



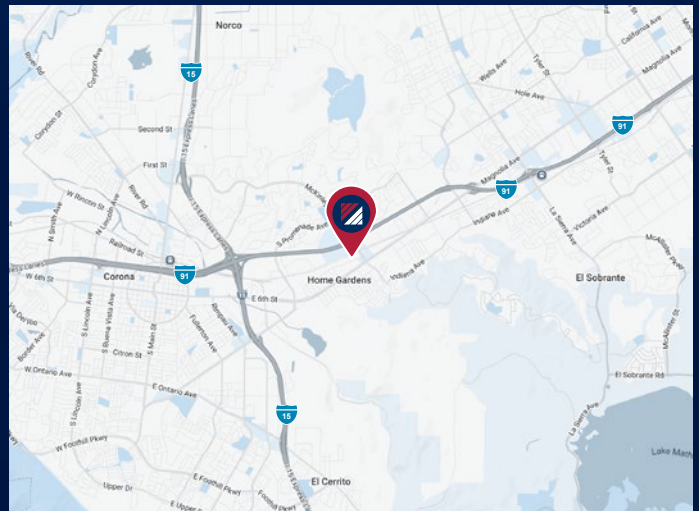
FOR LEASE

±32,400 SF FREESTANDING INDUSTRIAL / MANUFACTURING WAREHOUSE | FULLY FENCED & GATED PROPERTY

13435 ESTELLE STREET | CORONA | CA

PROPERTY HIGHLIGHTS

- 6 Dock High Doors
- 5 Ground Level Doors
- 28' Clear Height
- Fenced & Gated Yard
- ±3,000 SF 2-Story Office Space
- 2,000 Amps, 277/480 Volt Power (Tenant to Verify)
- .3/1,500 Sprinkler System (Tenant to Verify)
- **Occupied Through December 31st;**
New Tenant Occupancy February 1st, 2026
- Do Not Disturb Tenant, Tours by Appointment Only



FOR MORE INFORMATION, PLEASE CONTACT:

NOAH SAMARIN
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CADRE #01755814

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Although all information is furnished regarding for sale, rental or financing from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof, and it is submitted subject to errors, omissions, changes of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. All Maps provided courtesy of Google Maps, Bing Maps, and Google Earth. D/AQ Corp. # 01129558

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LOCATION MAP & DEMOGRAPHICS

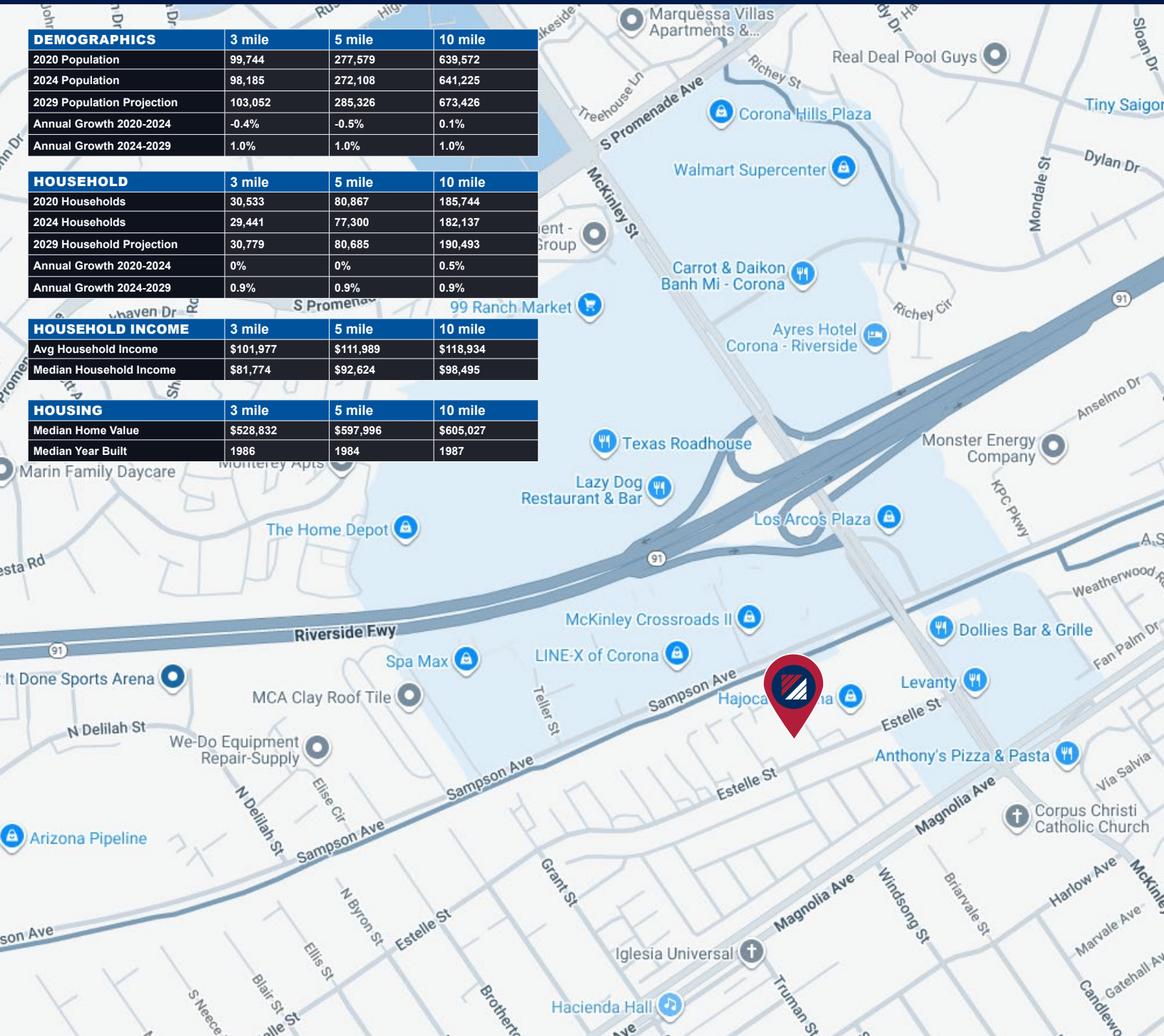
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DEMOGRAPHICS	3 mile	5 mile	10 mile
2020 Population	99,744	277,579	639,572
2024 Population	98,185	272,108	641,225
2029 Population Projection	103,052	285,326	673,426
Annual Growth 2020-2024	-0.4%	-0.5%	0.1%
Annual Growth 2024-2029	1.0%	1.0%	1.0%

HOUSEHOLD	3 mile	5 mile	10 mile
2020 Households	30,533	80,867	185,744
2024 Households	29,441	77,300	182,137
2029 Household Projection	30,779	80,685	190,493
Annual Growth 2020-2024	0%	0%	0.5%
Annual Growth 2024-2029	0.9%	0.9%	0.9%

HOUSEHOLD INCOME	3 mile	5 mile	10 mile
Avg Household Income	\$101,977	\$111,989	\$118,934
Median Household Income	\$81,774	\$92,624	\$98,495

HOUSING	3 mile	5 mile	10 mile
Median Home Value	\$528,832	\$597,996	\$605,027
Median Year Built	1986	1984	1987



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