

FOR  
SALE

WEST CORONA  
FREEWAY CENTER

2410 WARDLOW RD, CORONA, CA 92880

NOW  
JOIN

Indian  
MOTORCYCLE

DIGITAL  
AD HERE

JensonUSA

Indian  
MOTORCYCLE

L.A. CARPET

FURNITURE

FASTENAL

patio land

SERFAS CLUB/AUTO CENTER OFF RAMP

263K CPD

263K CPD

Individual Showroom Retail and Industrial Spaces  
OWNER/USER AND INVESTMENT OPPORTUNITIES

LEE &  
ASSOCIATES  
COMMERCIAL REAL ESTATE SERVICES

BRIAN TRESSEN // 951.276.3677  
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No warranty or representation has been made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice. Lee & Associates Commercial Real Estate Services, Inc. -Riverside. 3240 Mission Inn Avenue, Riverside, CA 92507, Corporate DRE#: 01048055



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SUITE	SIZE	FLOOR PLAN
101 - 102	15,554 SF	n/a
103	7,777 SF	<a href="#">View</a>
104	7,777 SF	<a href="#">View</a>
105 - 106	13,505 SF	n/a
107	4,800 SF	n/a
108	4,800 SF	<a href="#">View</a>
109	6,032 SF	n/a
110	3,620 SF	<a href="#">View</a>
111	3,800 SF	<a href="#">View</a>

## PROPERTY HIGHLIGHTS

- High 91 Freeway Visibility with Over 263,000 Cars Per Day
- Huge 60' Tall Digital Sign with YOUR NAME!!
- Affluent Demographics - Drawing Business from North OC & Western Riverside County
- Building Signage Possible
- Direct Freeway Access at Serfas Club Dr
- Industrial, Retail, Office, Auto, & Medical Uses Permitted

## MAJOR FREEWAY FRONTAGE

### PROPERTY DEMOGRAPHICS

 <b>ESTIMATED 2020 POPULATION</b> 5 Mile Radius <b>186,998</b>	 <b>Adj. Daytime Demographics</b> 5 Mile Radius <b>123,667</b>
 <b>AVERAGE HOUSEHOLD INCOME</b> 5 Mile Radius <b>\$116,600</b>	 <b>TRAFFIC COUNTS</b> @ Auto Center Dr & Wardlow Rd <b>20K CPD</b>

\*Source: Regis



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## CORONA

THE CITY OF CORONA IS LOCATED ±45 MILES SOUTHEAST OF LOS ANGELES IN WESTERN RIVERSIDE COUNTY. THE CITY LIMITS ENCOMPASS 39.2 SQUARE MILES AND THE POPULATION IS ±159,132. A CITY WHOSE HERITAGE SPANS OVER A CENTURY, THE CURRENT INDUSTRIAL VACANCY RATE IS 3%. CORONA HAS EMERGED AS AN ETHNICALLY DIVERSE COMMUNITY, WHERE A SIGNIFICANT PERCENTAGE OF THE

POPULATION IS MADE UP OF YOUNG, WELL EDUCATED FAMILIES. CORONA'S INDUSTRIAL BASE HAS PLAYED AN IMPORTANT ROLE IN THE GROWTH OF THE CITY AND ITS EMPLOYEE BASE. CORONA'S ECONOMY IS STRONG AND GETTING STRONGER! THERE ARE OVER 42,000 JOBS WITHIN THE CITY OF CORONA AND THERE IS A WORKFORCE OF OVER 84,000. THE RETAIL AND COMMERCIAL AREAS ARE EXPANDING, AND

OFFICE DEVELOPMENT IS BOOMING. CORONA HAS OVER 34 MILLION SF OF INDUSTRIAL SPACE AND OVER 3 MILLION SF OF OFFICE SPACE EXISTING, UNDER CONSTRUCTION, OR PLANNED. ECONOMIC DEVELOPMENT IS THE BUSINESS ADVOCATE, ALWAYS LOOKING FOR WAYS TO HELP THE BUSINESS COMMUNITY WITH INCENTIVES, COMMUNICATION, AND TEAM BUILDING.