

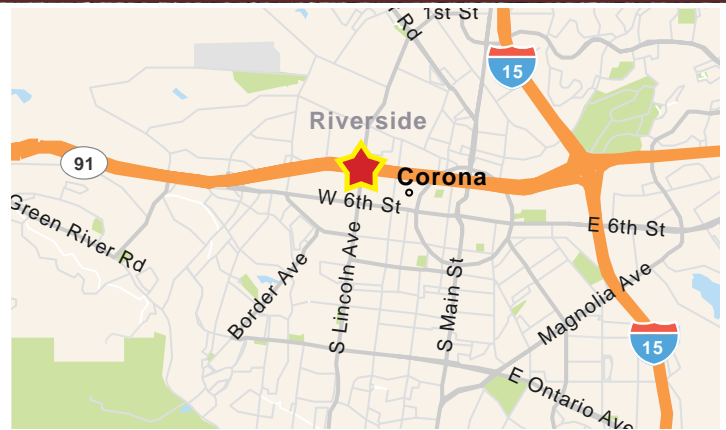
±2.06 ACRES AVAILABLE FOR  
GROUND LEASE OR BUILD TO SUIT

**NEQ 2ND & LINCOLN AVE**  
CORONA, CA



**HIGHLIGHTS:**

- ±2.06 Acres For Ground Lease or Build to Suit
- Prime Corona Freeway Location
- Unparalleled Exposure to the 91 Freeway
- Convenient Off Ramp Location Offering Excellent Access from 2nd Street & Lincoln Ave
- Ideal For Fast Food, Restaurant, Retail Services & Gas Station Potential



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
2023 Population:	22,424	122,870	216,744
Daytime Population:	15,414	57,696	82,847
Avg. Household Income:	\$74,645	\$124,370	\$138,199

