



±1.45 AC Acres of Land For Sale
SEC California Ave & Rimpau Ave
Corona, CA — Offering Memorandum

Property Overview

Executive Summary

Property Address

SEC California Avenue & Rimpau Avenue

Land Area/Total GLA

63,162 SF (1.45 AC)

Year Built

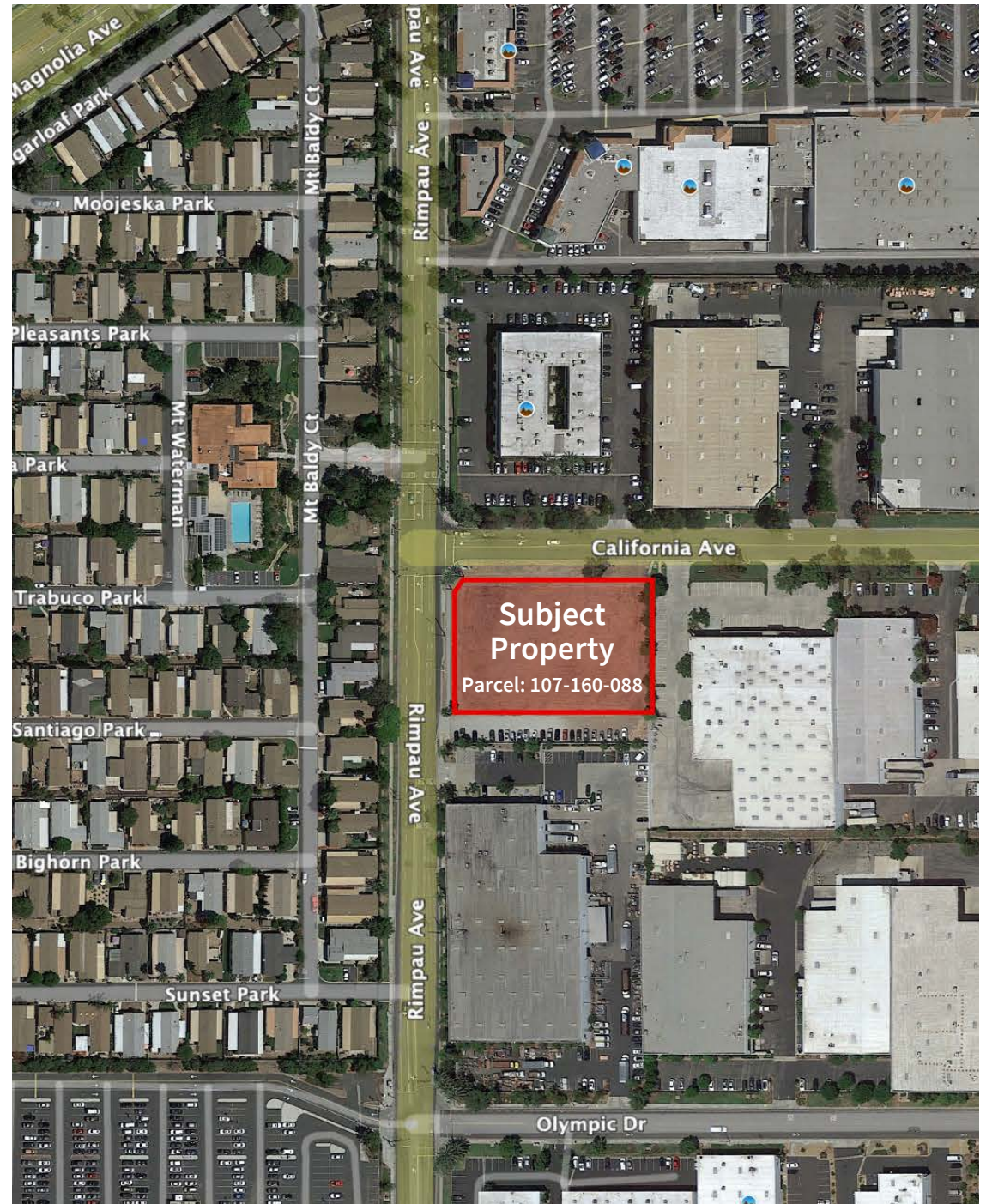
Vacant Land

Adjacent Tenants

El Super, Dollar Tree, Sonic, Broken Yolk Cafe

Pricing

Submit Offer



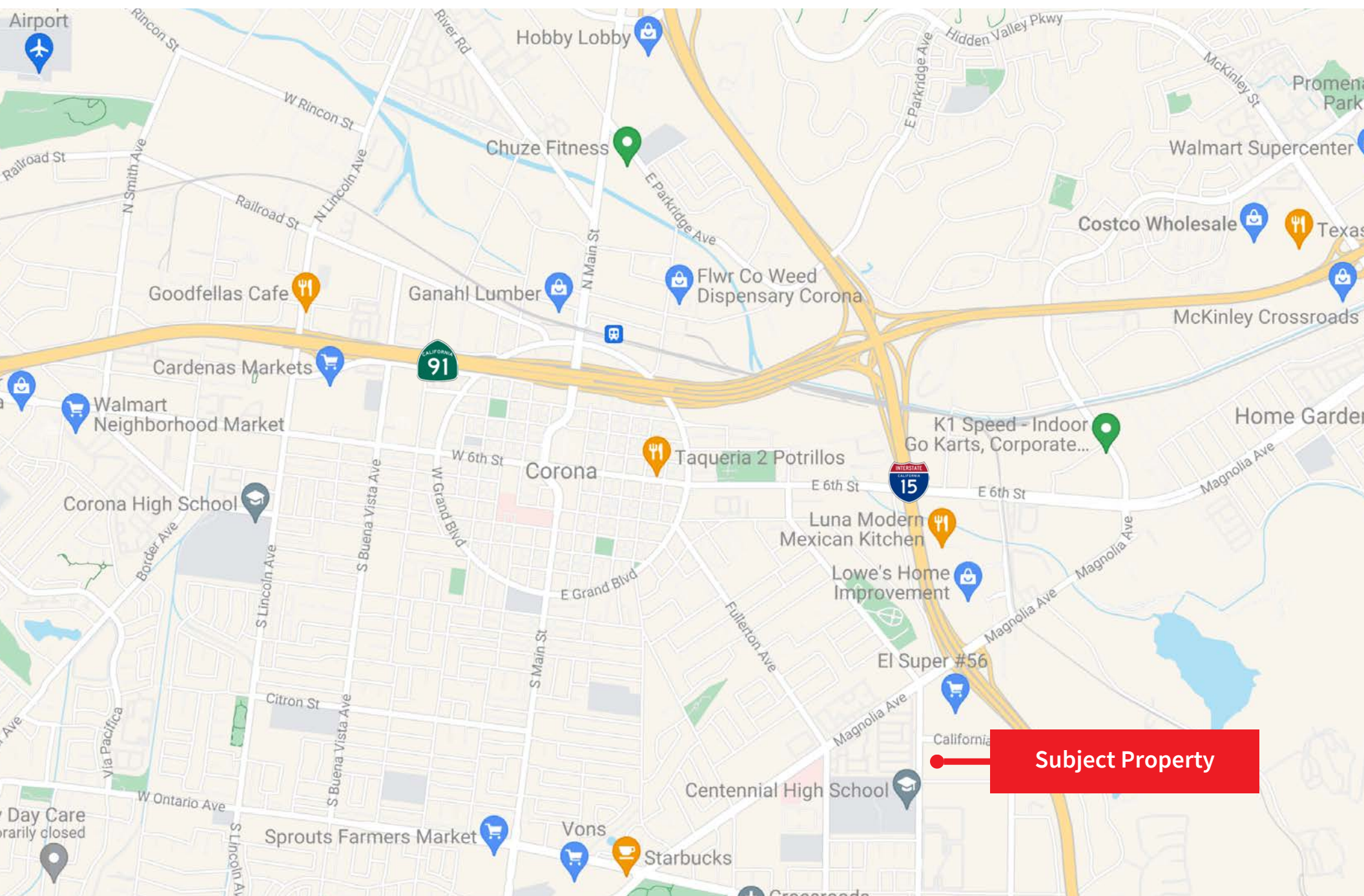
At a Glance

Executive Summary

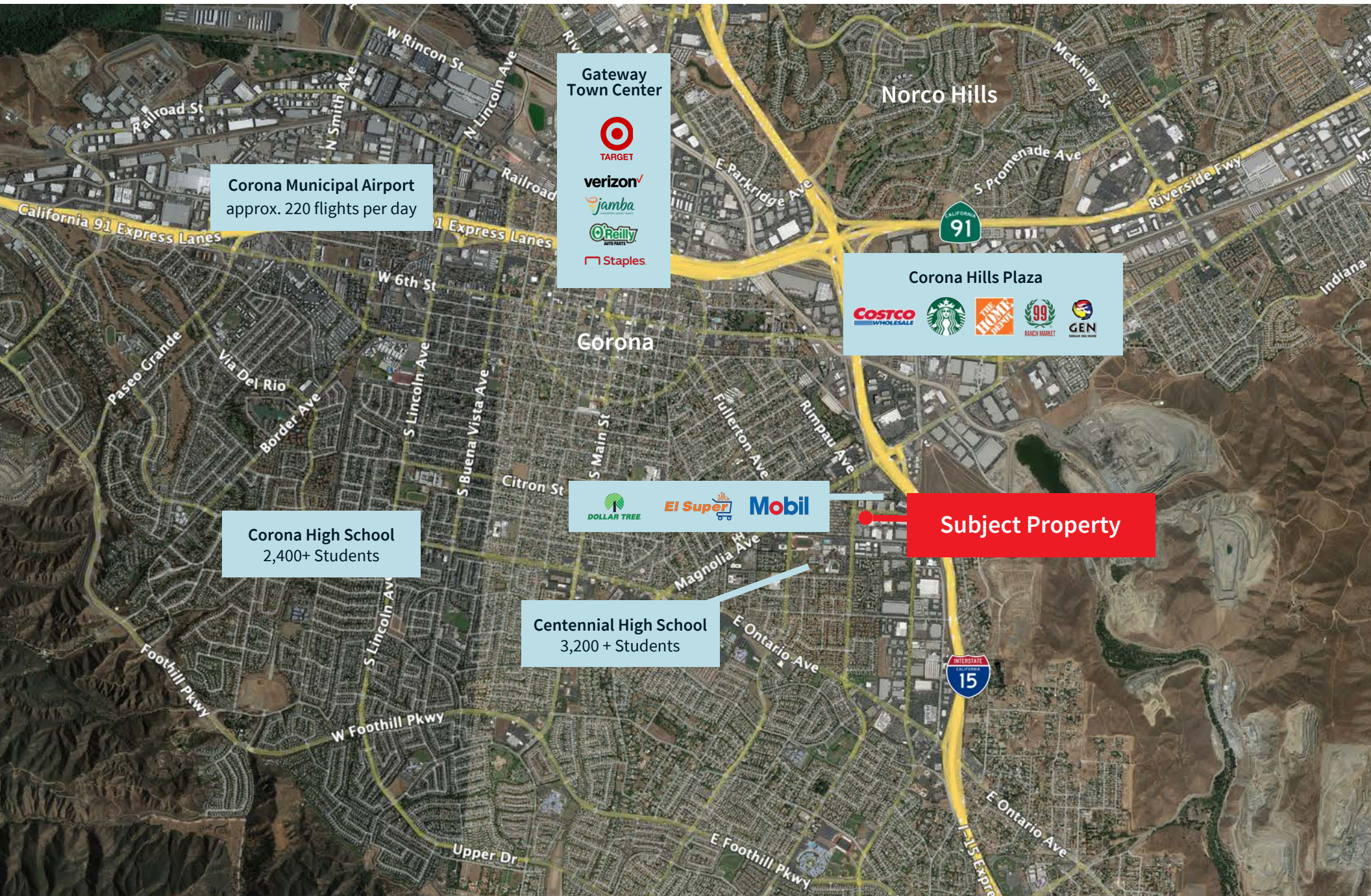
- Well placed within an established marketplace and well-populated area
- Proximity to 15 freeway & major arterials
- Adjacent to Centennial High School with 3,200 students
- Area Retailers: Stater Brothers, CVS, Sprouts, Walgreens, Vons, Lowes, Home Depot, Smart & Final, Albertsons, Walmart Supercenter, Sam's Club



Property Location



Regional Aerial



Corona Municipal Airport
approx. 220 flights per day

Gateway
Town Center



verizon

jamba

O'Reilly

Staples

Norco Hills

Corona Hills Plaza

COSTCO



Corona

Corona High School
2,400+ Students



El Super

Mobil

Subject Property

Centennial High School
3,200 + Students

Location Aerial



Parcel Map



Market Overview

Overview

Corona, located along the western edge of Southern California's Inland Empire region, is known as the "Circle City" due to Grand Boulevard's 3 miles circular layout. With a population of over 160,000 residents, Corona is one of the largest cities in Riverside County. The city prioritizes the well-being and safety of its residents, making it an attractive place for families to settle down.

Corona retail sector continues to grow and evolve, offering a diverse range of shopping experiences to cater to the needs of its residents and visitors. The Crossings at Corona is a popular shopping destination in the city, featuring a variety of retail stores, restaurants, and entertainment options. The Dos Lagos shopping center offers additional shopping and dining choices with a scenic outdoor setting and a central lake.

Population

The population of the area is roughly 571,933 within a 10-mile radius from the subject property, with average incomes at \$133,482 per household. The area is bustling with a daytime population of over 313,968.



Thank you

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