±2.06 ACRES AVAILABLE FOR **GROUND LEASE OR BUILD TO SUIT**

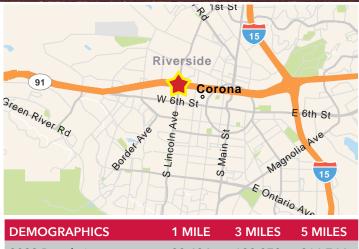
NEQ 2ND & LINCOLN AVE CORONA, CA





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

252,537 CPD 91 Fwy

31,763 CPD Lincoln Ave

Source: Regis Online

Brian Bielatowicz

bbielatowicz@leetemecula.com D 951.445.4515 DRE #01269887

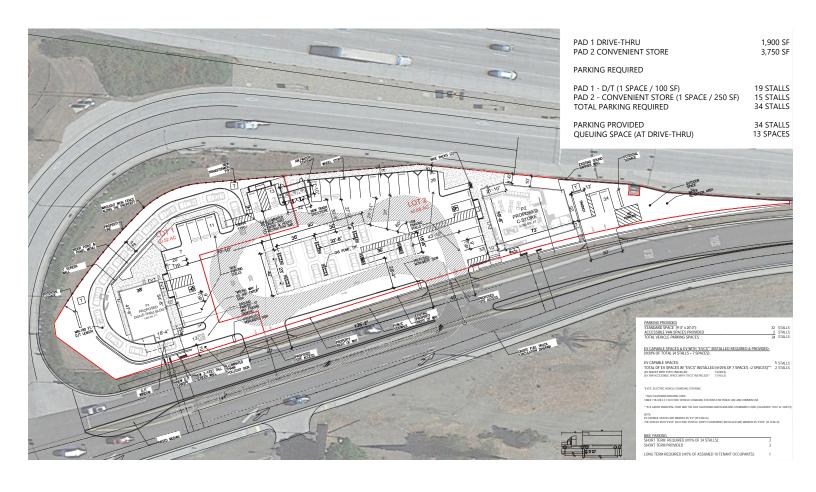
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±2.06 ACRES AVAILABLE FOR GROUND LEASE OR BUILD TO SUIT NEQ 2ND & LINCOLN AVE CORONA, CA



CONCEPTUAL SITE PLAN



Brian Bielatowicz

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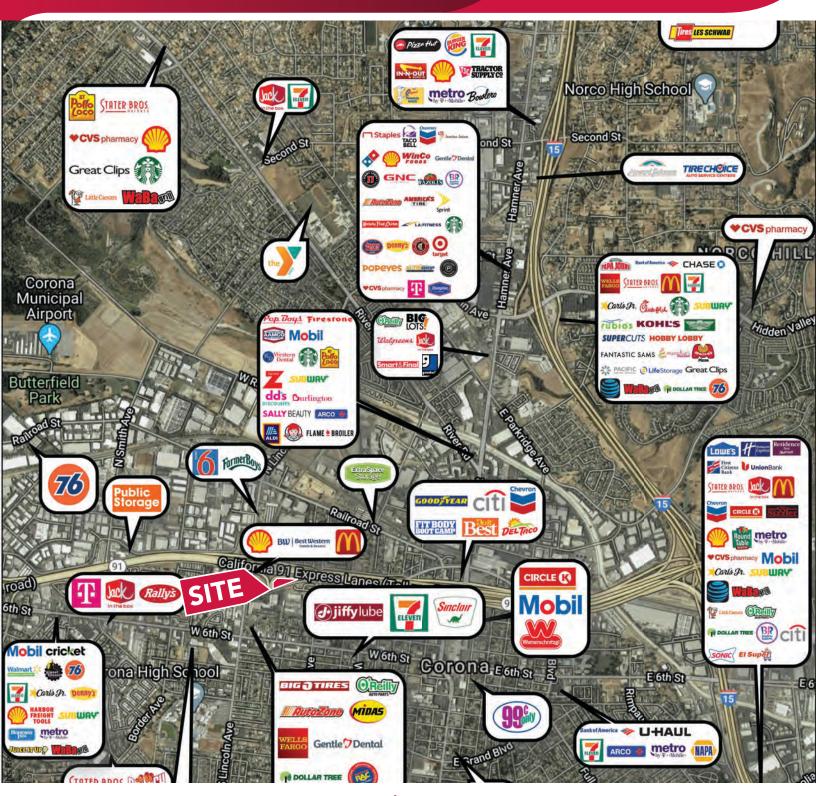


