

FOR SALE +/-3.1 Acres



This is a clean, flat-to-gently sloping land play with surrounding residential development, utilities nearby, and strong long-term fundamentals driven by limited land supply in the Corona submarket. The property is adjacent to and influenced by the highly desirable Norco Hills area, known for larger homes, estate-style development, and strong buyer demand, which supports higher-end residential product and favorable exit pricing.

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CONFIDENTIALITY / DISCLAIMER

Buyer to verify zoning, density, development feasibility, utilities, and all due diligence matters with the City of Corona. All development scenarios are conceptual and subject to approval.

3.1-Acre Residential Development

Opportunity – Corona, CA

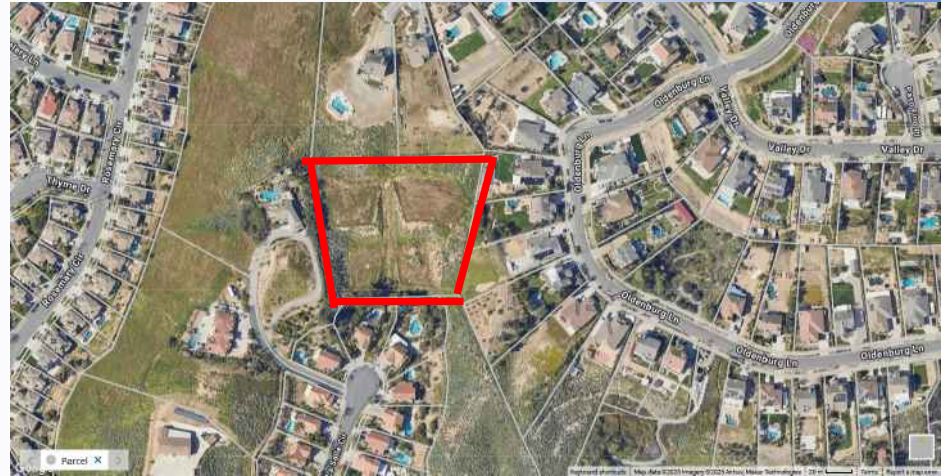
Price: \$1,095,000

Price Psf: \$8.10

Land Size: ±3.10 Acres (±135,036 SF)

Zoning: R1-20 (City of Corona)

APN: 123-330-006



PROPERTY OVERVIEW

Rare opportunity to acquire a **3.1-acre residential infill parcel** in the City of Corona, located in an established neighborhood near La Salle Circle. The site offers **by-right single-family development** with meaningful **density upside** for builders or developers pursuing a subdivision or rezoning strategy.



DEVELOPMENT POTENTIAL / YIELD

- **By-Right Zoning (R1-20):** • (20,000 SF minimum lot size)



Prime Hillside Estate Lot w/ Panoramic Views

Nestled in the scenic hills of Corona, this exceptional lot at La Salle Circle offers a rare opportunity to build a custom dream home surrounded by **breathtaking natural beauty and upscale estate residences**.

Perched above the neighborhood, the property captures sweeping panoramic views of the valley below, stretching across the city lights and framed by the majestic backdrop of the surrounding mountains. From sunrise to sunset, the ever-changing scenery creates a tranquil and inspiring setting.

The Lot Features:

Expansive elevated positioning for maximum privacy and view corridors

Rolling topography ideal for a custom estate with multi-level design potential

Surrounding luxury homes that enhance long-term value and prestige

Lush natural landscape with mature trees and open space, offering a peaceful, semi-rural feel

Whether you envision a **modern architectural masterpiece or a private retreat**, this property provides the perfect canvas to bring your vision to life.

Enjoy the best of both worlds—**serene hillside living with convenient access to nearby shopping, dining, and major freeways**.



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ENTRANCE TO PROPERTY (easement runs with property)



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STRATEGICALLY LOCATED BETWEEN THE
15 FREEWAY AND THE 91 HIGHWAY

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5-Mile Radius Demographics – Corona, CA (Approximate)

Population & Households

- **Population (2023):** ~220,571 people within a 5-mile radius of central Corona.
- **Households:** ~64,822 households overall.

Income

- **Median Household Income:** ~\$107,055 within the 5-mile area (higher than California’s median).
- **High-Income Households (>\$200k):** ~18.6% of 5-mile area households.
- **Low-Income Households (<\$25k):** ~8.9%.

Population Characteristics

- **Population Density:** ~2,860 people per square mile.
- **Children (Under 18):** ~51,232 within the 5-mile radius (indicating a strong family presence).
- **Older Population (65+):** ~27,793.

ZIP Code 92879 Demographic Highlights

(92879 encompasses part of the 5-mile radius around this property)

- **Population:** ~47,000–49,000 in ZIP code 92879.
- **Median Household Income (92879):** ~\$91,862.
- **Median Age:** ~36–37 years old.
- **Median Home Value:** ~\$587,000–\$592,000.
- **Population Density:** ~4,800–5,900 people per square mile.

Key Takeaways

- ☑ **Strong population base:** ~220k residents within a 5-mile radius supports broad housing demand.
- ☑ **Above-average income profile:** Median household income in the 5-mile ring (~\$107k) is stronger than state averages and highly relevant to residential development economics.
- ☑ **Family-oriented area:** A large number of households and significant child population suggests strong demand for family-oriented housing.
- ☑ **Stable local market:** 92879 ZIP code demographics show consistent population and household income levels — useful as supporting context.



RECENT HOMES SALES IN THE AREA



**320 Latigo Ct,
Norco CA 92860
SOLD \$905,000
SOLD 2021**



**320 Oldenburg Ln
Norco CA 92860
SOLD \$1,450,000**



**31110 La Salle Cir,
Corona CA 92879
SOLD \$1,076,000
SOLD 2025**



**SOLD 2024
320 Oldenburg Ln
Norco CA 92860
SOLD \$1,280,000
SOLD 2024**

AREA LAND SALES COMPS INFORMATION

Sale Attributes	Low	Average	Median	High
Sale Price	\$25,000	\$3,003,867	\$994,000	\$13,250,000
Land Price Per AC	\$48,077	\$916,372	\$888,890	\$2,931,414
Cap Rate	-	-	-	-
Land Price Per SF	\$1	\$21	\$20	\$67

Property Attributes	Low	Average	Median	High
Land Area SF	19,602 SF	183,484 SF	149,628 SF	1,068,091 SF
Land Area AC	0.45 AC	4.21 AC	3.43 AC	24.52 AC
Star Rating	☆☆☆☆ 0	☆☆☆☆ 0.6	☆☆☆☆ 0	★★★★ 3

Summary Statistics exclude For Sale and Under Contract listings: **BASED ON CLOSED SALES**

