



# NEW FOOD COURT / RETAIL SPACE

## Shops at Main Street For Lease

### 511 N. Main Street, Corona

View on E. Rincon

at MAIN STREET

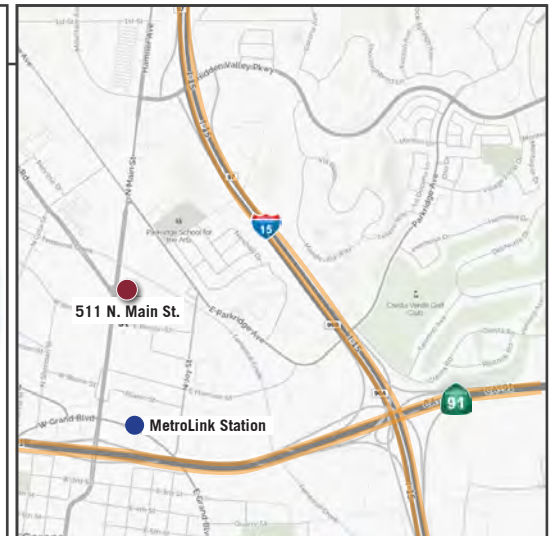
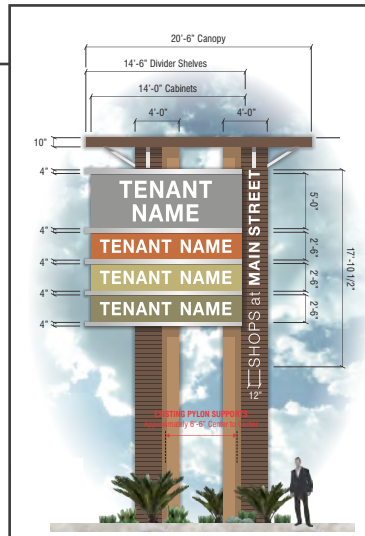
View of Entry on E. Rincon

OVER 1,600 RESIDENTIAL UNITS UNDER CONSTRUCTION OR RECENTLY BUILT WITHIN WALKING DISTANCE

## MAJOR RENOVATION IN PROGRESS

### FEATURES:

- ±22,582 SF of food court and retail space with available pylon signage.
- Center remodel to commence July 2016.
- Signalized intersection on one of Corona's most trafficked street, Main Street, which boasts 24,000 Cars Per Day.
- Major residential area with almost 130,000 residents currently residing within three miles of the site.
- Located across from a major residential development with approximately 868 multi-family units currently under construction.
- Metrolink Station, Butterfield Stage Square Shopping Center, and Hobby Lobby located within one mile radius.