±2.06 ACRES AVAILABLE FOR GROUND LEASE OR BUILD TO SUIT

NEQ 2ND & LINCOLN AVE

CORONA, CA





Brian Bielatowicz

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±2.06 ACRES AVAILABLE FOR GROUND LEASE OR BUILD TO SUIT

NEQ 2ND & LINCOLN AVE

CORONA, CA



Copposation 22.424 122.870 216.74 2028 Estimated Population 22.424 132.873 130.488 229.46 2020 Census Population 12.909 119.23 211.51 2021 Census Population 19.064 117.041 206.79 Projected Annual Growth 2023 to 2028 0.99 1.28 1.29 Historical Annual Growth 2010 to 2023 1.4 0.46 0.49 2023 Median Age 3.1 3.5 3.5 Bould and Growth 2010 to 2023 6.83 4.1,763 7.14 2023 Estimated Households 6.83 4.1,763 7.14 2026 Census Households 6.81 4.1,763 7.24 2020 Census Households 5.07 3.3,98 58.84 Projected Annual Growth 2024 to 2028 1.8 2.2 2.2 Historical Annual Growth 2021 to 2028 1.8 2.2 2.2 Historical Annual Growth 2021 to 2028 1.8 2.9 4.0 4.0 2023 Estimated Milita 2.9 4.0 4.0 4.0 <th>301 S Lincoln Ave</th> <th>1 mi</th> <th>3 mi</th> <th>5 mi</th>	301 S Lincoln Ave	1 mi	3 mi	5 mi
2023 Estimated Population 22,424 12,870 216,74 2026 Projected Population 23,423 130,458 229,46 2020 Census Population 19,064 117,041 206,79 2010 Census Population 19,064 117,041 206,79 Projected Annual Growth 2023 to 2028 0,9% 1,2% 0,4% 4023 Median Age 31,3 35,2 35.5 Historical Annual Growth 2010 to 2023 1,4% 0,4% 0,4% 4023 Estimated Households 6,273 37,541 64,91 2028 Projected Households 6,613 35,742 62,33 2010 Census Households 6,613 35,742 62,33 2010 Census Households 5,678 33,98 88,94 2010 Census Households 1,6% 2,2% 22,2% Historical Annual Growth 2023 to 2028 1,8% 2,2% 22,2% Estimated White 2,9 4,0,4% 2,4% 2023 Estimated Black or African American 5,9% 1,0,2% 12,23 2023 Estimated American Indian or Native	Corona, CA 92882	radius	radius	radius
228 Projected Population 23.423 13.0458 29.94 2020 Census Population 22.099 119.232 211.51 2010 Census Population 19.064 117.041 206.79 Projected Annual Growth 2023 to 2028 19.99 1.29 1.29 Historical Annual Growth 2010 to 2023 11.49 0.49 0.49 2023 Beddian Age 31.3 35.2 35.5 Households 6.273 37.541 48.91 2023 Estimated Households 6.813 41.763 71.94 2020 Census Households 6.013 35.742 62.33 2010 Census Households 6.013 35.742 62.33 2010 Census Households 6.013 35.742 62.33 2010 Census Households 1.89 0.29 62.23 Pilotorical Annual Growth 2010 to 2023 1.89 0.29 62.23 Bistorical Annual Growth 2010 to 2023 1.89 40.79 40.49 2023 Estimated Mile 2.90 40.79 40.49 2023 Estimated Skinated Official Indiane <td>Population</td> <td></td> <td></td> <td></td>	Population			
2020 Census Population 22,099 119,232 211,51 2010 Census Population 19,064 117,041 206,79 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. Households 6,273 37,541 64,91 2028 Projected Households 6,013 35,742 62,33 2028 Projected Households 6,013 35,742 62,33 2020 Census Households 6,013 35,742 62,33 2020 Census Households 5,078 33,998 58,94 Projected Annual Growth 2023 to 2028 1,8 2,2% Historical Annual Growth 2010 to 2023 1,8 2,2% Historical Annual Growth 2010 to 2023 1,8 3,8 4,0 2023 Estimated Milte 2,9 4,0 4,0 2023 Estimated Place of African American 5,9 1,0 4,0 2023 Estimated Merican Indian or Native Alaskan 2,4	2023 Estimated Population	22,424	122,870	216,744
