



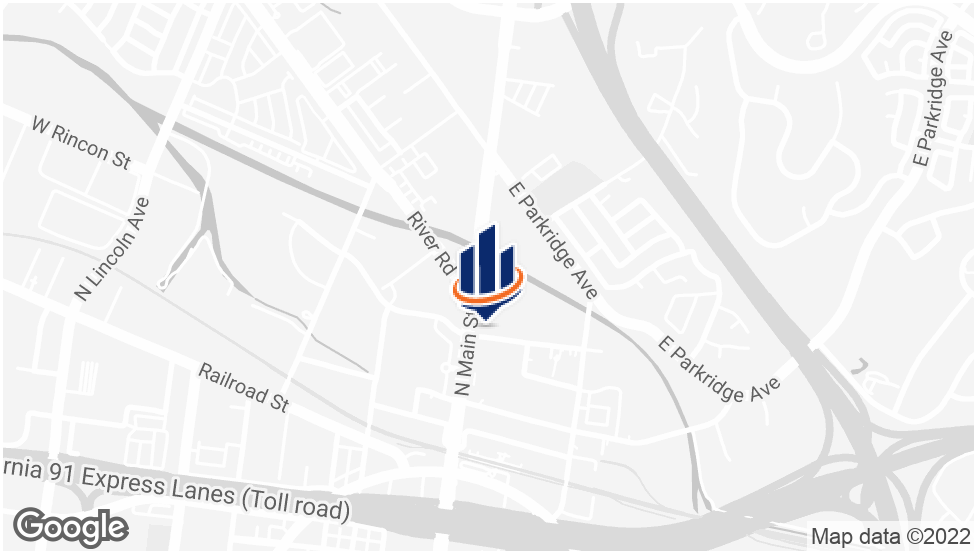
RETAIL/OFFICE FOR LEASE
511 N Main Street

SUITE 103
Corona, CA 92880

PRESENTED BY:

SOPHIA MEHR
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PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$1.65 SF/month (NNN)
BUILDING SIZE:	50,775 SF
AVAILABLE SF:	2,400 SF

PROPERTY OVERVIEW

Opportunity to lease 2,400 SF of retail/office space in Pep Boy's anchored shopping center on busy Main Street in Corona, CA. The center has a unique tenant mix which includes a new Panera Bread location, Corona Animal Hospital, Sektor Jiu-Jitsu, Cosmo Prof, Lather Studio, & more. The available space is in open shell condition and has one restroom.

PROPERTY HIGHLIGHTS

- Conveniently located off the 91 and 15 freeways
- Co-tenants include a new Panera Bread location, Pep Boys, Cosmo Prof, & more
- Abundant parking
- Frontage on busy Main Street
- Signage opportunity on large pylon sign

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ADDITIONAL PHOTOS



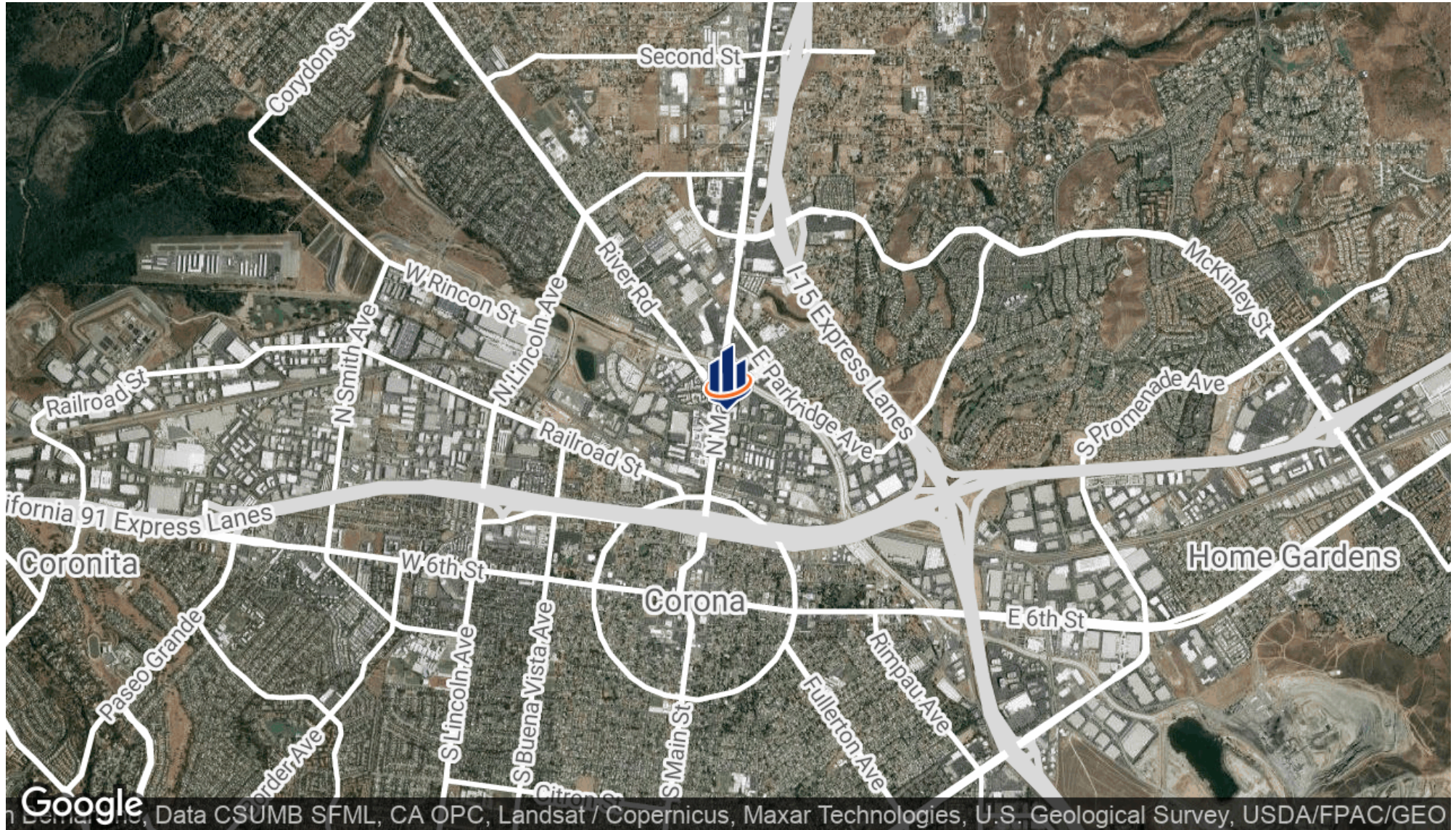
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SITE PLAN



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LOCATION MAP



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DEMOGRAPHICS MAP & REPORT

POPULATION 3 MILES 5 MILES 10 MILES

TOTAL POPULATION	134,326	261,841	653,161
AVERAGE AGE	35.1	35.8	35.4
AVERAGE AGE (MALE)	34.2	34.7	34.3
AVERAGE AGE (FEMALE)	36.3	37.1	36.7

HOUSEHOLDS & INCOME 3 MILES 5 MILES 10 MILES

TOTAL HOUSEHOLDS	38,773	75,241	181,775
# OF PERSONS PER HH	3.5	3.5	3.6
AVERAGE HH INCOME	\$90,527	\$104,461	\$103,923
AVERAGE HOUSE VALUE	\$419,307	\$454,748	\$453,427

* Demographic data derived from 2020 ACS - US Census



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