



CORONA DEMOGRAPHICS

	1-MILES	3-MILE	5-MILES
2021 Population:	5,039	30,879	81,799
2021 Average Household Income:	\$111,848	\$141,293	\$140,206

2780-2795 CABOT DR & 2710 LAKESHORE DR.,
CORONA, CALIFORNIA 92883

DOS LAGOS

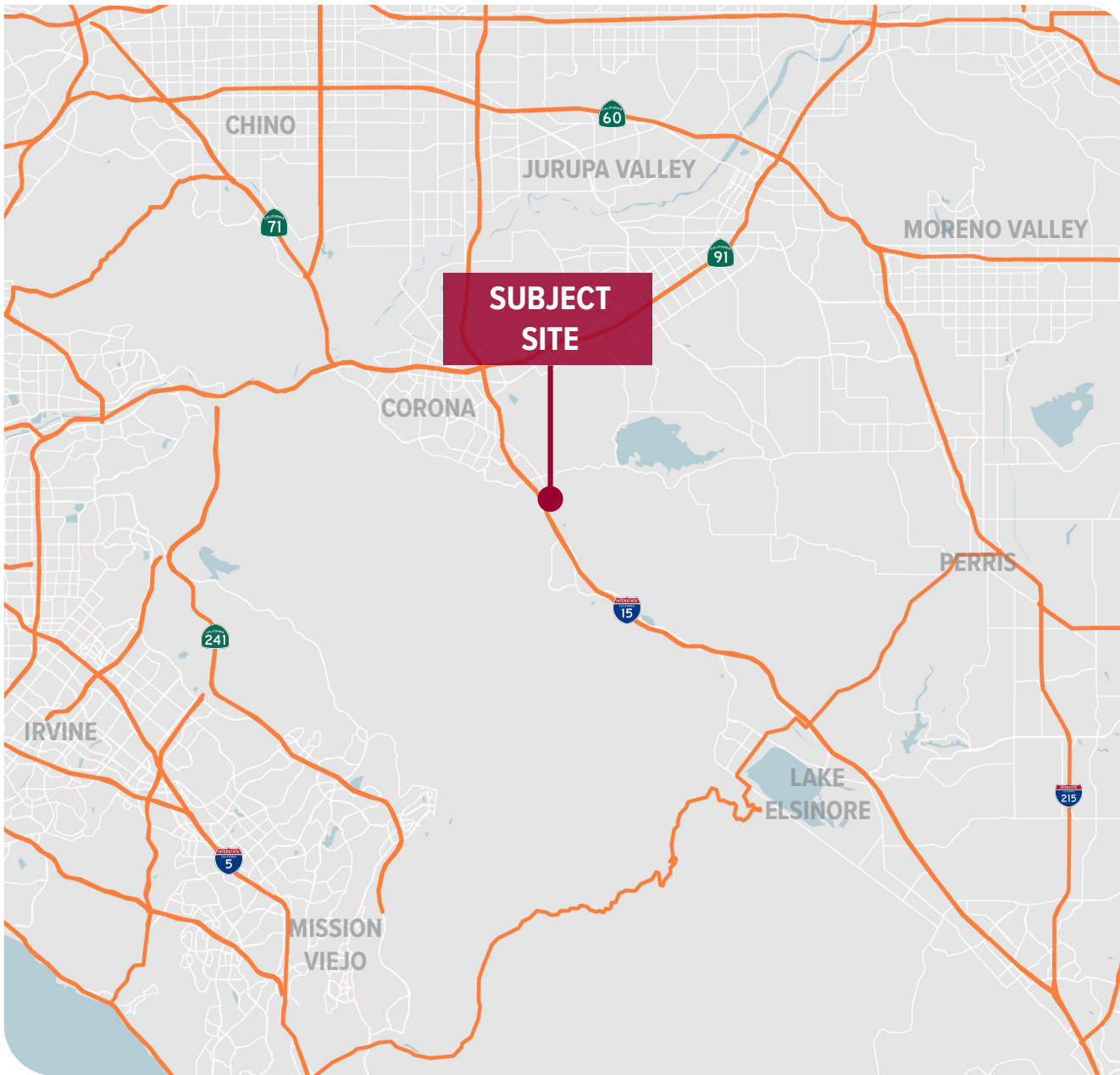


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OFFERING SUMMARY

PROPERTY ADDRESS: 2780-2795 Cabot Dr & 2710 Lakeshore Dr.,
Corona, CA 92883

CURRENT AVAILABLE: ±2,000 SF - ±30,000 SF

APN: 279-450-028; 025; 012;
279-460-033; 075; 031; 048; 047; 041; 027;
025; 074

TRAFFIC COUNTS: ±22,268



24,995

EMPLOYEES



\$113,200

MEDIAN INCOME



2,892

BUSINESSES

Extremely Rare Leasing Opportunity Along the Prestigious Temescal Canyon Rd Retail/Commercial Corridor

Destination Retail Location; Temescal Canyon Rd is the Primary Retail/Commercial Street for the Greater Corona/Riverside Area, Featuring the Best Selection of Restaurants, Stores and Bar/Lounge Options in Riverside County.

