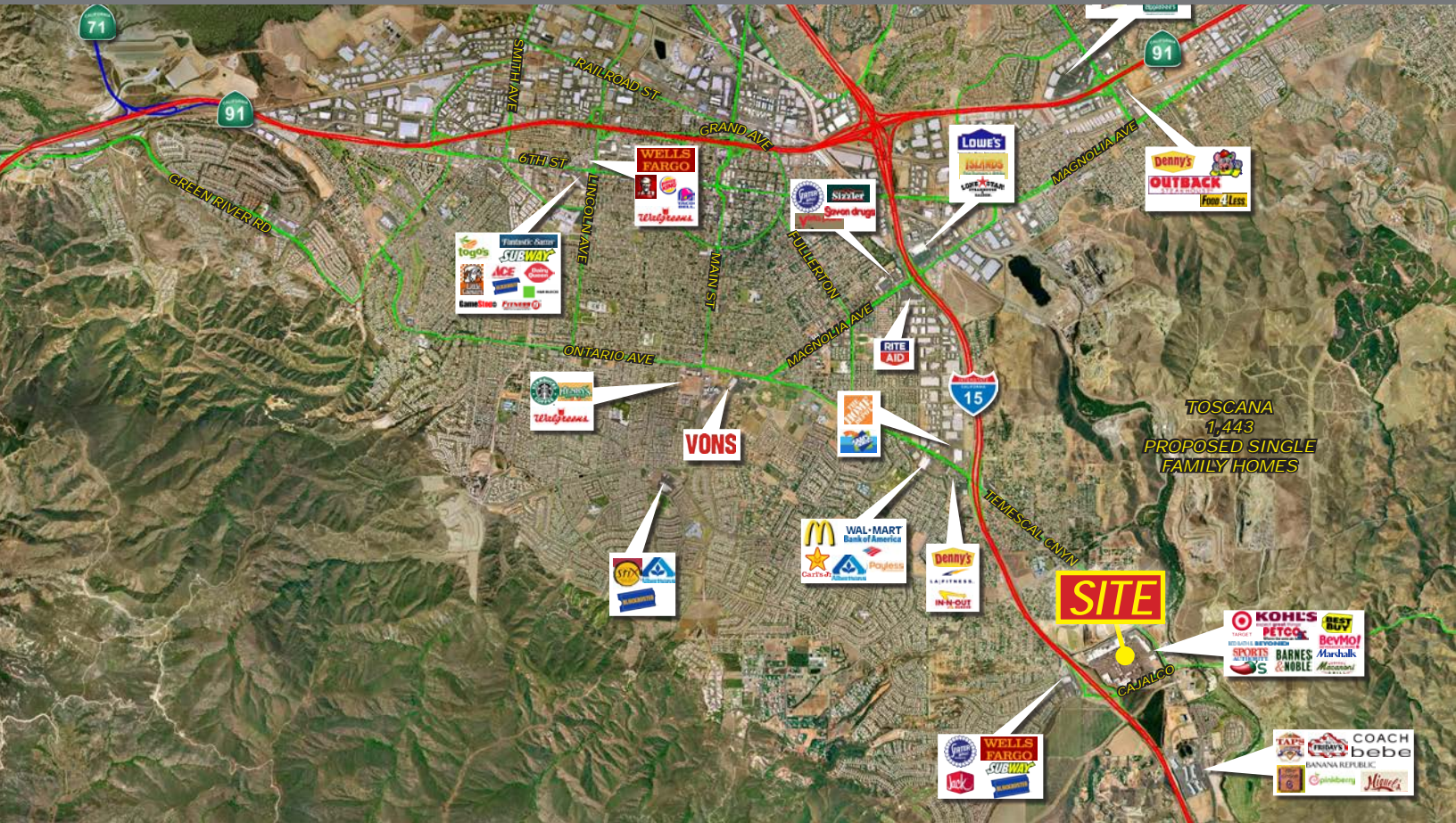


THE CROSSINGS AT CORONA

±19,747 SQ. FT. FREESTANDING RETAIL BLDG

FOR SUBLEASE

I-15 FWY & CAJALCO ROAD - CORONA, CA



SHOPPING CENTER HIGHLIGHTS:

- » ±19,747 Sq. Ft. Former Ethan Allen Building located in the Crossings at Corona
- » Prominent Freeway Pylon Signage Available
- » Ideal Location For a Furniture Store, Fitness Center, Specialty Supermarket or Other Retail Use That Would Benefit From a Strong Regional Presence.
- » 1,443 Single Family Homes Proposed in Trade Area
- » The Crossings at Corona is the major regional destination power center located conveniently off the I-15 freeway and Cajalco Rd. Retailers have the unique opportunity to be part of a top tier high volume shopping center, which generates strong day and night time customer traffic. This Center features the Industry's most prominent soft/hard good retailers, restaurants and an 18 Screen state-of-the-art Edwards Theater.