2010 Census Population 19.064 11.70.41 206.79 Projected Annual Growth 2012 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 35.5 35.5 Households 62.73 37.541 64.91 2028 Projected Households 6.013 35.742 62.33 2010 Census Households 6.013 30.984 62.94 Projected Annual Growth 2012 to 2028 18.8 2.08 62.94 Projected Annual Growth 2012 to 2028 18.8 2.08 62.94 40.48 2023 Estimated Minite 29.9 40.7 40.48 40.49 40.48 2023 Estimated Shak or Africa American 5.0 1.2 40.49 40.4	2028 Projected Population	23,423	130,458	229,467
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 35.5 Households 6.273 37.541 64.91 2023 Estimated Households 6.834 41,763 71.94 2020 Census Households 6.013 35.742 62.33 2010 Census Households 5.08 3.9 2.2% Projected Annual Growth 2023 to 2028 1.8% 2.2% 2.2% Historical Annual Growth 2010 to 2023 1.8% 2.9% 4.0% 0.2% Race and Ethnicity 2.9% 4.0% 4.04 4.0% 2.2% 2023 Estimated Mylite 2.9% 4.0% 4.0% 2.2% 2023 Estimated American Indian or Native Alaskan 2.4% 1.2% 1.2% 2023 Estimated American Indian or Native Alaskan 2.4% 1.4% 1.4% 2023 Estimated Hispanic 57.4,645 \$124,370 \$138,19 2023 Estimated American Indian or Native Alaskan 2.4% <td>2020 Census Population</td> <td>22,099</td> <td>119,232</td> <td>211,511</td>	2020 Census Population	22,099	119,232	211,511
Historical Annual Growth 2010 to 2023	2010 Census Population	19,064	117,041	206,795
2023 Median Age 31.3 35.2 35.5 Households 6.273 37.541 64.17 2028 Estimated Households 6.834 41.763 71.94 2020 Census Households 6.013 35.742 62.33 2010 Census Households 5.084 33.998 58.94 Projected Annual Growth 2023 to 2028 1.89 0.89 40.89 Roce and Ethnicty 1.89 40.79 40.49 2023 Estimated Black or African American 5.98 40.79 40.49 2023 Estimated American Indian or Native Alaskan 2.99 40.79 12.39 2023 Estimated American Indian or Native Alaskan 2.49 41.69 32.49 2023 Estimated Other Races 50.19 41.69 32.49 2023 Estimated Average Household Income 50.49 47.49 2023 Estimated Per Capita Income 50.91 58.13 58.19 2023 Estimated Elementary (Grade Level 0 to 8) 14.39 82.99 59.00 59.00 2023 Estimated Elementary (Grade Level 0 to 8) 14.99 82.09 22.29 <td>Projected Annual Growth 2023 to 2028</td> <td>0.9%</td> <td>1.2%</td> <td>1.2%</td>	Projected Annual Growth 2023 to 2028	0.9%	1.2%	1.2%
Households	Historical Annual Growth 2010 to 2023	1.4%	0.4%	0.4%
2023 Estimated Households 6,873 37,541 64,91 2028 Projected Households 6,834 41,763 71,94 2020 Census Households 6,013 35,742 62,33 2010 Census Households 5,078 33,998 58,94 Projected Annual Growth 2023 to 2028 1,8% 2,2% 22,9 Historical Annual Growth 2010 to 2023 3 40,4% 20,2% 40,4% 20,2% 40,4% 20,2% 40,4% 20,2% 40,4% 20,2% 40,4% 20,2% 40,4% 20,2% 40,4% 20,2% 40,4% 20,2% 40,4% 20,2% 40,4% 20,2% 40,4% 20,2% 40,4% 20,2% 40,4% 20,2% 40,4% 20,2% 20,2% 40,4% 20,2%	2023 Median Age	31.3	35.2	35.6
