



Corona Freeway



Temescal Canyon Rd



RETAIL INSITE

CORONA TERRANO

Available Retail Shops & Drive-Thru Pads



SITE

Over 270 New Apartment Units

CORONA TERRANO

Available Retail Shops
& Drive-Thru Pads

PARKING

PARKING BY USE:

USE	AREA	RATIO	SPACES
NORTH			
HOTEL	107 KEY	(1:1)	= 107 SP
RESTAURANT	4,000 SF	(.01)	= 40 SP
RETAIL < 5 ACRES	3,000 SF	(.005)	= 15 SP
			= 162 SP

SOUTH			
GAS STATION	7,200 SF	(.004)	= 29 SP
RESTAURANT	6,300 SF	(.01)	= 63 SP
RETAIL < 5 ACRES	3,100 SF	(.005)	= 18 SP
			= 110 SP
TOTAL REQUIRED			= 272 SP
TOTAL PROVIDED			= 287 S

COMMERCIAL TRASH SUMMARY

REQUIRED:
37,500 SF / 10,000 SF = 3.75
4 X 60 SF = 240 SF

PROJECT SUMMARY (DPR)

COMMERCIAL NORTH	4.33 ACRES (188,895 SF)
COMMERCIAL SOUTH	2.98 ACRES (130,078 SF)

APN# 279-450-015, 016, 017, 018, 019, 023, 024.
ZONING C-COMMERCIAL
GENERAL PLAN MU

COMMERCIAL SUMMARY

COMMERCIAL NORTH	4.33 NET ACRES
FLOOR AREA RATIO	55,000 SF = .29 FAR
COMMERCIAL SOUTH	2.98 NET ACRES
FLOOR AREA RATIO	17,900 SF = .14 FAR

TOTAL FLOOR AREA 72,900 SF

SITE PLAN NOTES

1	OPEN PARKING STALL - 9' X 20' TYPICAL	7	EASEMENT
2	OPEN SPACE - DETENTION BASIN	8	COMMERCIAL PLAZA
3	ACCESSIBLE PARKING	9	COMMERCIAL LOADING (12' W X 25' L)
4	PROPERTY LINE	10	20' WIDE STORM DRAIN EASEMENT
5	ENTRY MONUMENT	11	PARALLEL PARKING STALL - 10' X 25'
6	TRASH ENCLOSURE		

LEGEND

ACCESSIBLE STALL	12
BICYCLE PARKING	13
10'X10' CORNER CUT-OFF	14

NOTE: ALL PATHS SHALL BE ACCESSIBLE



Proposed
100-room Hotel

Proposed
Gas Station C-Store

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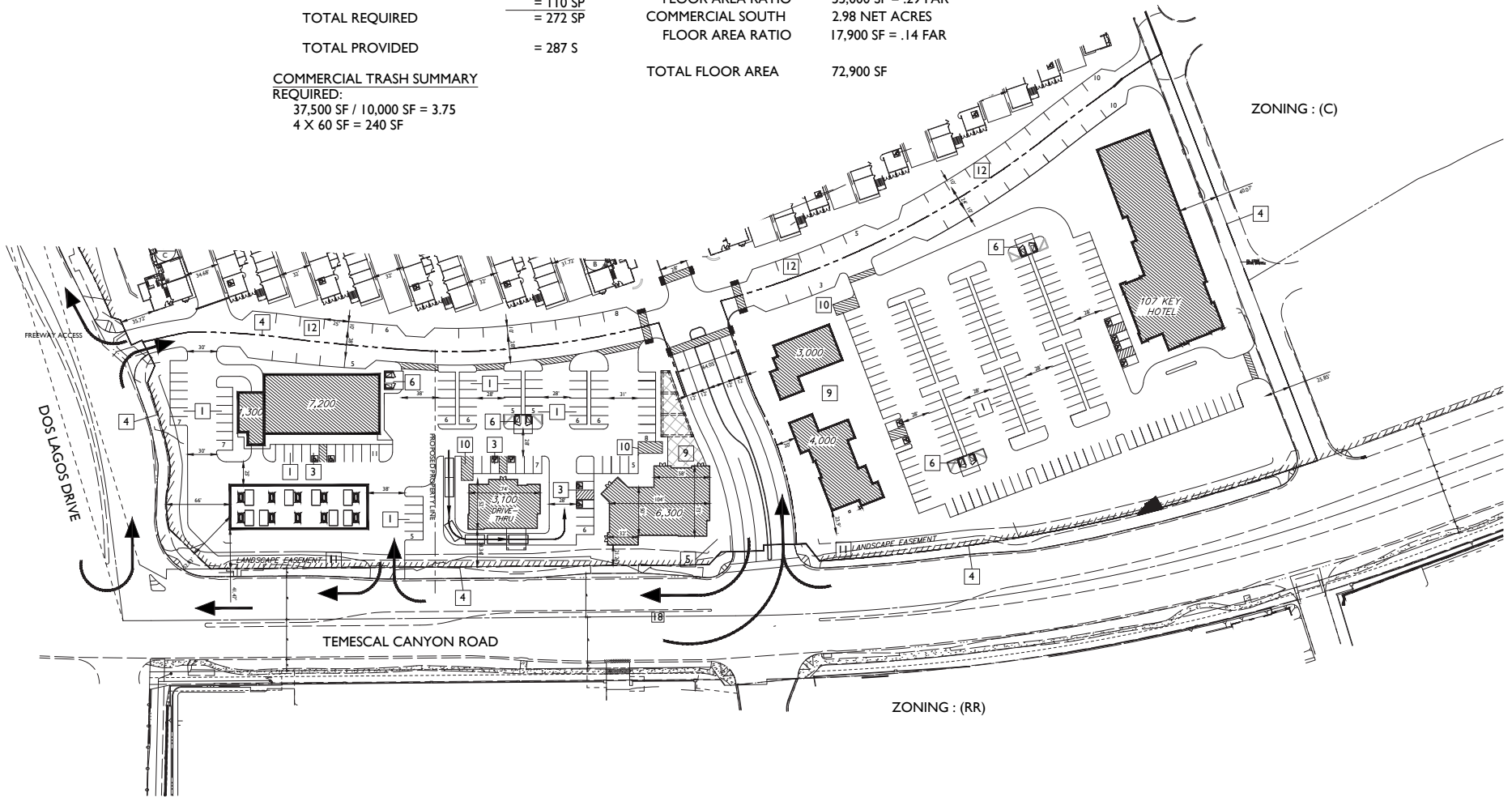
SITE PLAN NOTES