Source: Regis Online

TRAFFIC COUNTS	31,763 CPD
91 Fwy	Lincoln Ave

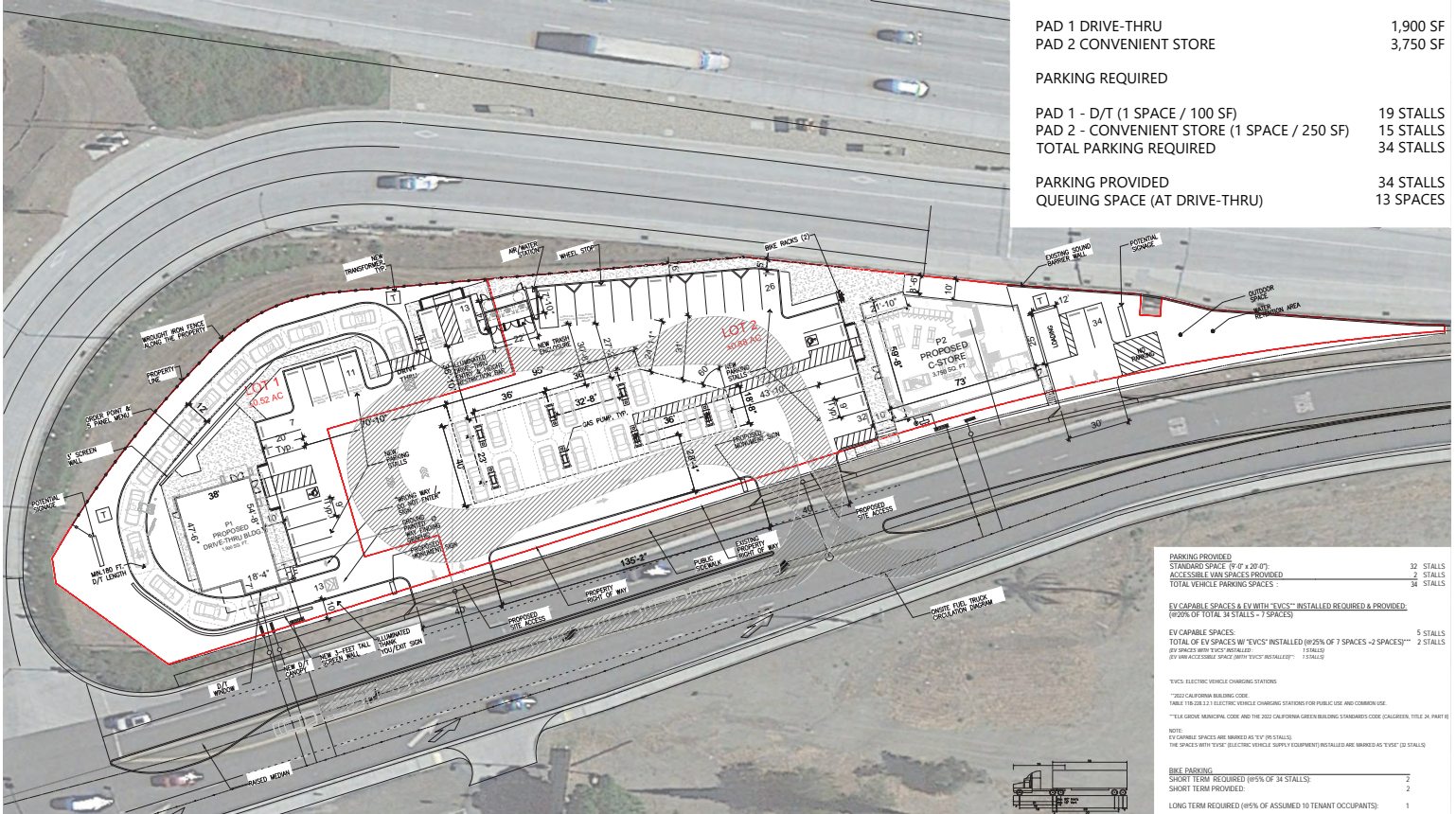
Source: Regis Online

**Brian Bielatowicz**  
bbielatowicz@leetemecula.com  
D 951.445.4515  
DRE #01269887

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. 25240 Hancock Avenue, Suite 100 - Murrieta, CA 92562 | Corporate ID# 01048055

±2.06 ACRES AVAILABLE FOR  
GROUND LEASE OR BUILD TO SUIT  
**NEQ 2ND & LINCOLN AVE**  
CORONA, CA

**CONCEPTUAL SITE PLAN**



PAD 1 DRIVE-THRU	1,900 SF
PAD 2 CONVENIENT STORE	3,750 SF
<b>PARKING REQUIRED</b>	
PAD 1 - D/T (1 SPACE / 100 SF)	19 STALLS
PAD 2 - CONVENIENT STORE (1 SPACE / 250 SF)	15 STALLS
<b>TOTAL PARKING REQUIRED</b>	<b>34 STALLS</b>
<b>PARKING PROVIDED</b>	
QUEUING SPACE (AT DRIVE-THRU)	13 SPACES
	34 STALLS

<b>PARKING PROVIDED</b>	
STANDARD SPACE (14' 0" x 20' 0")	32 STALLS
ACCESSIBLE VAN SPACES PROVIDED	2 STALLS
<b>TOTAL VEHICLE PARKING SPACES :</b>	<b>34 STALLS</b>
<b>EV CAPABLE SPACES &amp; EV WITH "EVCS" INSTALLED REQUIRED &amp; PROVIDED</b>	
<b>(80% OF TOTAL 34 STALLS - 7 SPACES)</b>	
<b>EV CAPABLE SPACES:</b>	5 STALLS
TOTAL OF EV SPACES W/ "EVCS" INSTALLED (80% OF 7 SPACES - 2 SPACES)**	2 STALLS
EV SPACES WITH "EVCS" INSTALLED	1 STALL
EV UNAVAILABLE SPACES (80% EVCS NOT INSTALLED)	3 STALLS
<b>EVCS ELECTRIC VEHICLE CHARGING STATIONS</b>	
**2020 CALIFORNIA BUILDING CODE	
TABLE 10B.2.1.1 ELECTRIC VEHICLE CHARGING STATIONS FOR PUBLIC, USE AND COMMON USE	
***2022 CALIFORNIA GREEN BUILDING STANDARDS CODE (CALGREEN TITLE 24, PART 6)	
<b>NOTES:</b>	
EV CAPABLE SPACES ARE MARKED AS "EV" (30 STALLS)	
THE SPACES WITH "EVCS" (ELECTRIC VEHICLE SUPPLY EQUIPMENT) INSTALLED ARE MARKED AS "EVCS" (20 STALLS)	
<b>BIKE PARKING:</b>	
SHORT TERM REQUIRED (85% OF 34 STALLS)	2
SHARED TERM PROVIDED:	2
LONG TERM REQUIRED (45% OF ASSUMED TO TENANT OCCUPANTS):	1

