

**FOR
SALE**



**WEST CORONA
FREEWAY CENTER**
2410 WARDLOW RD, CORONA, CA 92880

**NOW
JOIN** | *Indian*
MOTORCYCLE



ONE SPACE LEFT!

Individual Showroom Retail and Industrial Spaces
OWNER/USER AND INVESTMENT OPPORTUNITIES

**LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

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No warranty or representation has been made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice. Lee & Associates Commercial Real Estate Services, Inc. -Riverside. 3240 Mission Inn Avenue, Riverside, CA 92507, Corporate DRE#: 01048055



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SUITE	SIZE	FLOOR PLAN
101 - 102	15,554 SF	n/a
103	7,777 SF	SOLD
104	7,777 SF	View
105 - 106	13,505 SF	IN ESCROW
107	4,800 SF	IN ESCROW
108	4,800 SF	IN ESCROW
109	6,032 SF	IN ESCROW
110	3,620 SF	SOLD
111	3,800 SF	SOLD

PROPERTY HIGHLIGHTS

- High 91 Freeway Visibility with Over 263,000 Cars Per Day
- Huge 60' Tall Digital Sign with YOUR NAME!!
- Affluent Demographics - Drawing Business from North OC & Western Riverside County
- Building Signage Possible
- Direct Freeway Access at Serfas Club Dr
- Industrial, Retail, Office, Auto, & Medical Uses Permitted

MAJOR FREEWAY FRONTAGE

PROPERTY DEMOGRAPHICS

 <p>ESTIMATED 2021 POPULATION 5 Mile Radius 186,371</p>	 <p>Adj. Daytime Demographics 5 Mile Radius 136,589</p>
 <p>AVERAGE HOUSEHOLD INCOME 5 Mile Radius \$118,589</p>	 <p>TRAFFIC COUNTS @ Auto Center Dr & Wardlow Rd 21K CPD</p>

*Source: Regis



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CORONA

THE CITY OF CORONA IS LOCATED ±45 MILES SOUTHEAST OF LOS ANGELES IN WESTERN RIVERSIDE COUNTY. THE CITY LIMITS ENCOMPASS 39.2 SQUARE MILES AND THE POPULATION IS ±159,132. A CITY WHOSE HERITAGE SPANS OVER A CENTURY, THE CURRENT INDUSTRIAL VACANCY RATE IS 3%. CORONA HAS EMERGED AS AN ETHNICALLY DIVERSE COMMUNITY, WHERE A SIGNIFICANT PERCENTAGE OF THE

POPULATION IS MADE UP OF YOUNG, WELL EDUCATED FAMILIES. 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 OVER 42,000 JOBS WITHIN THE CITY OF CORONA AND THERE IS A WORKFORCE OF OVER 84,000. THE RETAIL AND COMMERCIAL AREAS ARE EXPANDING, AND

OFFICE DEVELOPMENT IS BOOMING. CORONA HAS OVER 34 MILLION SF OF INDUSTRIAL SPACE AND OVER 3 MILLION SF 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.