

Join Starbucks and Habit Burger!



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

JOIN



AVAILABLE

- | | |
|--|--|
| <u>PAD D - RESTAURANT/RETAIL</u> | <u>BLDG F - RETAIL</u> |
| <ul style="list-style-type: none"> • Suite 102 - 894 SF • Suite 103 - 2,001 SF | <ul style="list-style-type: none"> • Suite 113 - 1,200 SF |

FEATURES

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



Contact Information

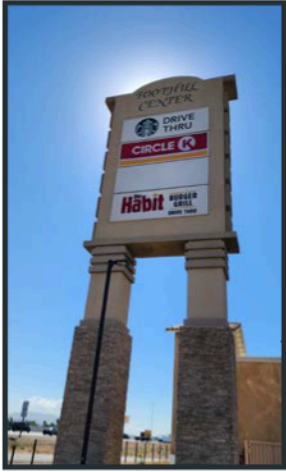
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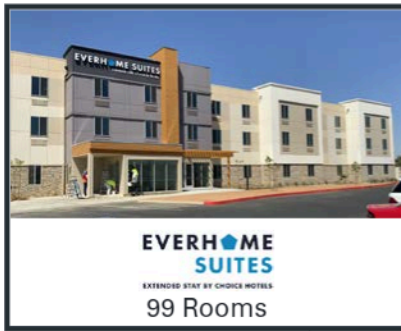
SHOPS & PADS

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

SITE PLAN



PLYLON SIGN



EVERHOME SUITES
EXTENDED STAY BY CHOICE HOTELS
99 Rooms

BLDG F

SMART - TEETH DENTAL	FOOTHILL PHARMACY	TOTALCARE WALK-IN CLINIC
ups	Herbal Nails & Spa	J&B HAIR SALON
Deli Delicious	Foothill Donuts	charles SCHWAB
OSCAR TORTOLA GROUP	Ascend Hospital of Esoterics	WJ



AVAILABLE
Suite 113 - 1,200 SF

BLDG D

AVAILABLE
SUITE 102 - 894 SF
SUITE 103 - 2,001 SF
(can be combined,
grease trap connection)

Disclaimer: This information is deemed reliable, but not guaranteed. All information should be independently verified for its accuracy and completeness before relying upon it.

