

THE SHOPS AT  
**DOS LAGOS**

NEQ I-15 & WEIRICK RD



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### PROPERTY HIGHLIGHTS

**Trade Area Population:** 164,000 with 10 minute drive time.

**Median Household Income:** Over \$95,000.

**Over 2,500 Units under Construction or recently completed.**

**Over 2,000 Units in process.**

Mixed use, restaurants, entertainment & Outlet themed shopping center.

High growth, high income trade area.  
Successful retail corridor.



Corona, CA 92883		1 mi radius	3 mi radius	5 mi radius
<b>POPULATION</b>	2017 Estimated Population	3,835	31,319	101,386
	2022 Projected Population	4,089	33,453	108,368
	2010 Census Population	1,606	27,560	92,458
	2000 Census Population	967	15,512	60,928
	Projected Annual Growth 2017 to 2022	1.3%	1.4%	1.4%
	Historical Annual Growth 2000 to 2017	17.4%	6.0%	3.9%
2017 Median Age	31.8	35.6	35.8	
<b>HOUSEHOLDS</b>	2017 Estimated Households	1,187	9,168	29,565
	2022 Projected Households	1,242	9,600	30,996
	2010 Census Households	499	8,042	26,966
	2000 Census Households	305	4,657	18,189
	Projected Annual Growth 2017 to 2022	0.9%	0.9%	1.0%
	Historical Annual Growth 2000 to 2017	17.0%	5.7%	3.7%
<b>RACE AND ETHNICITY</b>	2017 Estimated White	50.1%	61.1%	58.1%
	2017 Estimated Black or African American	14.4%	8.3%	7.1%
	2017 Estimated Asian or Pacific Islander	14.0%	12.1%	12.1%
	2017 Estimated American Indian or Native Alaskan	0.5%	0.6%	0.7%
	2017 Estimated Other Races	21.0%	17.9%	22.1%
	2017 Estimated Hispanic	42.1%	35.8%	41.3%
<b>INCOME</b>	2017 Estimated Average Household Income	\$91,984	\$133,702	\$115,840
	2017 Estimated Median Household Income	\$94,910	\$106,883	\$92,829
	2017 Estimated Per Capita Income	\$28,472	\$39,153	\$33,822
<b>EDUCATION (AGE 25+)</b>	2017 Estimated Elementary (Grade Level 0 to 8)	3.4%	4.2%	6.1%
	2017 Estimated Some High School (Grade Level 9 to 11)	3.9%	5.9%	7.4%
	2017 Estimated High School Graduate	30.8%	23.6%	24.2%
	2017 Estimated Some College	25.0%	24.8%	24.2%
	2017 Estimated Associates Degree Only	7.4%	9.2%	8.3%
	2017 Estimated Bachelors Degree Only	21.6%	20.0%	18.6%
2017 Estimated Graduate Degree	8.0%	12.3%	11.2%	
<b>BUSINESS</b>	2017 Estimated Total Businesses	191	773	2,846
	2017 Estimated Total Employees	1,898	7,791	29,501
	2017 Estimated Employee Population per Business	9.9	10.1	10.4
	2017 Estimated Residential Population per Business	20.1	40.5	35.6



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Dos Lagos at Night



Trader Joe's



Citrus City Grille



Brighton



Citrus City Grille | Interior



Corona Skyline

The City of Corona is located approximately 45 miles southeast of Los Angeles in western Riverside County. The City limits encompass approximately 39.2 square miles and the population is approximately 159,132. A city whose heritage spans more than a century, Corona has emerged as an ethnically diverse community, where a significant percentage of the population is made up of young, well educated families. The Corona community boasts many amenities that provide a first-rate

quality of life for residents. The City has more than 394 acres of parks, with sports fields, basketball courts, playgrounds, tennis courts, two skate-parks and an outdoor pool. Public Safety efforts by the Corona Police Department and Corona Fire Department have resulted in decreasing crime rates, quick response times and a superior paramedic program. The Corona Public Library and the Fender Museum of Music and the Arts provide cultural and educational programming, and the

Senior Center is a hub of activity with programs, workshops and social gatherings. The City also operates a recreational airport. Corona's industrial base has played an important role in the growth of the City and its employee base. Corona's economy is strong and getting stronger! There are more than 42,000 jobs within the city of Corona and there is a workforce of more than 84,000. Our retail and commercial areas are expanding and office development is booming. Corona has more than 34 million square feet of industrial space and more than 3 million square feet of office

space existing, under construction, or planned. Economic Development is the business advocate always looking for ways to help the business community with incentives, communication, and team building.



Metrolink