

3.6 AC High Visibility Retail + Showroom Development Opp
2200 Frontage Road | Corona, CA 92882



Retail/Showroom, Restaurant, Daycare Opportunity

±1,800 SF - ±2,000 SF

PAD 3: Restaurant + Patio / Drive Thru BTS

±2,000 - ±3,600 SF

BLDG 3: Retail/Showroom

±10,000 SF

BLDG 4: Daycare BTS + Outdoor Playground

DESCRIPTION

High visibility showroom targeting electric vehicles, automotive, home remodeling, furniture & more!

- 3.6 AC development catering to a wide variety of uses
- Massive CA-91 freeway frontage with 290K cars per day
- Great daytime population in the immediate area (over 36K in the 3 mile radius)
- Convenient access along Frontage Rd, connecting to Serfas Club via CA-91 freeway
- Proposed new construction with modern elements, high profile freeway visible blade signage and ±24' clearance heights

EST DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	9,480	83,816	170,106
Avg Household Income	\$110,424	\$125,064	\$137,820
Daytime Population	7,980	36,446	71,985

Source: Esri

TRAFFIC COUNTS

Frontage Road	approx. 9,500 cpd
Serfas Club Road	approx. 19,300 cpd
CA-91 Freeway	approx. 292,500 cpd

Source: Costar

CONTACT

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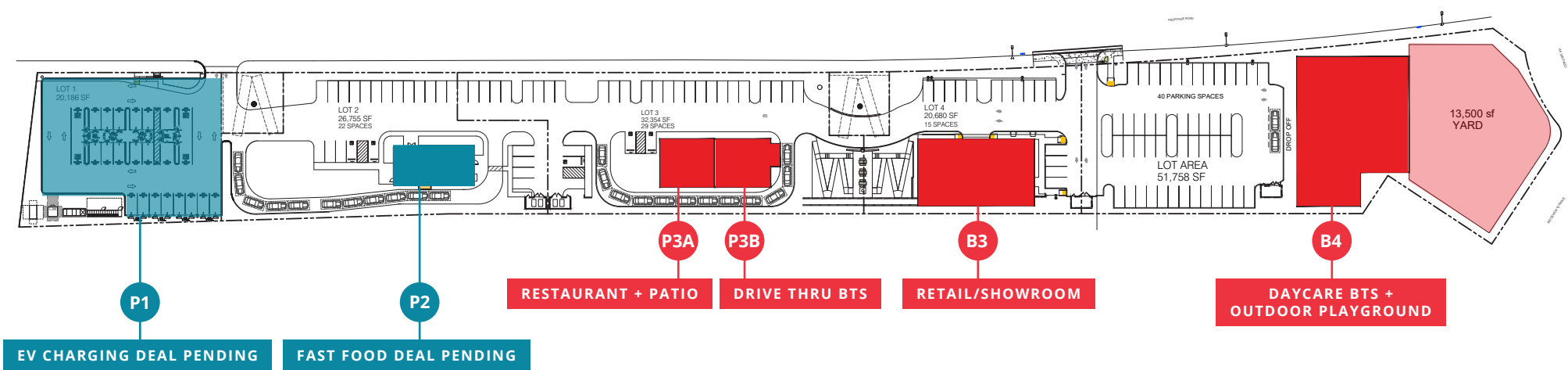
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* CONCEPTUAL SITE PLAN



PROJECT SUMMARY			AREA SF
PAD 1	EV Charging	DEAL PENDING	24 Stalls
PAD 2	Fast Food	DEAL PENDING	2,250
PAD 3A	Restaurant + Patio	AVAILABLE	1,800
PAD 3B	Drive Thru BTS	AVAILABLE	2,000
BLDG 3	Retail/Showroom	AVAILABLE	2,000 - 3,600
BLDG 4	Daycare BTS + 13,500 SF Outdoor Playground	AVAILABLE	10,000

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