DEMOGRAPHICS

	1	3	5
2015 Population:	5,540	40,886	127,689
Daytime Population:	2,738	15,379	53,236
Average HH Income:	\$100,248	\$113,686	\$91,124

Source: Regis Online

TRAFFIC COUNTS

I-15 Fwy	±165,389
----------	----------

Source: CoStar

PHOTO



LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

BRIAN BIELATOWICZ | 951.445.4515
bbielatowicz@leetemecula.com
DRE LICENSE #01269887

KEN GOULD | 949.724.4728
kgould@lee-associates.com
DRE LICENSE #0875719

THE CROSSINGS AT CORONA

±19,747 SQ. FT. FREESTANDING RETAIL BLDG

FOR SUBLEASE

I-15 FWY & CAJALCO ROAD - CORONA, CA



LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

BRIAN BIELATOWICZ | 951.445.4515
bbielatowicz@leetemecula.com
DRE LICENSE #01269887

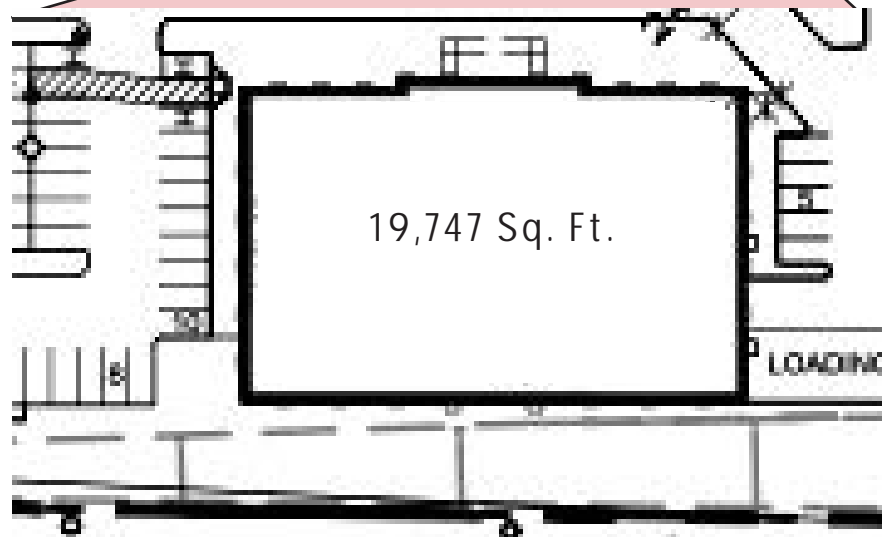
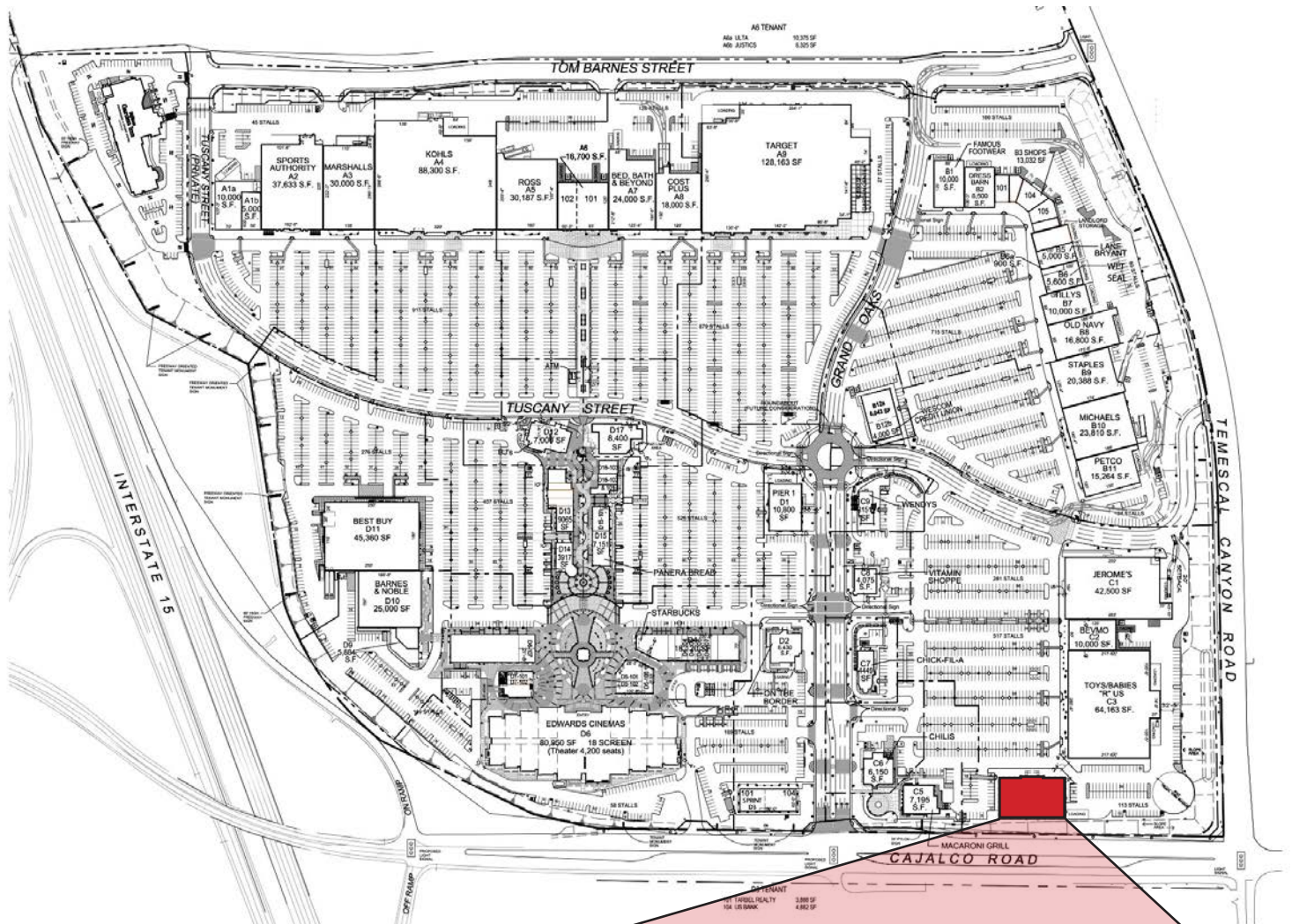
KEN GOULD | 949.724.4728
kgould@lee-associates.com
DRE LICENSE #0875719

