth 1990 to 2000	3.42%	2.75%	3.87%
	Historical Annual Growth 2000 to 2010	-0.19%	0.84%	1.46%
	Estimated Annual Growth 2010 to 2023	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
Households	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
	1990 Census Households	2,586	13,993	25,397
	Historical Annual Growth 1990 to 2000	3.38%	2.20%	3.71%
	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
Population by Race	White	41.2%	30.9%	32.3%
	Black or African American	2.9%	4.1%	4.9%
	Asian & Pacific Islander	12.8%	9.1%	10.7%
	Other Races	5.7%	4.1%	4.4%
	Hispanic Population	37.4%	51.8%	47.6%
Income	Average Household Income	\$137,875	\$119,769	\$127,166
	Median Household Income	\$117,884	\$101,251	\$106,735
	Per Capita Income	\$46,704	\$36,427	\$38,075
Education (Age 25+)	Elementary	5.5%	8.0%	7.6%
	Some High School	4.3%	7.1%	7.3%
	High School Graduate	23.2%	27.2%	24.8%
	Some College	20.4%	20.9%	22.0%
	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%
Business	Number of Businesses	364	2,800	6,413
	Total Number of Employees	2,505	20,446	59,357
	Employees per Business	6.88	7.30	9.26
	Residential Population per Business	32.89	23.17	23.56

This report was produced using data from private and government sources deemed to be reliable and is herein provided without representation or warranty.