

LEASE

508 S Smith Ave

508 S SMITH AVE

Corona, CA 92882

PRESENTED BY:

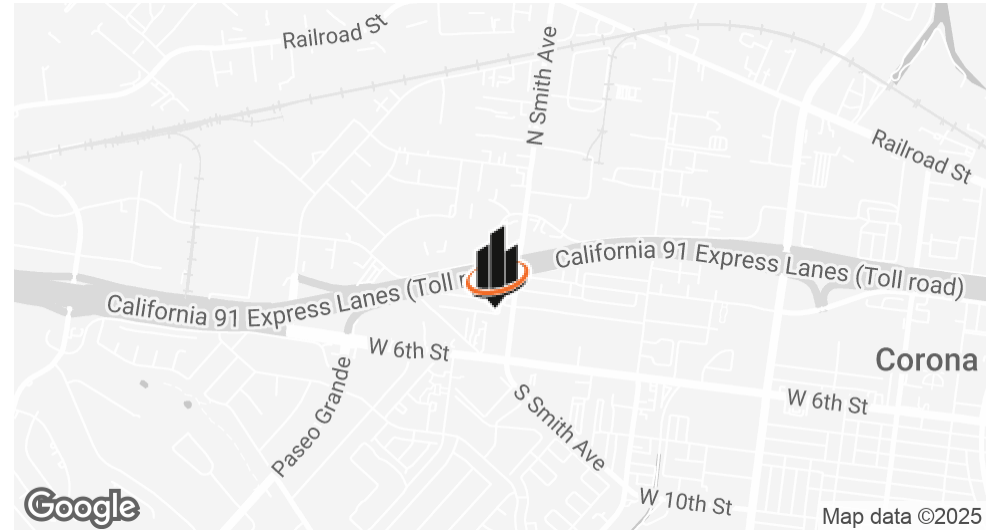
ASHLEY HUTCHINSON

O: 714.446.0600

ashley.hutchinson@svn.com

CalDRE #02005679

PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$1,700.00 per month (Gross)
AVAILABLE SF:	1,000 SF
LOT SIZE:	82,273 SF
BUILDING SIZE:	25,135 SF

PROPERTY DESCRIPTION

Situated in the heart of Corona, CA, 508 S Smith Ave offers a prime leasing opportunity for businesses seeking a strategic location. This versatile property boasts an large parking lot, and excellent visibility, making it ideal for retail, office, or medical use. With a spacious interior and customizable layout, this property provides the flexibility to suit a variety of business needs. The convenient access to major roadways ensures seamless connectivity for clients and employees. Don't miss the chance to make this prominent address your business's new home.

PROPERTY HIGHLIGHTS

- Ample parking
- Excellent visibility
- Convenient access to major roadways
- Spacious, customizable space
- Ideal for retail, office, or medical use

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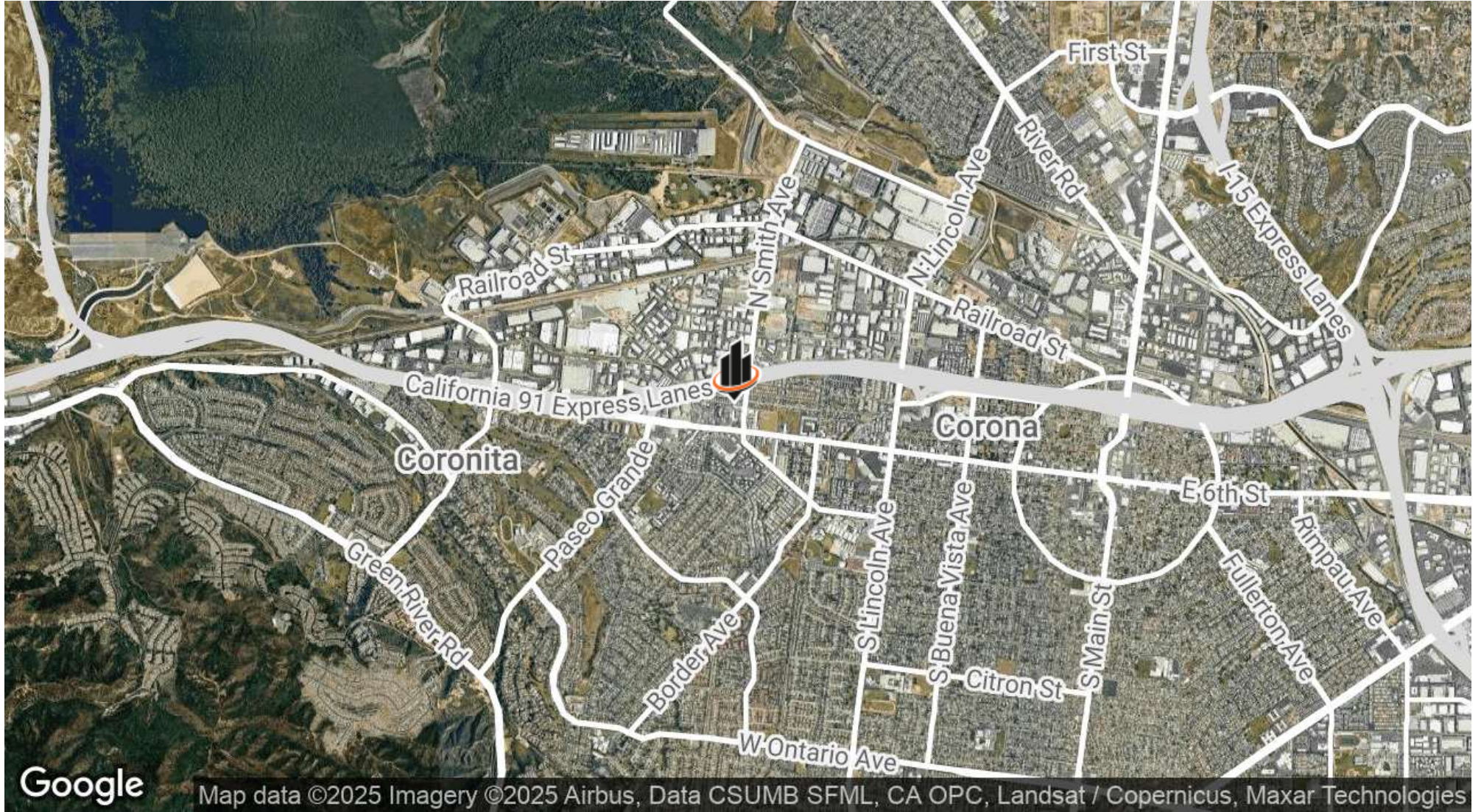
ADDITIONAL PHOTOS