2028 Projected Households 6.834 41.763 71.94 2020 Census Households 6.013 35.742 62.33 2010 Census Households 5.078 33.998 58.94 Projected Annual Growth 2023 to 2028 1.8% 2.2% 2.2% Historical Annual Growth 2010 to 2023 1.8% 0.8% 0.88 Race and Ethnicity 2023 Estimated Black or African American 5.8% 5.8% 7.7% 2023 Estimated Mike 5.9% 40.7% 40.4% 2023 Estimated American Indian or Native Alaskan 5.8% 5.8% 7.7% 2023 Estimated Other Races 56.1% 41.6% 38.28 2023 Estimated Hispanic 70.3% 51.24 47.4 Income 2023 Estimated Median Household Income \$74.645 \$124.37 \$138.1 2023 Estimated Median Household Income \$65.27 \$99.0 \$108.2 2023 Estimated Per Capita Income \$65.27 \$99.0 \$108.2 2023 Estimated Sementry (Grade Level 0 to 8) 14.3% 8.2% 7.29 20	Households			
2020 Census Households 6.013 35,742 62.33 2010 Census Households 5.078 33.998 58.94 Projected Annual Growth 2023 to 2028 1.8% 2.2% 1.2% Historical Annual Growth 2010 to 2023 1.8% 0.8% 0.8% Race and Ethnicity 29.9% 40.7% 40.4% 2023 Estimated White 29.9% 40.7% 40.4% 2023 Estimated Black or African American 5.8% 5.8% 7.7% 2023 Estimated Absian or Pacific Islander 5.9% 10.2% 12.4% 2023 Estimated Other Races 56.1% 41.6% 38.29 2023 Estimated Other Races 56.1% 41.6% 38.29 2023 Estimated Average Household Income \$74,645 \$124.37 \$138.19 2023 Estimated Median Household Income \$65,277 \$99.04 \$108.22 2023 Estimated Per Capita Income \$65,277 \$99.04 \$108.22 2023 Estimated Some High School (Grade Level 0 to 8) 14.3% 8.2% 7.2% 2023 Estimated High School (Grade Level 0 to 8) 14.3%	2023 Estimated Households	6,273	37,541	64,914
2010 Census Households 5,078 33,98 58,94 Projected Annual Growth 2023 to 2028 1,8% 2,2% 2,2% Historical Annual Growth 2010 to 2023 1,8% 0,8% 0,8% Race and Ethnicity 29.9% 40,7% 40,4% 2023 Estimated White 29.9% 40,7% 40,4% 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% Incore 2023 Estimated Average Household Income \$65,27 \$99,04 \$138,19 2023 Estimated Per Capita Income \$65,27 \$99,04 \$108,22 2023 Estimated Per Capita Income \$65,27 \$99,04 \$10,22 2023 Estimated Some High School (Grade Level 9 to 11) 12,9% 30,2 22,2 2023 Estimated Some High School (Grade Level 9 to 11) 12,9% 30,4 2,2 2023 Estimated Some High School (Grade L	2028 Projected Households	6,834	41,763	71,941
Projected Annual Growth 2023 to 2028 1.8% 2.2% 2.29 Historical Annual Growth 2010 to 2023 1.8% 0.8% 0.88 Race and Ethnicity 29.9% 40.7% 40.4% 2023 Estimated White 29.9% 40.7% 40.4% 2023 Estimated Black or African American 5.8% 5.8% 7.79 2023 Estimated Assian or Pacific Islander 5.9% 10.2% 12.39 2023 Estimated American Indian or Native Alaskan 2.4% 1.7% 1.4% 2023 Estimated Other Races 56.1% 41.6% 38.29 2023 Estimated Hispanic 70.3% 52.1% 47.49 Income 2023 Estimated Average Household Income \$74.64 \$124,370 \$138.19 2023 Estimated Per Capita Income \$65.277 \$99.040 \$108.22 2023 Estimated Per Capita Income \$65.277 \$99.040 \$108.22 2023 Estimated Elementary (Grade Level 9 to 18) 14.3% \$2.2% \$2.2% 2023 Estimated Some High School Graduate 34.7% \$2.2% \$2.2% 2023 Estimated Some College <td>2020 Census Households</td> <td>6,013</td> <td>35,742</td> <td>62,336</td>	2020 Census Households	6,013	35,742	62,336