THE CROSSINGS AT CORONA

±19,747 SQ. FT. FREESTANDING RETAIL BLDG

FOR SUBLEASE

I-15 FWY & CAJALCO ROAD - CORONA, CA



THE CROSSINGS AT CORONA

±19,747 SQ. FT. FREESTANDING RETAIL BLDG

FOR SUBLEASE

I-15 FWY & CAJALCO ROAD - CORONA, CA

Cajalco Rd & I-15 Corona, CA 92881		1 mi radius	3 mi radius	5 mi radius
POPULATION	2015 Estimated Population	5,540	40,886	127,689
	2020 Projected Population	5,787	42,711	133,604
	2010 Census Population	5,453	40,059	124,586
	2000 Census Population	3,128	24,985	92,726
	Projected Annual Growth 2015 to 2020	0.9%	0.9%	0.9%
	Historical Annual Growth 2000 to 2015	5.1%	4.2%	2.5%
	2015 Median Age	35.1	34.9	34.3
HOUSEHOLDS	2015 Estimated Households	1,606	11,930	37,073
	2020 Projected Households	1,667	12,380	38,532
	2010 Census Households	1,577	11,660	36,126
	2000 Census Households	933	7,682	27,647
	Projected Annual Growth 2015 to 2020	0.8%	0.8%	0.8%
	Historical Annual Growth 2000 to 2015	4.8%	3.7%	2.3%
RACE AND ETHNICITY	2015 Estimated White	66.6%	64.2%	58.5%
	2015 Estimated Black or African American	5.1%	6.9%	6.3%
	2015 Estimated Asian or Pacific Islander	9.0%	11.7%	11.1%
	2015 Estimated American Indian or Native Alaskan	0.7%	0.6%	0.7%
	2015 Estimated Other Races	18.6%	16.6%	23.4%
	2015 Estimated Hispanic	36.0%	32.4%	43.5%
INCOME	2015 Estimated Average Household Income	\$100,248	\$113,686	\$91,124
	2015 Estimated Median Household Income	\$90,556	\$97,299	\$79,523
	2015 Estimated Per Capita Income	\$29,065	\$33,188	\$26,485
EDUCATION (AGE 25+)	2015 Estimated Elementary (Grade Level 0 to 8)	9.0%	6.2%	12.4%
	2015 Estimated Some High School (Grade Level 9 to 11)	14.0%	10.4%	14.1%
	2015 Estimated High School Graduate	16.7%	18.6%	18.7%
	2015 Estimated Some College	20.9%	22.0%	20.5%
	2015 Estimated Associates Degree Only	6.1%	7.9%	6.8%
	2015 Estimated Bachelors Degree Only	17.0%	15.9%	13.4%
	2015 Estimated Graduate Degree	16.3%	19.0%	14.1%
BUSINESS	2015 Estimated Total Businesses	221	1,383	4,172
	2015 Estimated Total Employees	2,738	15,379	53,236
	2015 Estimated Employee Population per Business	12.4	11.1	12.8
	2015 Estimated Residential Population per Business	25.1	29.6	30.6

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.



BRIAN BIELATOWICZ | 951.445.4515
bbielatowicz@leetemecula.com
DRE LICENSE #01269887

KEN GOULD | 949.724.4728
kgould@lee-associates.com
DRE LICENSE #0875719