#### ESTIMATED 2015 POPULATION

3 Mile Radius  
**128,696**



#### DAYTIME POPULATION

3 Mile Radius  
**78,195**



#### MEDIAN HOUSEHOLD INCOME

3 Mile Radius  
**\$78,307**



#### TRAFFIC COUNTS

On N. Main St.  
**24K CPD**

\*Source: Regis

**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

**NICK WIRICK**  
951.276.3636  
nwirick@leeriverside.com  
Lic. #01304661

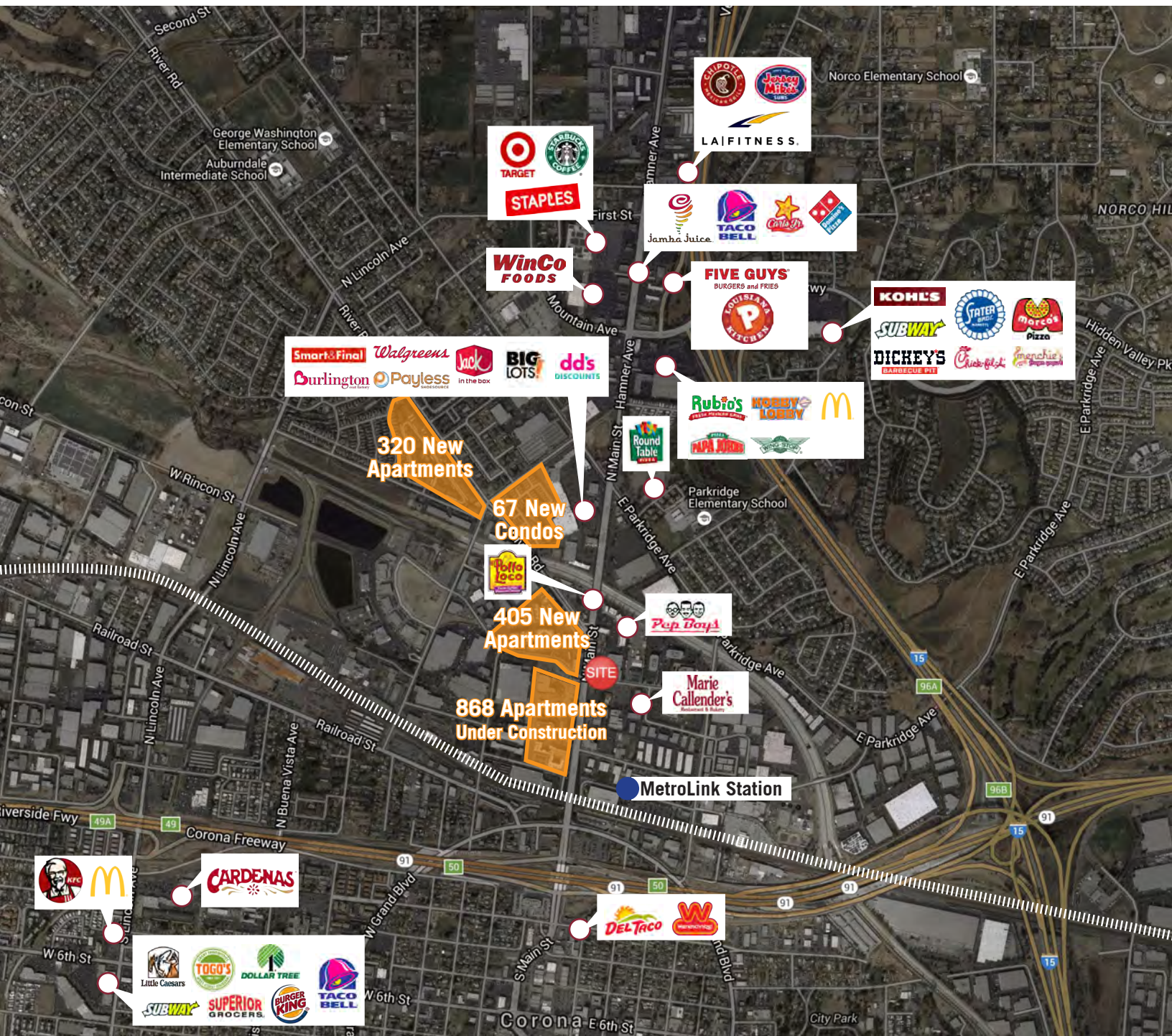
**CHRIS BEAUCHAMP**  
951.276.3675  
cbeauchamp@leeriverside.com  
Lic. #01982753



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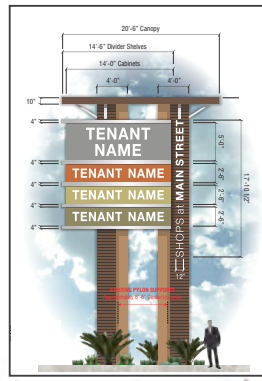
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**SIGN A** EXISTING SIGN LOCATION  
PYLON SIGN REFURBISHMENT



Suite #	Tenant	(±) SF
581	Pep Boys	22,193
511-101	Vacant	5,502
511-102	Month-to-Month	1,520
511-103	Vacant	2,400
511-104	Helen's Nails	1,200
511-105	Vacant	3,680
511-106	Brag-A-Bout Hair	2,400
541-101	Vacant	1,000
541-102	Month-to-Month	800
541-103	Month-to-Month	1,200
541-104	Vacant	1,600
541-105	Cosmoprof	2,400
541-106	Vacant	2,440
541-107	Month-to-Month	2,440

**SIGN B** PROPOSED SECONDARY PYLON SIGNAGE  
PENDING CITY APPROVAL

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