

Join Starbucks and Habit Burger!



SHOPS & PADS
 PAD D - 1935 Foothill Pkwy
 PAD E - 1957 Foothill Pkwy
 BLDG F - 1973 Foothill Pkwy

JOIN



AVAILABLE

PAD D - RESTAURANT/RETAIL BLDG F - RESTAURANT/RETAIL

- Suite 102 - 894 SF
- Suite 103 - 2,001 SF
- Suite 113 - 3,747 SF
- Suite 103 - 1,610 SF

FEATURES

- Immediately at Freeway on/off ramp
- Foothill Parkway Connector Now Links I-15 & SR-91
- Successful Co-Tenants



Contact Information

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*SITE PLAN SUBJECT TO CHANGE



PYLON SIGN



BLDG F - SIGNED TENANTS

SMART - TEETH DENTAL	FOOTHILL PHARMACY	TOTALCARE WALK-IN CLINIC
ups	Herbal Nails & Spa	SB
Deli Delicious	Foothill Donuts	charles SCHWAB
OSCAR TORTOLA GROUP		



BLDG E - SIGNED TENANTS



AVAILABLE
Suite 103 - 1,610 SF

AVAILABLE
Suite 113 (Restaurant)
3,747 SF

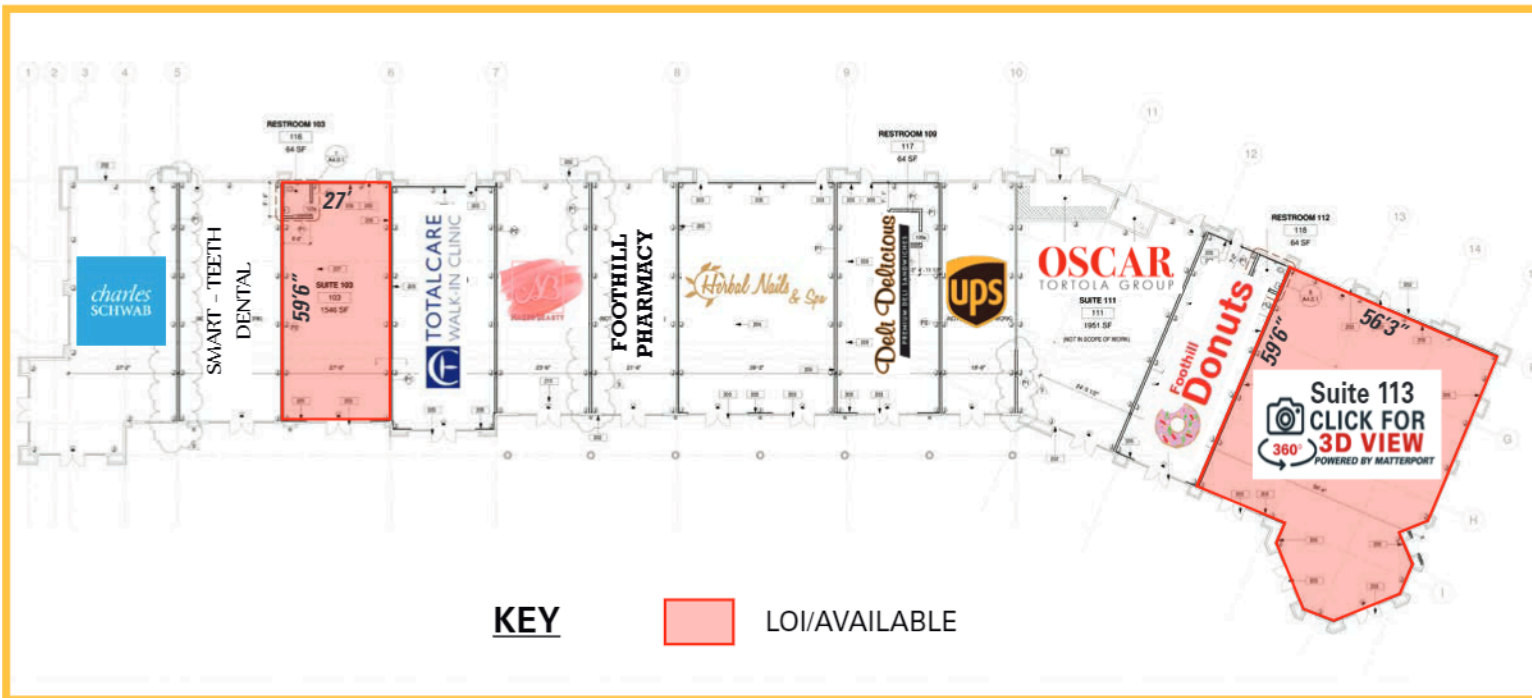
BLDG D

AVAILABLE
SUITE 102 - 894 SF
SUITE 103 - 2,001 SF

Suite 113
CLICK FOR 3D VIEW
360° POWERED BY MATTERPORT

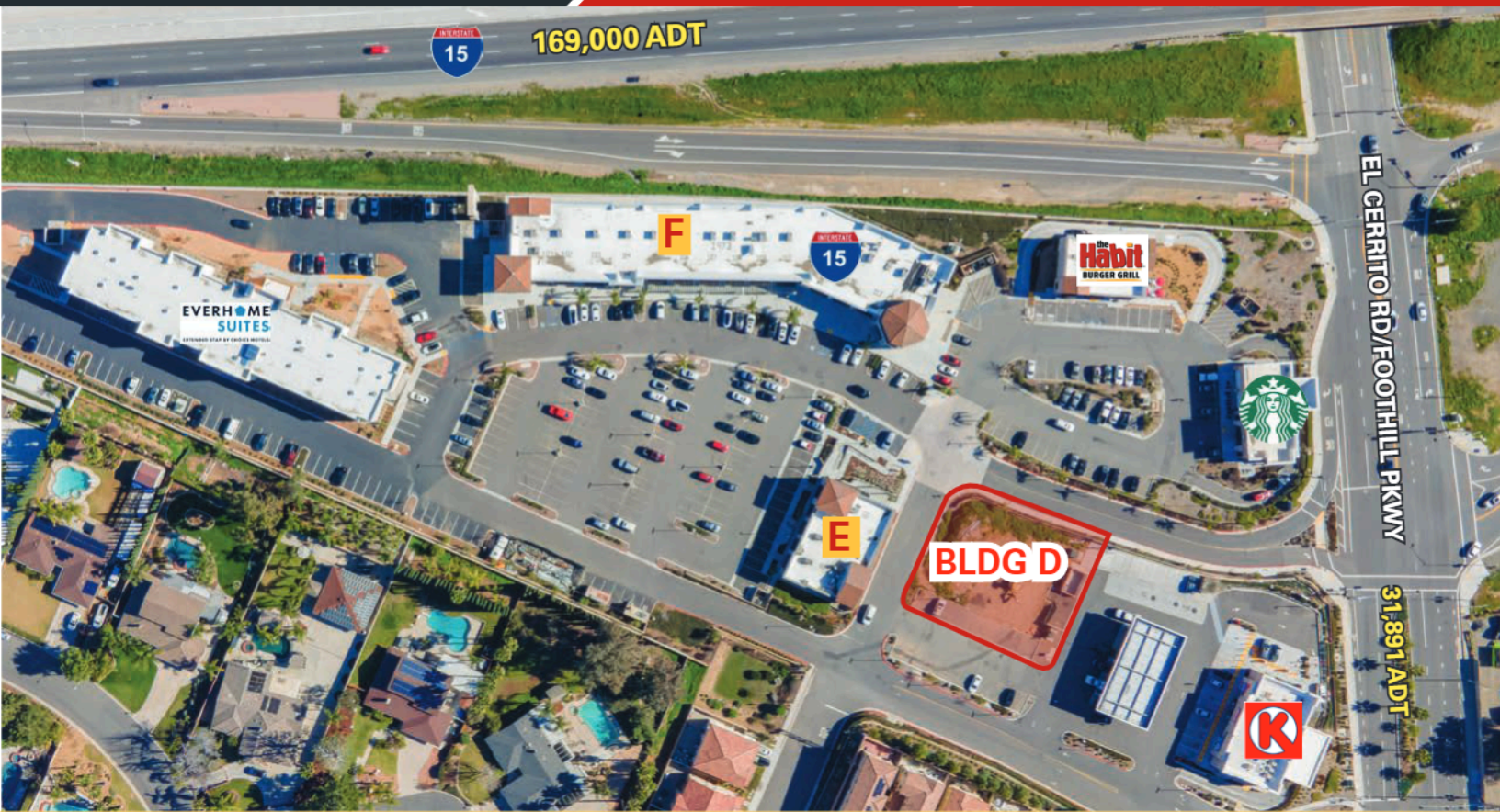
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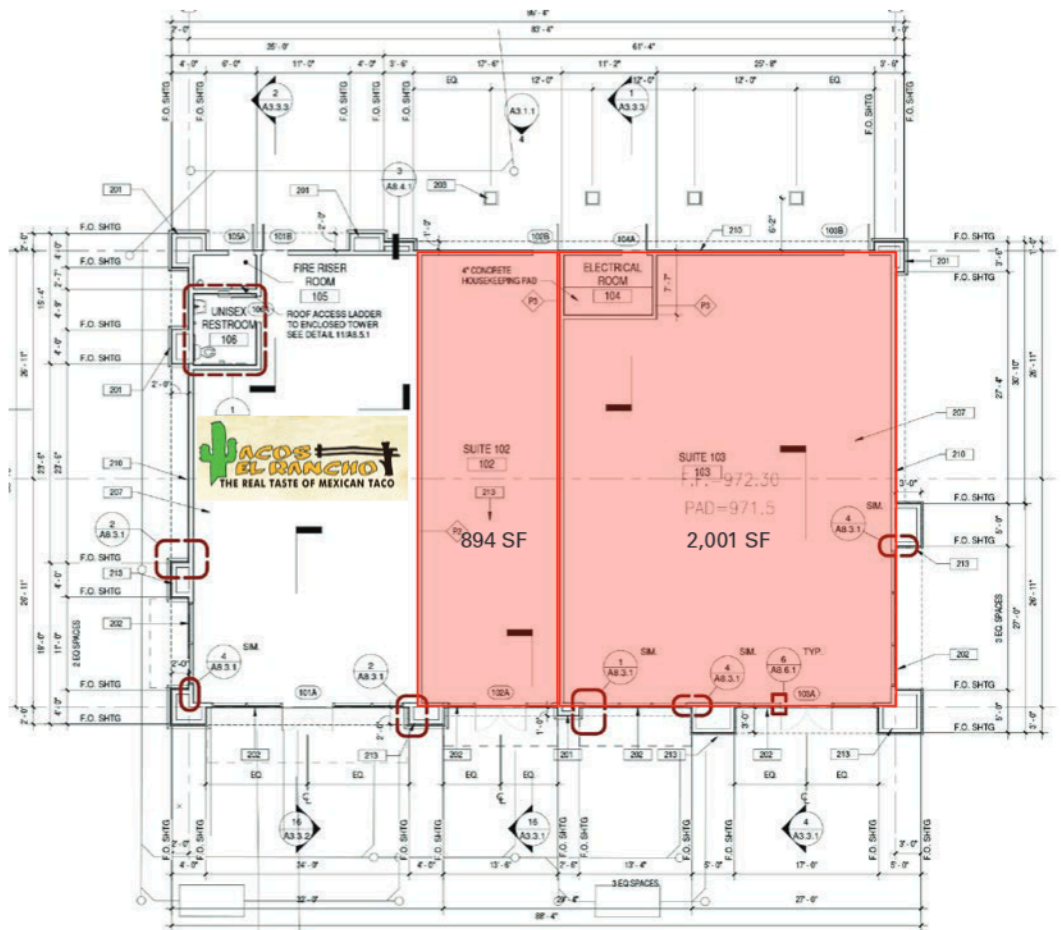