Historical Annual Growth 2010 to 2023 18% 20.80 18	2010 Census Households	5,078	33,998	58,948
Race and Ethnicity 29.9% 40.7% 40.49 2023 Estimated White 29.9% 40.7% 40.49 2023 Estimated Black or African American 5.8% 5.8% 7.79 2023 Estimated Asian or Pacific Islander 5.9% 10.2% 12.39 2023 Estimated American Indian or Native Alaskan 2.4% 1.7% 1.49 2023 Estimated Other Races 56.1% 41.6% 38.29 2023 Estimated Hispanic 70.3% 52.1% 47.49 Income 2023 Estimated Average Household Income \$74.645 \$124,370 \$138.19 2023 Estimated Per Capita Income \$65,277 \$99.040 \$108.22 2023 Estimated Per Capita Income \$65,277 \$99.040 \$108.22 2023 Estimated Elementary (Grade Level 0 to 8) 14.3% 8.2% 7.29 2023 Estimated Some High School (Grade Level 9 to 11) 12.9% 8.0% 7.29 2023 Estimated Some College 17.1% 21.8% 22.29 2023 Estimated Some College 17.1% 21.8% 22.29 2023	Projected Annual Growth 2023 to 2028	1.8%	2.2%	2.2%
2023 Estimated White 29.9% 40.7% 40.44 2023 Estimated Black or African American 5.8% 5.8% 7.79 2023 Estimated Asian or Pacific Islander 5.9% 10.2% 12.39 2023 Estimated American Indian or Native Alaskan 2.4% 1.7% 1.40 2023 Estimated Other Races 56.1% 41.6% 38.29 2023 Estimated Hispanic 70.3% 52.1% 47.49 Income 2023 Estimated Average Household Income \$74,645 \$124,370 \$138.19 2023 Estimated Per Capita Income \$65,277 \$99.040 \$108.22 2023 Estimated Per Capita Income \$65,277 \$99.040 \$108.22 2023 Estimated Elementary (Grade Level 9 to 8) 14.3% 8.2% 7.29 2023 Estimated Some High School (Grade Level 9 to 11) 12.9% 8.0% 7.29 2023 Estimated Some College 17.1% 21.8% 22.29 2023 Estimated Some College 17.1% 21.8% 22.29 2023 Estimated Bachelors Degree Only 9.2% 17.9% 18.9% 2023 Estimated Graduate Degree 4.0% 7.4% 8.6% <td>Historical Annual Growth 2010 to 2023</td> <td>1.8%</td> <td>0.8%</td> <td>0.8%</td>	Historical Annual Growth 2010 to 2023	1.8%	0.8%	0.8%
2023 Estimated Black or African American 5.8% 5.8% 7.79 2023 Estimated Asian or Pacific Islander 5.9% 10.2% 12.39 2023 Estimated American Indian or Native Alaskan 2.4% 1.7% 1.49 2023 Estimated Other Races 56.1% 41.6% 38.29 2023 Estimated Hispanic 70.3% 52.1% 47.49 Income 2023 Estimated Average Household Income \$74,645 \$124,370 \$138,19 2023 Estimated Median Household Income \$65,277 \$99,040 \$108,22 2023 Estimated Per Capita Income \$20,913 \$38,133 \$41,73 Education (Age 25+) 2023 Estimated Elementary (Grade Level 0 to 8) 14.3% 8.2% 7.29 2023 Estimated Some High School (Grade Level 9 to 11) 12.9% 8.0% 7.29 2023 Estimated Some College 17.1% 21.8% 22.29 2023 Estimated Associates Degree Only 7.9% 9.2% 9.3% 2023 Estimated Graduate Degree 4.0% 7.4% 8.6% 2023 Estimated Graduate Degree	Race and Ethnicity			
