

CORONA VILLAGE

SWC Ontario Avenue and Magnolia Avenue, Corona, CA

315-487 Magnolia Avenue, Corona, CA

- 171,054± SF Vons Anchored Shopping Center
- 1,489± SF Available Immediate Occupancy

Features:

- Located at the signalized intersection of Ontario Avenue and Magnolia Avenue in the City of Corona
- Only retail center at the intersection
- 5.49/1,000 SF parking ratio
- 35,000± SF medical office building adjacent to Corona Village
- Lease rates
E-105: \$2.25 PSF NNN
(2018 NNN Budget: \$0.54 PSF/Month)



Demographics

Source: ESRI 2017	1 mile	3 mile	5 mile
2017 Population (Estimated)	19,553	125,429	206,167
2022 Population (Projected)	20,714	133,113	218,831
Average Household Income	\$97,593	\$91,607	\$94,095

Traffic Counts

Source: City of Corona, 2015	ADT
Ontario Avenue (between Main St & Magnolia Ave)	33,500
Magnolia Avenue (between Ontario Ave & Main St)	14,300
Main Street (between Ontario Ave & Magnolia Ave)	11,400



EXCLUSIVELY LISTED BY:

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Founded in 1988
www.WestMarCRE.com
WestMar Commercial Real Estate

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Suite	Tenant	SF
369 Magnolia Avenue		
Bldg D	Vons	52,000
351 Magnolia Avenue		
C-101	Hobby Town	4,800
C-102	Weight Watchers	2,000
C-103	Hair Salon	1,200
C-104	Leslie's Pool Supplies	4,000
387 Magnolia Avenue		
E-101	Martial Arts	2,131
E-102	T-Mobile	2,000
E-103	Postal Annex	1,232
E-104	Fantastic Sam's	1,489
E-105	AVAILABLE	1,489
E-106	Cowboy Surfer Grill	1,495
E-107	Dry Cleaner	1,495
Pad F	Panda Express	----

Suite	Tenant	SF
451 Magnolia Avenue		
G-101	Defy Board Shop	3,055
G-102	Nail Salon	1,700
G-103	Middle Eastern Restaurant	2,070
469 Magnolia Avenue		
H-101	Sushi Kana	1,980
H-102	Dental Office	1,790
H-103	Dominos Pizza	1,300
H-104	Tanning Salon	1,300
H-105	Gyros Restaurant	1,300
H-106	Club Pilates	1,300
H-107	Tailor Shop	1,300
H-108	Subway	1,300
H-109	Golden Spoon Frozen Yogurt	930
H-110	Starbucks	1,575