Signalized Hard Corner Location on Arguably One of the Best Retail Streets in Riverside County; Tremendous Visibility & Frontage to over 22,268 Cars Per Day

High Barriers to Entry Location; Temescal Canyon Rd is the Primary North/West thoroughfare Serving the Riverside County Neighborhoods of Northside Riverside, West Corona, Lake Elsinore, Norco and Perris .

A+ Demographics; Within a 3-Mile Radius, there are over 24,995 Residents with an Average Household Income in Excess of \$141,293

Dense, Infill Location with Rare Hybrid of Residential and Employment Demographic Generators

	1-MILES	3-MILE	5-MILE
2021 Population:	5,039	30,879	81,799
2026 Projection:	5,955	33,679	86,252
2021 Average Household Income:	\$111,848	\$141,293	\$140,206
2021 Estimated Households	1,564	9,239	24,359
2021 Total Businesses:	345	945	2,892
2021 Medium Age	36.2	37.3	37.0

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NEW CONSTRUCTION AFTER THE GREAT RECESSION



Lakeshore Plaza
±300,000 SF Office Complex
Built in 2009 & 2020

Dos Lagos Live & Work
±115 Condos
Built in 2016

Temescal Heights at Dos Lagos
±103 SFR Estates
Built in 2005

Staybridge Suites (Kimpton Hotel)
±108 Rooms
Built in 2018

Dos Lagos Golf Course
Partially Built 2007
Clubhouse Built in 2016

Homewood Suites by Hilton
±194 Rooms
Built in 2020

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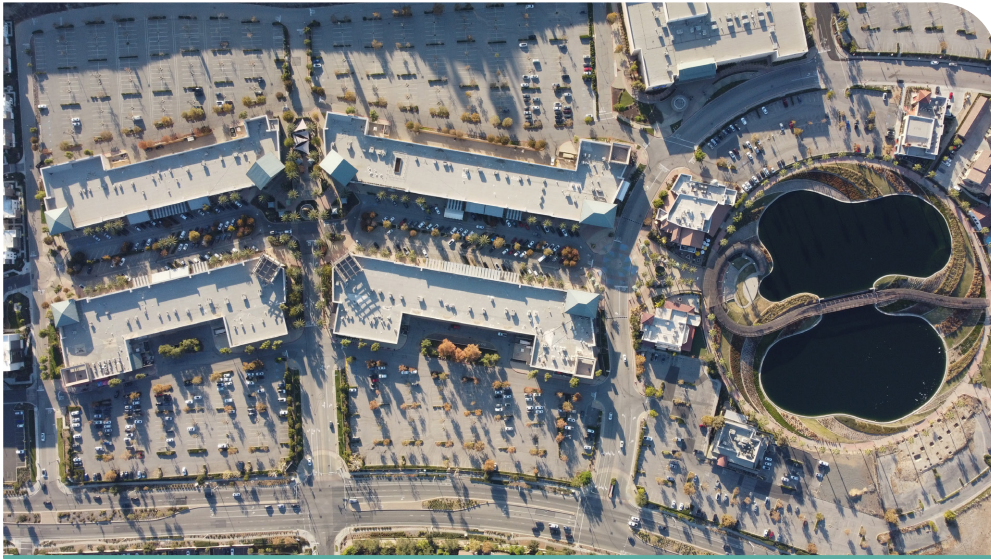
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DOS LAGOS - COMING 2022

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CORONA is a city in Riverside County, California, United States. As of the 2020 census, the city had a population of 157,136, up from 152,374 at the 2010 census. The cities of Norco and Riverside lie to the north and northeast, Chino Hills and Yorba Linda to the northwest, Anaheim to the west, Cleveland National Forest and the Santa Ana Mountains to the southwest, and unincorporated Riverside County along the rest of the city's borders. Corona is approximately 48 miles (77 kilometers) southeast of Downtown Los Angeles and 95 miles (153 km) north-northwest of San Diego. It is one of the most residential cities in the Inland Empire, but also has a large industrial portion on the northern half, being the headquarters of companies such as Fender Musical Instruments Corporation, Monster Beverage Corporation, and supercar manufacturer Saleen.

The city of Corona has been popular among celebrities drawn to its upscale areas and relative privacy compared to Los Angeles. Lucille Ball and Desi Arnaz spent time at their ranch, located in north Corona, and played golf often at the Cresta Verde Golf Course in the northeastern section of the city.[15]

In recent years Corona has been known as the "Gateway to the Inland Empire". Prior to the 1980s, the city was largely an agricultural community, dominated by citrus orchards, ranches, and dairy farms. High real estate prices in Los Angeles and Orange counties made the area's land desirable to developers and industrialists, and by the late 1990s Corona was considered a major suburb of Los Angeles.



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