2023 Estimated Asian or Pacific Islander 5.9% 10.2% 12.30 2023 Estimated American Indian or Native Alaskan 2.4% 1.7% 1.4% 2023 Estimated Other Races 56.1% 41.6% 38.29 2023 Estimated Hispanic 70.3% 52.1% 47.4% Income 2023 Estimated Average Household Income \$74,645 \$124,370 \$138,19 2023 Estimated Median Household Income \$65,277 \$99,040 \$108,22 2023 Estimated Per Capita Income \$20,913 \$38,133 \$41,73 Education (Age 25+) 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 Graduate Degree Only 4.0% 7.4% 8.6% 2023 Estimated Graduate Degree 4.0% 7.4% 8.6%	2023 Estimated White	29.9%	40.7%	40.4%
2023 Estimated American Indian or Native Alaskan 2.4% 1.7% 1.49 2023 Estimated Other Races 56.1% 41.6% 38.29 2023 Estimated Hispanic 70.3% 52.1% 47.49 Income 2023 Estimated Average Household Income \$74.645 \$124.370 \$138.19 2023 Estimated Median Household Income \$65,277 \$99,040 \$108.22 2023 Estimated Per Capita Income \$20,913 \$38.133 \$41,73 Education (Age 25+) \$20,913 \$8.2% 7.29 2023 Estimated Elementary (Grade Level 0 to 8) 14.3% 8.2% 7.29 2023 Estimated Some High School (Grade Level 9 to 11) 12.9% 8.0% 7.29 2023 Estimated Some College 17.1% 21.8% 22.29 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% Business	2023 Estimated Black or African American	5.8%	5.8%	7.7%
2023 Estimated Other Races 56.1% 41.6% 38.20 2023 Estimated Hispanic 70.3% 52.1% 47.49 Income 2023 Estimated Average Household Income \$74,645 \$124,370 \$138,19 2023 Estimated Median Household Income \$65,277 \$99,040 \$108,22 2023 Estimated Per Capita Income \$20,913 \$38,133 \$41,73 Education (Age 25+) \$20,913 8.2% 7.29 2023 Estimated Elementary (Grade Level 9 to 11) 12.9% 8.0% 7.29 2023 Estimated Some 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% Business	2023 Estimated Asian or Pacific Islander	5.9%	10.2%	12.3%
2023 Estimated Hispanic 70.3% 52.1% 47.4% Income 74,645 \$124,370 \$138,19 2023 Estimated Average Household Income \$65,277 \$99,040 \$108,22 2023 Estimated Per Capita Income \$20,913 \$38,133 \$41,73 Education (Age 25+) \$20,913 \$38,133 \$41,73 2023 Estimated Elementary (Grade Level 0 to 8) 14.3% 8.2% 7.29 2023 Estimated Some High School (Grade Level 9 to 11) 12.9% 8.0% 7.29 2023 Estimated High School Graduate 34.7% 27.4% 26.6% 2023 Estimated Some College 17.1% 21.8% 22.29 2023 Estimated Associates Degree Only 7.9% 9.2% 9.3% 2023 Estimated Graduate Degree Only 9.2% 17.9% 18.9% 2023 Estimated Graduate Degree 4.0% 7.4% 8.6%	2023 Estimated American Indian or Native Alaskan	2.4%	1.7%	1.4%
Income 2023 Estimated Average Household Income \$74,645 \$124,370 \$138,19 2023 Estimated Median Household Income \$65,277 \$99,040 \$108,22 2023 Estimated Per Capita Income \$20,913 \$38,133 \$41,73 Education (Age 25+) 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%	2023 Estimated Other Races	56.1%	41.6%	38.2%
2023 Estimated Average Household Income \$74,645 \$124,370 \$138,19 2023 Estimated Median Household Income \$65,277 \$99,040 \$108,22 2023 Estimated Per Capita Income \$20,913 \$38,133 \$41,73 Education (Age 25+) 2023 Estimated Elementary (Grade Level 0 to 8) 14.3% 8.2% 7.29 2023 Estimated Some High School (Grade Level 9 to 11) 12.9% 8.0% 7.29 2023 Estimated High School Graduate 34.7% 27.4% 26.6% 2023 Estimated Some College 17.1% 21.8% 22.29 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%	2023 Estimated Hispanic	70.3%	52.1%	47.4%
