



Corona Hills Plaza

Corona, CA

Riverside-San Bernardino-Ontario (CA)



Matt Magnaghi

Leasing Representative

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KRC Property Management I, Inc., a Subsidiary of Kimco Realty®
CA Salesperson License ID: 02019850 | CA KRC License ID: 01518685





AERIAL



GROSS LEASABLE AREA (GLA)	489,151 SF
PARKING SPACES	3,045
PARKING RATIO	6.23 per 1,000 SF

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DENSITY AERIAL

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www.kimcorealty.com/105460

■ Available ■ Non-Controlled ● Curbside Pick-up



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TENANT	SQ FT	TENANT	SQ FT	TENANT	SQ FT
1 Home Depot	100,000	20 Sushi Asahi	3,240	38 Five Below	11,000
2 Costco	114,112	21 Byrd's Hot Chicken	1,080	40 Plato's Closet	4,275
3 UFC Gym	45,000	22 Palm Beach Tan	1,950	41 Visionworks	3,800
4 Pacific Dental	4,800	23 Cigarette Depot	1,950	42 Party City	10,600
5 Available	23,996	24 U.S. Bank	4,524	43 Gen Korean BBQ	5,625
6 Nancy's Country	1,925	25 McDonald's	4,000	44 Sola Salon Studios	5,500
7 Lu's Bistro Chinese Cuisine	1,470	26 Available (Former Restaurant)	2,100	45 JPMorgan Chase Bank	7,050
8 Pho Anam	1,470	27 Subway	1,300	46 Texas Roadhouse	7,800
9 Lazy Dog Restaurants & Bar	8,400	28 FedEx Office	5,000	47 Jersey Mike's Subs	1,400
11 Yoshiharu Ramen	1,925	29 Big 5 Sporting Goods	11,734	48 LaserAway	1,400
12 R & B Tea	1,400	30 Ross Dress for Less	24,990	49 Juice It Up	1,400
13 AT&T Mobility	1,400	31 Available	1,610	50 Kabab Crush	2,100
14 U.N.T. Tae Kwon Do	1,400	32 OneMain Financial	1,648	51 Epic Wings	2,100
15 The UPS Store	1,400	33 Spectrum	3,219	52 T-Mobile	3,250
16 City Male Barber	1,125	34 Amazing Lash Studio	2,225	53 Starbucks Coffee	1,700
17 Miss Donuts	1,125	35 Bellazzio Nails & Spa	2,106	54 Del Taco	1,872
18 Yogurtland	1,250	36 HobbyTown USA	6,440		
19 Nail Tyme	1,080	37 TJ Maxx	25,885		

Disclaimer: This site plan shows the approximate location, square footage, and configuration of the shopping center and adjacent areas, and is only illustrative of the size and relationship of the stores and common areas generally, all of which are subject to change. The showing of any names of tenants, parking spaces, square footage, curb-cuts or traffic controls shall not be deemed to be a representation or warranty that any tenants will be at the shopping center, the square footage is accurate, or that any parking spaces, curb-cuts or traffic controls do or will continue to exist. Moreover, any demographics set forth in this flyer are for illustrative purposes only and shall not be deemed a representation by Landlord or their accuracy. Availability of this property for rent is subject to prior rental or withdrawal of the property from the market at any time without notice.