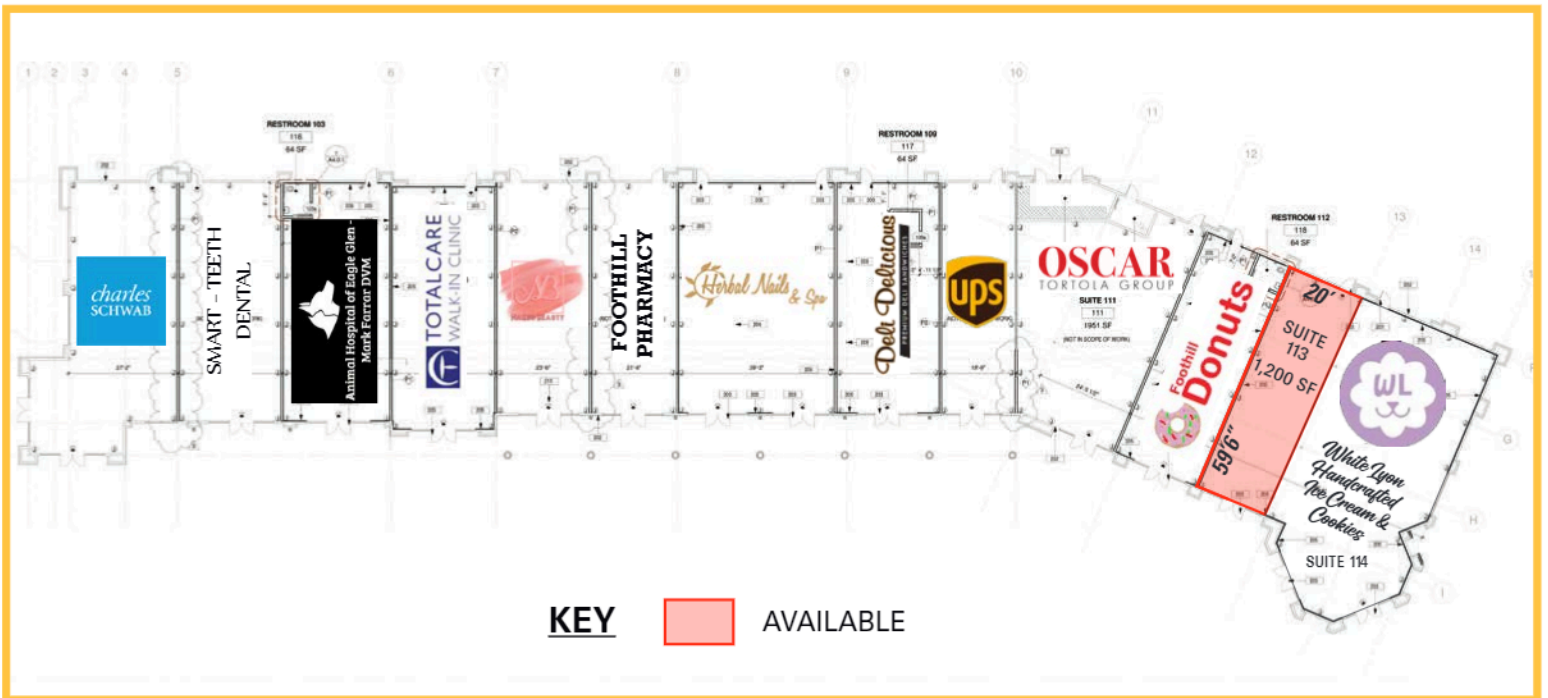


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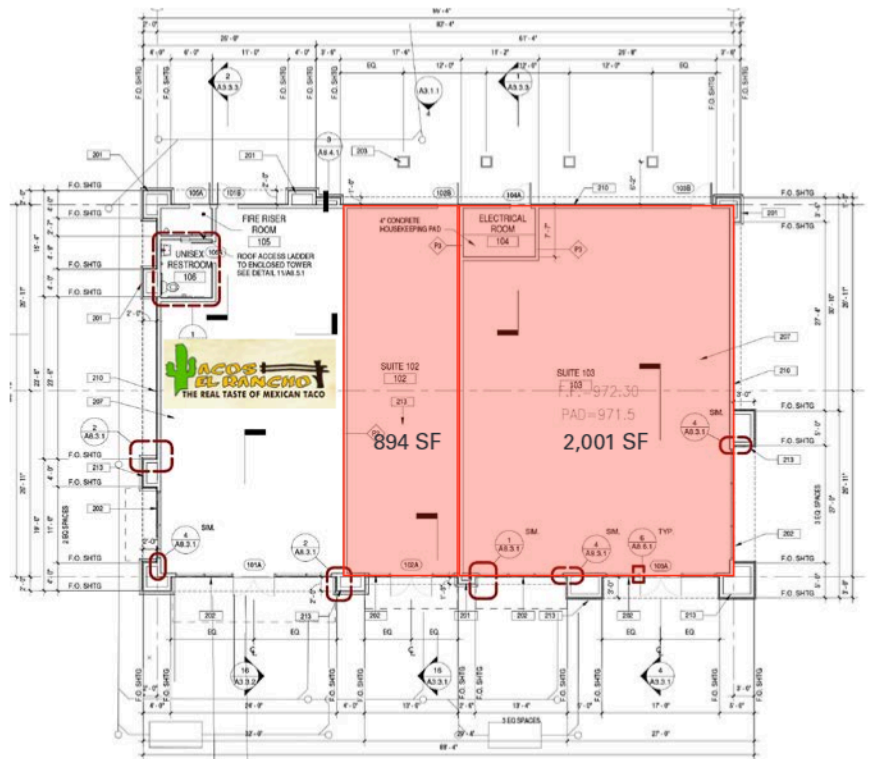


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BUILDING D



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
2024 Estimated Population	9,960	32,136	56,587	170,195
2029 Projected Population	10,094	32,418	57,499	173,844
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 2024 to 2029	0.3%	0.2%	0.3%	0.4%
Historical Annual Growth 2010 to 2024	0.2%	0.3%	0.2%	0.2%
2024 Median Age	36.7	36.8	37.5	35.7

HOUSEHOLDS	1 Mile	2 Mile	3 Mile	5 Mile
2024 Estimated Households	2,835	9,595	17,108	51,889
2028 Projected Households	2,913	9,820	17,631	53,753
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 2024 to 2029	0.6%	0.5%	0.6%	0.7%
Historical Annual Growth 2010 to 2024	0.5%	0.5%	0.5%	0.5%

RACE AND ETHNICITY	1 Mile	2 Mile	3 Mile	5 Mile
2024 Estimated White	43.4%	44.9%	45.5%	40.8%
2024 Estimated Black or African American	6.2%	6.4%	6.5%	5.7%
2024 Estimated Asian & Pacific Islander	7.7%	8.5%	7.7%	6.8%
2024 Estimated American Indian & Native Alaskan	1.8%	1.4%	1.4%	1.6%
2024 Estimated Other Races	41.0%	38.8%	38.9%	45.1%
2024 Estimated Hispanic	52.8%	51.1%	51.1%	57.8%

INCOME	1 Mile	2 Mile	3 Mile	5 Mile
2024 Estimated Average Household Income	\$191,805	\$196,984	\$177,861	\$148,900
2024 Estimated Median Household Income	\$149,741	\$145,481	\$135,396	\$112,135
2024 Estimated Per Capita Income	\$54,649	\$58,896	\$53,899	\$45,462

EDUCATION (AGE 25+)	1 Mile	2 Mile	3 Mile	5 Mile
2024 Estimated Elementary (Grade Level 0 to 8)	7.1%	5.6%	6.6%	8.0%
2024 Estimated Some High School (Grade Level 9 to 11)	6.2%	4.0%	4.7%	6.9%
2024 Estimated High School Graduate	23.7%	22.1%	22.0%	25.5%
2024 Estimated Some College	22.3%	23.0%	22.6%	22.0%
2024 Estimated Associates Degree Only	9.6%	9.2%	8.6%	9.0%
2024 Estimated Bachelors Degree Only	18.4%	21.7%	22.1%	19.2%
2024 Estimated Graduate Degree	12.8%	14.3%	13.3%	9.4%

BUSINESS	1 Mile	2 Mile	3 Mile	5 Mile
2024 Estimated Total Businesses	331	1,339	2,855	6,894
2024 Estimated Total Employees	2,685	10,689	23,602	61,347
2024 Estimated Employee Population per Business	8.1	8.0	8.3	8.9
2024 Estimated Residential Population per Business	30.1	24.0	19.8	24.7