**Brian Bielatowicz**  
bbielatowicz@leetemecula.com  
D 951.445.4515  
DRE #01269887

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. 25240 Hancock Avenue, Suite 100 - Murrieta, CA 92562 | Corporate ID# 01048055

±2.06 ACRES AVAILABLE FOR  
GROUND LEASE OR BUILD TO SUIT  
**NEQ 2ND & LINCOLN AVE**  
CORONA, CA



**Brian Bielatowicz**  
bbielatowicz@leetemecula.com  
D 951.445.4515  
DRE #01269887

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. 25240 Hancock Avenue, Suite 100 - Murrieta, CA 92562 | Corporate ID# 01048055

±2.06 ACRES AVAILABLE FOR  
GROUND LEASE OR BUILD TO SUIT

**NEQ 2ND & LINCOLN AVE**  
CORONA, CA



<b>301 S Lincoln Ave</b>	<b>1 mi</b>	<b>3 mi</b>	<b>5 mi</b>
<b>Corona, CA 92882</b>	<b>radius</b>	<b>radius</b>	<b>radius</b>
<b>Population</b>			
2023 Estimated Population	22,424	122,870	216,744
2028 Projected Population	23,423	130,458	229,467
2020 Census Population	22,099	119,232	211,511
2010 Census Population	19,064	117,041	206,795
Projected Annual Growth 2023 to 2028	0.9%	1.2%	1.2%
Historical Annual Growth 2010 to 2023	1.4%	0.4%	0.4%
2023 Median Age	31.3	35.2	35.6
<b>Households</b>			
2023 Estimated Households	6,273	37,541	64,914
2028 Projected Households	6,834	41,763	71,941
2020 Census Households	6,013	35,742	62,336
2010 Census Households	5,078	33,998	58,948
Projected Annual Growth 2023 to 2028	1.8%	2.2%	2.2%
Historical Annual Growth 2010 to 2023	1.8%	0.8%	0.8%
<b>Race and Ethnicity</b>			
2023 Estimated White	29.9%	40.7%	40.4%
2023 Estimated Black or African American	5.8%	5.8%	7.7%
2023 Estimated Asian or Pacific Islander	5.9%	10.2%	12.3%
2023 Estimated American Indian or Native Alaskan	2.4%	1.7%	1.4%
2023 Estimated Other Races	56.1%	41.6%	38.2%
2023 Estimated Hispanic	70.3%	52.1%	47.4%
<b>Income</b>			
2023 Estimated Average Household Income	\$74,645	\$124,370	\$138,199
2023 Estimated Median Household Income	\$65,277	\$99,040	\$108,225
2023 Estimated Per Capita Income	\$20,913	\$38,133	\$41,732
<b>Education (Age 25+)</b>			
2023 Estimated Elementary (Grade Level 0 to 8)	14.3%	8.2%	7.2%
2023 Estimated Some High School (Grade Level 9 to 11)	12.9%	8.0%	7.2%
2023 Estimated High School Graduate	34.7%	27.4%	26.6%
2023 Estimated Some College	17.1%	21.8%	22.2%
2023 Estimated Associates Degree Only	7.9%	9.2%	9.3%
2023 Estimated Bachelors Degree Only	9.2%	17.9%	18.9%
2023 Estimated Graduate Degree	4.0%	7.4%	8.6%
<b>Business</b>			
2023 Estimated Total Businesses	1,296	5,683	9,041
2023 Estimated Total Employees	15,414	57,696	82,847
2023 Estimated Employee Population per Business	11.9	10.2	9.2
2023 Estimated Residential Population per Business	17.3	21.6	24.0

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. 25240 Hancock Avenue, Suite 100 - Murrieta, CA 92562 | Corporate ID# 01048055