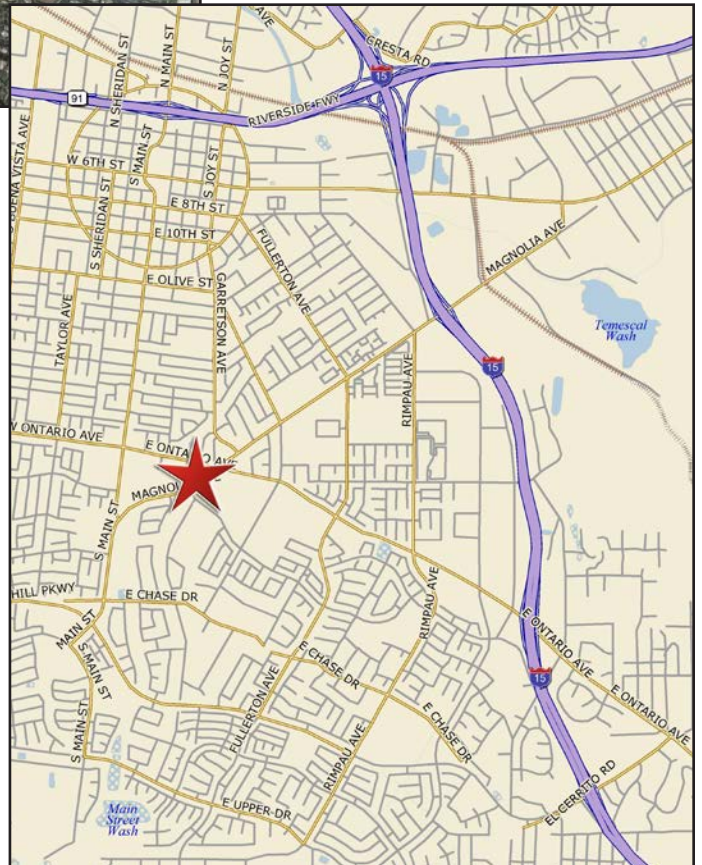
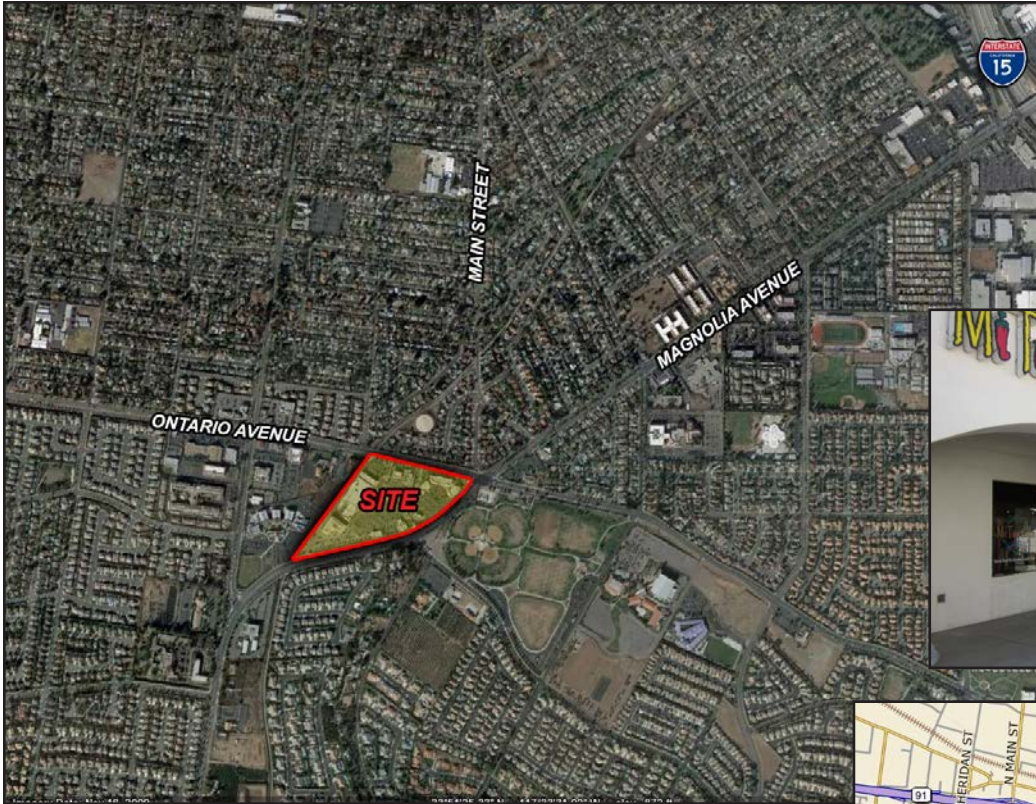
Suite	Tenant	SF
487 Magnolia Avenue		
J-101	Mi Tortilla	2,500
J-102	Inland Urgent Care	2,177
J-103	Provident Bank	2,500
415 Magnolia Avenue		
Pad K	Wendy's	----
333 Magnolia Avenue		
Pad L	Graziano's Italian Restaurant	----
315 Magnolia Avenue		
Pad M	Tarbell Realtors	5,400

2018 NNN Budget:
Approx \$0.54 PSF/Month

The above information, while not guaranteed, has been secured from sources we believe to be reliable.

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