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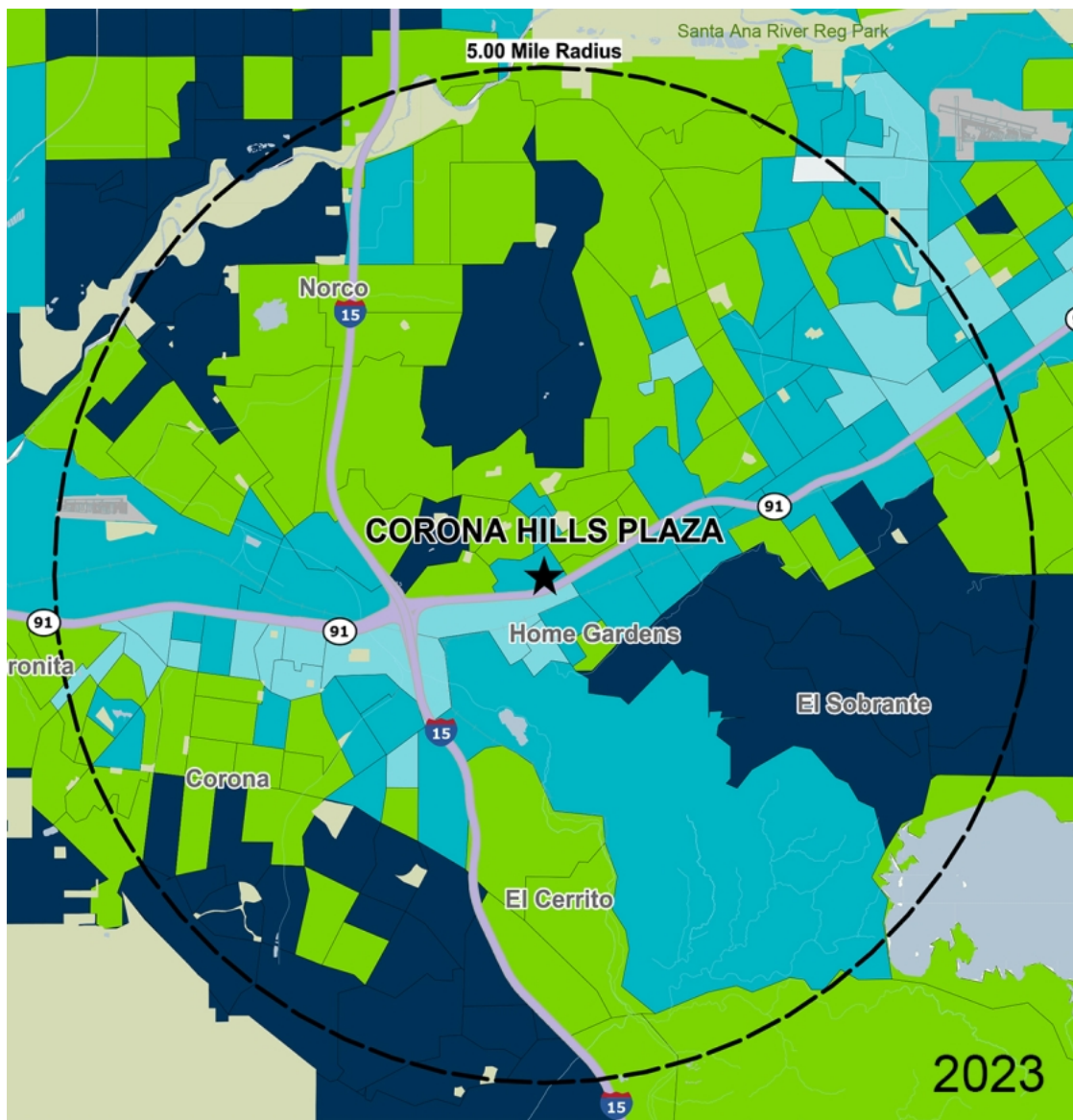




COMPETITION MAP

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by Block Group

Demographics

2023 ESTIMATES	1-MILE	3-MILES	5-MILES
Population	24,132	107,698	281,572
Daytime Pop	22,462	125,391	285,892
Households	7,194	33,074	81,930
Average HH Income	\$102,754	\$106,354	\$118,520
Median HH Income	\$82,670	\$85,388	\$96,212
Per Capita Income	\$30,653	\$32,865	\$34,809

Average Household Income

Popstats, 4Q 2023, Trade Area Systems

- \$150K and up
- \$100K - \$150K
- \$75K - \$100K
- \$50K - \$75K
- \$0K - \$50K



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Rte. 91 & McKinley St., Corona, CA



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