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BUILDING D
TO BE
CONSTRUCTED



SHOPS & PADS
NWC I-15 & Foothill Pkwy/El Cerrito Rd
Corona, CA

PHOTOS



SUCCESSFUL CO-TENANTS



SHOPS & PADS

NWC I-15 & Foothill Pkwy/El Cerrito Rd

AERIAL



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DEMOGRAPHICS

NWC I-15 & Foothill Pkwy/El Cerrito Rd, Corona, CA



POPULATION	1 Mile	2 Mile	3 Miles	5 Mile
2022 Estimated Population	10,259	33,232	58,592	176,068
2027 Projected Population	10,664	34,513	60,882	185,630
2020 Census Population	10,092	32,436	57,118	171,743
2010 Census Population	9,651	30,886	54,967	166,416
Projected Annual Growth 2022 to 2027	0.8%	0.8%	0.8%	1.1%
Historical Annual Growth 2010 to 2022	0.5%	0.6%	0.5%	0.5%
2022 Median Age	37.4	36.6	37.1	35.6
HOUSEHOLDS	1 Mile	2 Mile	3 Mile	5 Mile
2022 Estimated Households	2,946	10,029	17,776	53,526
2027 Projected Households	3,218	10,921	19,360	59,526
2020 Census Households	2,891	9,763	17,263	51,945
2010 Census Households	2,659	8,919	15,934	48,488
Projected Annual Growth 2022 to 2027	1.9%	1.8%	1.8%	2.1%
Historical Annual Growth 2010 to 2022	0.9%	1.0%	1.0%	0.9%
RACE AND ETHNICITY	1 Mile	2 Mile	3 Mile	5 Mile
2022 Estimated White	47.3%	47.5%	46.5%	40.5%
2022 Estimated Black or African American	4.7%	6.4%	6.2%	6.4%
2022 Estimated Asian & Pacific Islander	9.8%	14.1%	13.5%	11.9%
2022 Estimated American Indian & Native Alaskan	1.6%	1.2%	1.2%	1.4%
2022 Estimated Other Races	36.5%	30.8%	32.6%	39.7%
2022 Estimated Hispanic	45.7%	38.8%	41.0%	49.2%
INCOME	1 Mile	2 Mile	3 Mile	5 Mile
2022 Estimated Average Household Income	\$144,457	\$141,687	\$134,536	\$118,084
2022 Estimated Median Household Income	\$122,629	\$121,303	\$115,105	\$95,767
2022 Estimated Per Capita Income	\$41,528	\$42,827	\$40,919	\$35,951
EDUCATION (AGE 25+)	1 Mile	2 Mile	3 Mile	5 Mile
2022 Estimated Elementary (Grade Level 0 to 8)	5.9%	4.4%	5.6%	7.5%
2022 Estimated Some High School (Grade Level 9 to 11)	5.4%	4.1%	5.1%	7.1%
2022 Estimated High School Graduate	22.2%	20.9%	21.0%	24.6%
2022 Estimated Some College	25.0%	24.6%	24.2%	24.0%
2022 Estimated Associates Degree Only	10.1%	10.0%	9.7%	8.8%
2022 Estimated Bachelors Degree Only	19.9%	22.0%	21.5%	18.7%
2022 Estimated Graduate Degree	11.6%	14.0%	12.9%	9.4%
BUSINESS	1 Mile	2 Mile	3 Mile	5 Mile
2022 Estimated Total Businesses	332	1,411	2,794	6,742
2022 Estimated Total Employees	2,834	12,294	25,382	62,146
2022 Estimated Employee Population per Business	8.5	8.7	9.1	9.2
2022 Estimated Residential Population per Business	30.9	23.5	21.0	26.1