2023 Estimated Median Household Income \$65,277 \$99,040 \$108,22 2023 Estimated Per Capita Income \$20,913 \$38,133 \$41,73 Education (Age 25+) 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% Business	Income			
2023 Estimated Per Capita Income \$20,913 \$38,133 \$41,73 Education (Age 25+) 34,39 7.29 2023 Estimated Elementary (Grade Level 0 to 8) 14.3% 8.2% 7.29 2023 Estimated Some High School (Grade Level 9 to 11) 12.9% 8.0% 7.29 2023 Estimated High School Graduate 34.7% 27.4% 26.6% 2023 Estimated Some College 17.1% 21.8% 22.29 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% Business	2023 Estimated Average Household Income	\$74,645	\$124,370	\$138,199
Education (Age 25+) 2023 Estimated Elementary (Grade Level 0 to 8) 14.3% 8.2% 7.29 2023 Estimated Some High School (Grade Level 9 to 11) 12.9% 8.0% 7.29 2023 Estimated High School Graduate 34.7% 27.4% 26.69 2023 Estimated Some College 17.1% 21.8% 22.29 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% Business	2023 Estimated Median Household Income	\$65,277	\$99,040	\$108,225
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%	2023 Estimated Per Capita Income	\$20,913	\$38,133	\$41,732
2023 Estimated Some High School (Grade Level 9 to 11) 12.9% 8.0% 7.29 2023 Estimated High School Graduate 34.7% 27.4% 26.69 2023 Estimated Some College 17.1% 21.8% 22.29 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% Business	Education (Age 25+)			
2023 Estimated High School Graduate 34.7% 27.4% 26.69 2023 Estimated Some College 17.1% 21.8% 22.29 2023 Estimated Associates Degree Only 7.9% 9.2% 9.39 2023 Estimated Bachelors Degree Only 9.2% 17.9% 18.99 2023 Estimated Graduate Degree 4.0% 7.4% 8.69 Business	2023 Estimated Elementary (Grade Level 0 to 8)	14.3%	8.2%	7.2%
2023 Estimated Some College 17.1% 21.8% 22.29 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% Business	2023 Estimated Some High School (Grade Level 9 to 11)	12.9%	8.0%	7.2%
2023 Estimated Associates Degree Only 2023 Estimated Bachelors Degree Only 2023 Estimated Bachelors Degree Only 2023 Estimated Graduate Degree 4.0% 7.4% 8.69 Business	2023 Estimated High School Graduate	34.7%	27.4%	26.6%
2023 Estimated Bachelors Degree Only 2023 Estimated Graduate Degree 4.0% 7.4% 8.69 Business	2023 Estimated Some College	17.1%	21.8%	22.2%
2023 Estimated Graduate Degree 4.0% 7.4% 8.69 Business	2023 Estimated Associates Degree Only	7.9%	9.2%	9.3%
Business	2023 Estimated Bachelors Degree Only	9.2%	17.9%	18.9%
	2023 Estimated Graduate Degree	4.0%	7.4%	8.6%
2023 Estimated Total Businesses 1.296 5.683 9.04	Business			
_,	2023 Estimated Total Businesses	1,296	5,683	9,041
2023 Estimated Total Employees 15,414 57,696 82,84	2023 Estimated Total Employees	15,414	57,696	82,847
2023 Estimated Employee Population per Business 11.9 10.2 9.	2023 Estimated Employee Population per Business	11.9	10.2	9.2
2023 Estimated Residential Population per Business 17.3 21.6 24.	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



