

FOR SALE

# 2895 S. MAIN STREET

CORONA IN-FILL  
DEVELOPMENT  
OPPORTUNITY!

Corona, CA 92882

PRESENTED BY:

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CalDRE #01947115



# City of Corona, CA



Available!  
± 4.09 Acres



## PROPERTY SUMMARY



## OFFERING SUMMARY

SALE PRICE:	\$4,000,000
LOT SIZE:	4.09 Acres
PRICE / ACRE:	\$977,995
ZONING:	Quasi-Public [QP]
MARKET:	Inland Empire
SUBMARKET:	West Riverside County
LOT FRONTAGE	465 FT.
APN:	113-340-018

## LOCATION OVERVIEW

2895 S. Main St. is located in the heart of Corona, CA at the northeast corner of S. Main St. and E. Chase Dr. This signalized intersection is situated along one of the city's major thoroughfares and allows for convenient access to major freeways. The property is in close proximity to retail, medical offices, senior care facilities, and single family residential.

Nestled along the western edge of Riverside County, the City of Corona serves as the gateway connecting Orange County to California's Inland Empire. The region is easily accessed via three arterial thoroughfares - Interstate 15, the 91 Freeway, and the 71 Freeway. Corona is the 3rd most populous city in Riverside County with approximately 169,868 residents [Source: U.S. Census Bureau, 2019].

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## COMPLETE HIGHLIGHTS



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## PROPERTY DESCRIPTION

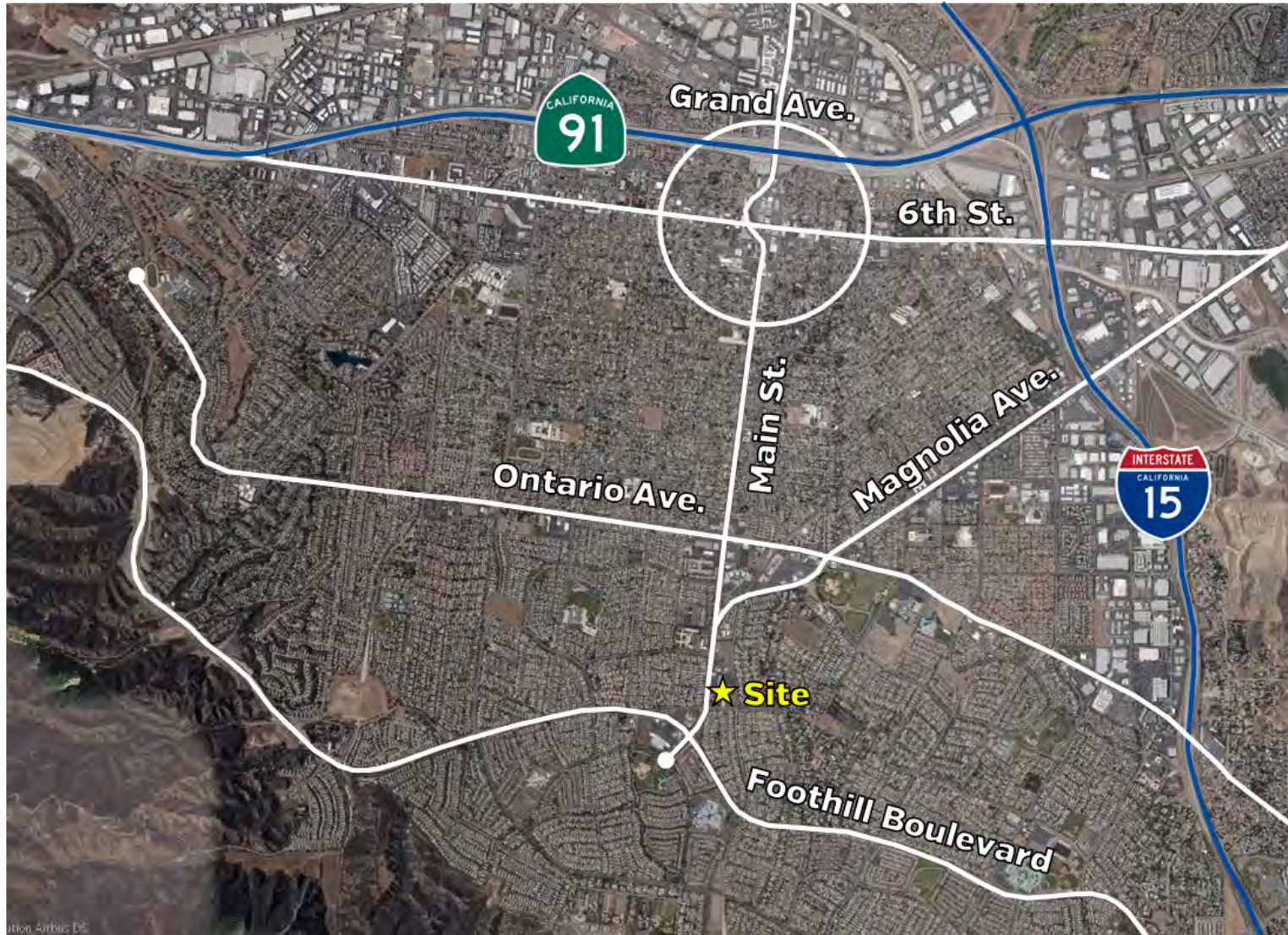
Though currently home to a single family residence, this  $\pm$  4.09 acre property is commercially zoned for Quasi Public (QP) uses, including professional office, fitness centers, day care centers, and religious facilities. This prime in-fill development opportunity is located at a signalized intersection along a major thoroughfare and has the potential to be re-zoned for additional uses. If desired, larger development projects may also have the potential to acquire an additional 2 acres of adjacent land [see broker for details].