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LOCATION MAP



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SVN | VANGUARD 4

AREA ANALYTICS

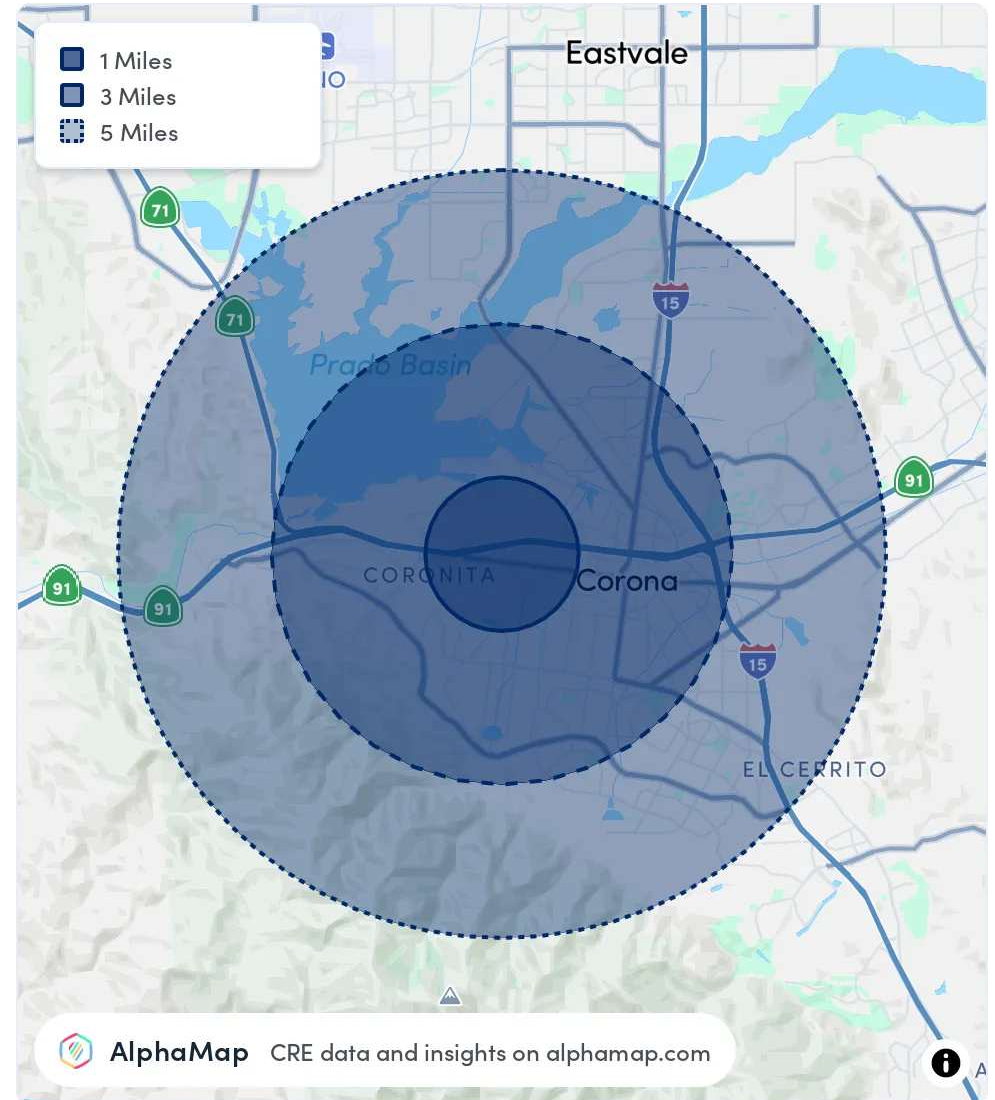
POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	19,356	106,136	202,369
AVERAGE AGE	35	38	38
AVERAGE AGE (MALE)	35	37	37
AVERAGE AGE (FEMALE)	36	39	39

HOUSEHOLD & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	5,803	32,513	59,977
PERSONS PER HH	3.3	3.3	3.4
AVERAGE HH INCOME	\$92,273	\$121,413	\$136,176
AVERAGE HOUSE VALUE	\$517,033	\$670,261	\$717,930
PER CAPITA INCOME	\$27,961	\$36,791	\$40,051

Map and demographics data derived from AlphaMap



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