

**FOR LEASE
OR SALE**

**An Owner/User Retail Opportunity
With Existing Drive-Thru**



11764

DE PALMA ROAD



DE PALMA ROAD - 5,900 CPD

11764 De Palma Road, Corona, CA 92883

CBRE



PROPERTY HIGHLIGHTS

5,123 SF Premier retail pad available for lease (Divisible to 2,500 SF) or Sale within **Shops at Sycamore Plaza**, a destination Vons and CVS anchored shopping center that caters to the residents in the South Corona trade area



Property may be occupied by a single-tenant user or potentially repositioned to accommodate multiple tenants

Highly visible former bank branch with easy access from the **15 Freeway (126,000 cars per day)** and the Indian Truck Trail freeway offramp

Existing drive-thru can accommodate several cars as the stacking line wraps around the entire building

The property has signage rights to the Shops at Sycamore Plaza freeway monument sign

The City of Corona's population has grown by nearly 6% over the last 10 years, and is now home to over 157,000 people, and is one of the fastest growing cities in the State of California

SITE PLAN





TEMESCAL VALLEY

NORCO

SYCAMORE CREEK

 11764
— DE PALMA ROAD —

THE SHOPS AT SYCAMORE CREEK



DE PALMA ROAD - 5,900 CPD

INDIAN TRUCK TRAIL - 10,346 CPD

I-15 FREEWAY - 126,000 CPD

PROPERTY PHOTOS





DEMOGRAPHICS



| POPULATION | 1-MILE | 3-MILES | 5-MILES |
|--|--------------|--------------|--------------|
| 2029 Population - Five Year Projection | 5,501 | 19,635 | 33,999 |
| 2020-2024 Annual Population Growth Rate | 0.10% | 2.59% | 1.59% |
| 2024-2029 Annual Population Growth Rate | 0.17% | 0.38% | 0.45% |



| RACE AND ETHNICITY | 1-MILE | 3-MILES | 5-MILES |
|--------------------|--------|---------|---------|
| White | 2,200 | 8,700 | 15,167 |
| Asian | 1,025 | 2,089 | 3,481 |
| Hispanic | 1,742 | 7,461 | 13,171 |



| HOUSEHOLDS | 1-MILE | 3-MILES | 5-MILES |
|--|--------|---------|---------|
| 2029 Households - Five Year Projection | 1,432 | 6,156 | 10,903 |
| 2020-2024 Comp Annual HH Growth Rate | 0.05% | 3.05% | 1.88% |
| 2024-2029 Annual Household Growth Rate | 0.22% | 0.58% | 0.62% |
| 2024 Average Household Size | 3.85 | 3.22 | 3.14 |



| HOUSEHOLD INCOME | 1-MILE | 3-MILES | 5-MILES |
|-------------------------------|-----------|-----------|-----------|
| 2029 Average Household Income | \$227,648 | \$182,765 | \$173,002 |
| 2024 Per Capita Income | \$54,019 | \$49,125 | \$47,695 |
| 2029 Per Capita Income | \$62,329 | \$56,923 | \$55,297 |



| HOUSING VALUE | 1-MILE | 3-MILES | 5-MILES |
|--|-----------|-----------|-----------|
| 2024 Owner Occupied Housing Units | 1,221 | 5,245 | 9,157 |
| 2024 Avg Value of Owner Occ. Housing Units | \$672,400 | \$680,818 | \$670,572 |



| DAYTIME POPULATION | 1-MILE | 3-MILES | 5-MILES |
|--------------------|--------|---------|---------|
| Daytime Workers | 1,179 | 3,860 | 6,783 |
| Daytime Residents | 2,821 | 10,031 | 17,761 |

CORONA RESIDENTIAL DEVELOPMENTS



3. GREEN RIVER:
4901 GREEN RIVER RD.,
CORONA, CA, 92878
APPROX. 400 HOMES



2. EAGLE GLEN:
1800 EAGLE GLEN PKWY,
CORONA, CA, 92883
APPROX. 1,200 HOMES



6. CORONA RANCH:
785 VILLAGE LOOP DR.,
CORONA, CA, 92879
APPROX. 74 UNITS



4. EL CERRITO:
19480 E ONTARIO AVE.,
CORONA, CA, 92881
APPROX. 1,436 HOMES



5. DOS LAGOS:
2780 CABOT DR.,
CORONA, CA, 92883
APPROX. 431 HOMES



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