## PROPERTY HIGHLIGHTS

- Rare in-fill development opportunity in Corona, CA!
- Priced at \$4,000,000
- $\pm$  4.09 acres
- Zoned Quasi-Public (QP)
- Flat parcel, almost entirely usable
- Electricity, water, and sewer available at site
- Close to retail, medical offices, senior care, & SFR
- Total daytime population of 17,563 within 1 mile radius(2020)\*
- Avg. household income of \$137,838 within 1 mile radius (2020)\*

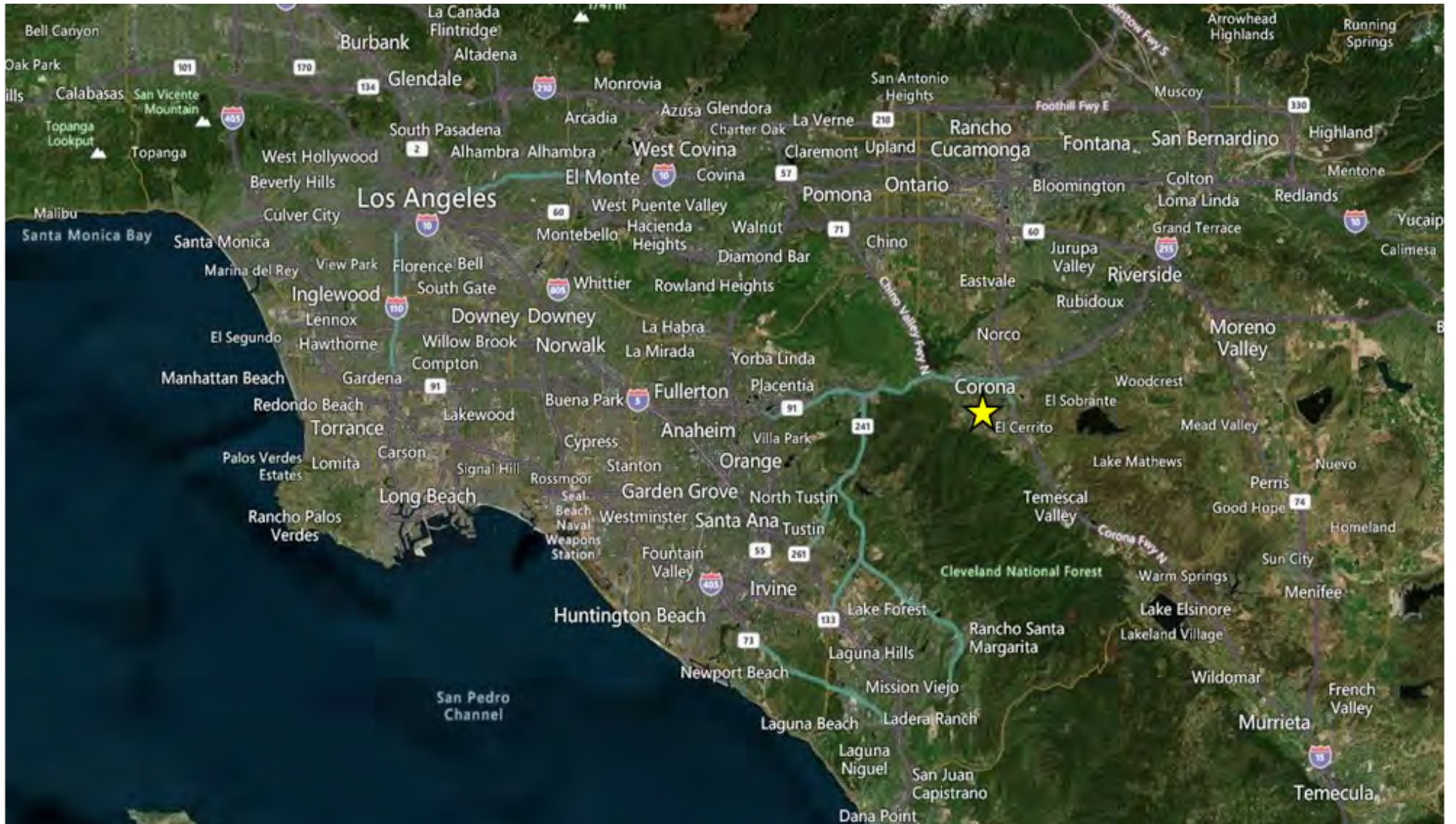
\* Source: ESRI

## STREET MAP



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## LOCATION MAP



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