



±3.1 ACRES RESIDENTIAL DEVELOPMENT LAND

\$850,000

La Salle Circle Area • Corona, California 92879 • APN 123-330-006

\$6.29 PER SQUARE FOOT

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01 Executive Summary

Offering snapshot — ±3.1-acre residential infill parcel, City of Corona

ASKING PRICE

\$850,000

PRICE PER SF

\$6.29

LAND SIZE

±3.10 AC (±135,036 SF)

ZONING

R1-20 (City of Corona)

APN

123-330-006



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 site is adjacent to and influenced by the highly desirable Norco Hills area — known for larger homes, estate-style development, and strong buyer demand — supporting higher-end residential product and favorable exit pricing.

SURROUNDED BY MILLION-DOLLAR HOMES

02 Property Overview & Development Potential

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.

- **By-Right Zoning — R1-20**

Single-family residential; 20,000 SF minimum lot size under current City of Corona zoning.

- **Subdivision / Rezoning Upside**

Density and lot-yield potential subject to City of Corona entitlement and approval processes.

- **Infrastructure Proximity**

Utilities nearby within an established, built-out residential neighborhood.

- **Norco Hills Adjacency**

Positioned alongside estate-style development with proven high-end buyer demand.



03 Site Access & Parcel Detail

Entrance easement runs with the property



ACCESS AT A GLANCE

- Deeded access easement runs with the property
- Entrance via La Salle Circle cul-de-sac frontage
- Established paved streets to the site
- Surrounded by existing custom residences

04 Location & Regional Access

Strategically located between the I-15 Freeway and the SR-91 Highway

1130 La Salle Cir - Google Maps

<https://www.google.com/maps/place/1130+La+Salle+Cir,+Norco,+CA+92860/@33.8999963,...>



I-15 & SR-91

Positioned between two of the Inland Empire's primary commuter corridors.

Norco Hills

Immediately adjacent to Corona/Norco's premier estate-home district.

Riverside

Minutes from downtown Riverside employment and services.

Corona Core

Close to shopping, dining, schools, and daily conveniences.

05 Hillside Setting & Lot Features

Prime hillside estate setting with panoramic valley views



Nestled in the scenic hills of Corona, the site captures sweeping panoramic views of the valley below — city lights framed by a mountain backdrop — creating a tranquil setting for premium residential product.

- Expansive elevated positioning for privacy and view corridors
- Rolling topography suited to custom, multi-level estate design
- Surrounding luxury homes that enhance long-term value and prestige
- Mature trees and open space with a peaceful, semi-rural feel
- Serene hillside living with convenient access to shopping, dining, and major freeways



Whether the vision is a modern architectural masterpiece or a private retreat, this property provides the canvas to bring it to life.

06 Area Demographics

5-mile radius, central Corona (approximate, 2023) and ZIP 92879 highlights

~220,571

POPULATION (5-MI)

~64,822

HOUSEHOLDS (5-MI)

~\$107,055

MEDIAN HH INCOME (5-MI)

~18.6%

HOUSEHOLDS >\$200K (5-MI)

ZIP CODE 92879 HIGHLIGHTS

- Population: ~47,000–49,000
- Median household income: ~\$91,862
- Median age: ~36–37 years
- Median home value: ~\$587,000–\$592,000
- Population density: ~4,800–5,900 per sq. mi.

KEY TAKEAWAYS

Strong population base

~220K residents within 5 miles supports broad housing demand.

Above-average incomes

5-mile median HH income exceeds the California median — directly relevant to residential development economics.

Family-oriented area

~51,232 children under 18 within 5 miles signals durable demand for family housing.