- | | | | |
|---|---------------------------------------|----|------------------------------------|
| 1 | OPEN PARKING STALL - 9' X 20' TYPICAL | 7 | EASEMENT |
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LEGEND

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|--------------------------|--|
| ACCESSIBLE STALL | |
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CORONA TERRANO

Available Retail Shops
& Drive-Thru Pads

DPR15-024R



RIGHT ELEVATION



REAR ELEVATION

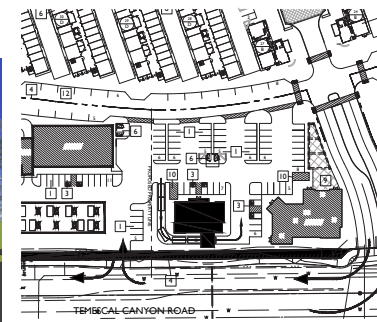


LEFT ELEVATION

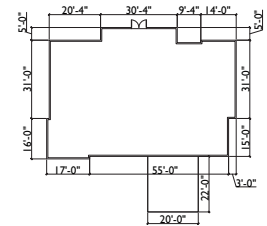


FRONT ELEVATION

- ELEVATION NOTES:
1. EXTERIOR PLASTER 2030 SAND SMOOTH
 2. VERTICAL METAL SIDING
 3. HORIZONTAL SIDING
 4. VINYL WINDOWS W/ RECESS
 5. DECORATIVE AWNING
 6. POTENTIAL SIGNAGE LOCATION
 7. PLASTER EXPANSION REGLET



BUILDING LOCATOR



BUILDING FOOTPRINT
1/16" = 1'

TERRANO

AVAILABLE RETAIL SHOPS AND DRIVE THRU PADS

PROPERTY OVERVIEW



TERRANO

AVAILABLE RETAIL SHOPS AND DRIVE THRU PADS



POPULATION

	1 MILE	3 MILES	5 MILES
Estimated Population	2,517	21,788	83,141
Forecasted Population (2021)	3,831	30,307	113,867

HOUSEHOLDS

	1 MILE	3 MILES	5 MILES
Households	804	6,470	24,173

AVG HHD INCOME

	1 MILE	3 MILES	5 MILES
Estimated Avg Household Income	\$104,455	\$110,499	\$102,067
Avg Family Income	\$114,919	\$118,746	\$110,339

MEDIAN HH INCOME

	1 MILE	3 MILES	5 MILES
Estimated Median Household Income	\$95,849	\$99,332	\$92,567
Median Family Income	\$107,317	\$108,691	\$101,922

\$\$\$ PER CAPITA INCOME

	1 MILE	3 MILES	5 MILES
Est. Proj. Per Capita Income	\$33,375	\$32,913	\$29,988

\$\$ OTHER INCOME

	1 MILE	3 MILES	5 MILES
Est. Proj. Median Disposable Income	\$74,798	\$77,516	\$72,535

DAYTIME DEMOS

	1 MILE	3 MILES	5 MILES
Total Number of Businesses	56	479	1,980
Total Number of Employees	881	6,959	27,575

RACE & ETHNICITY

	1 MILE	3 MILES	5 MILES
White	1,639 65.1%	14,448 66.3%	52,153 62.7%
Black or African American	154 6.1%	1,165 5.3%	4,562 5.5%
American Indian & Alaskan Native	15 0.6%	143 0.7%	560 0.7%
Asian	255 10.1%	1,982 9.1%	8,109 9.8%
Hawaiian & Pacific Islander	6 0.2%	63 0.3%	291 0.3%
Other Race	340 13.5%	2,954 13.6%	12,950 15.6%
Two or More Races	109 4.3%	1,034 4.7%	4,516 5.4%

AGE DISTRIBUTION

	1 MILE	3 MILES	5 MILES
Median Age	33.1 yrs	32.2 yrs	32.8 yrs

HOUSING

	1 MILE	3 MILES	5 MILES
Total Housing Units	859	6,836	25,371