07 Recent Home Sales in the Area

Closed single-family sales surrounding the subject property



\$905,000

SOLD 2021

320 Latigo Ct, Norco CA 92860



\$1,076,000

SOLD 2025

31110 La Salle Cir, Corona CA 92879



\$1,450,000

SOLD 2024

320 Oldenburg Ln, Norco CA 92860



\$1,280,000

SOLD 2024

320 Oldenburg Ln, Norco CA 92860

08 Area Land Sale Comparables

Summary statistics based on closed sales (excludes for-sale and under-contract listings)

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

SUBJECT OFFERED AT

\$6.29 / SF

vs. a \$20/SF median and \$21/SF average for closed area land sales — a compelling basis for builders and land investors.



CONTACT

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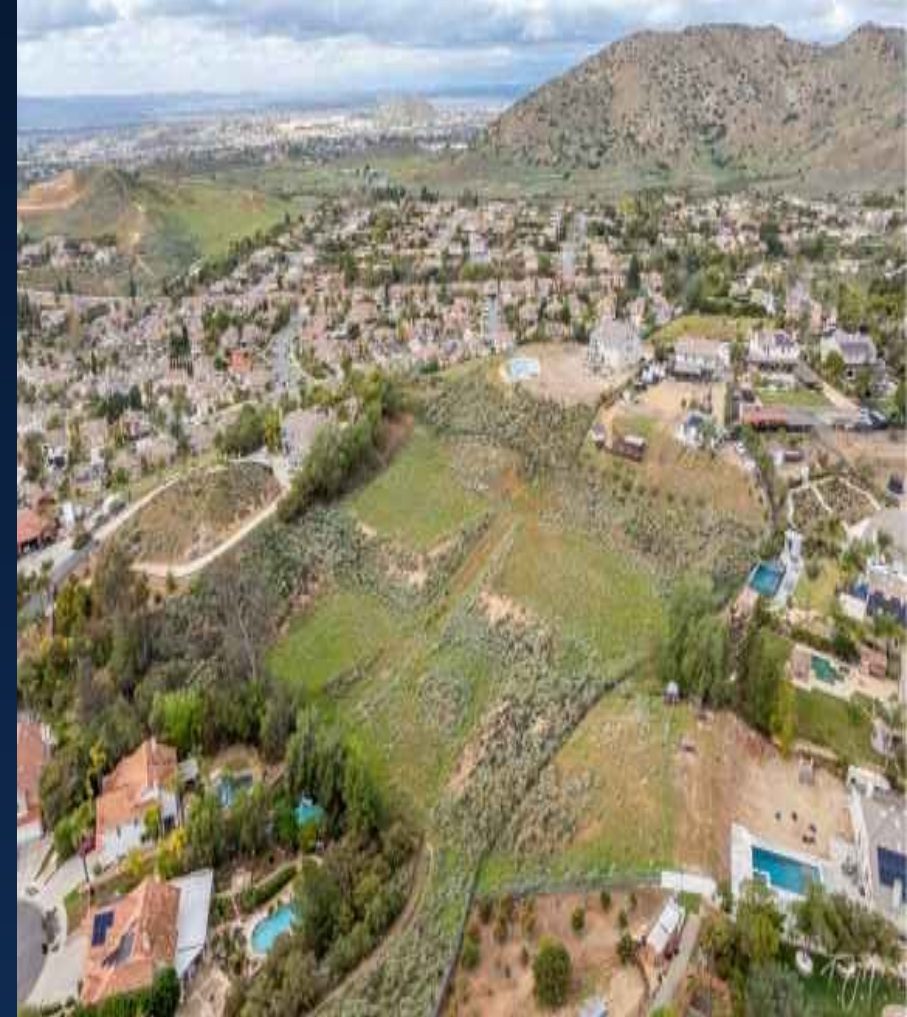
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Buyer to verify zoning, density, development feasibility, utilities, and all due diligence matters with the City of Corona. All development scenarios are conceptual and subject to approval. The information contained herein was obtained from sources deemed reliable; however, Millenia Real Estate Services Inc. makes no guarantees, warranties, or representations as to its completeness or accuracy.