

**4718-B GREEN RIVER RD
CORONA, CA 92878**

FOR LEASE
**±2,250 SF 2ND GENERATION
DRIVE-THRU RESTAURANT AVAILABLE**



PROPERTY HIGHLIGHTS

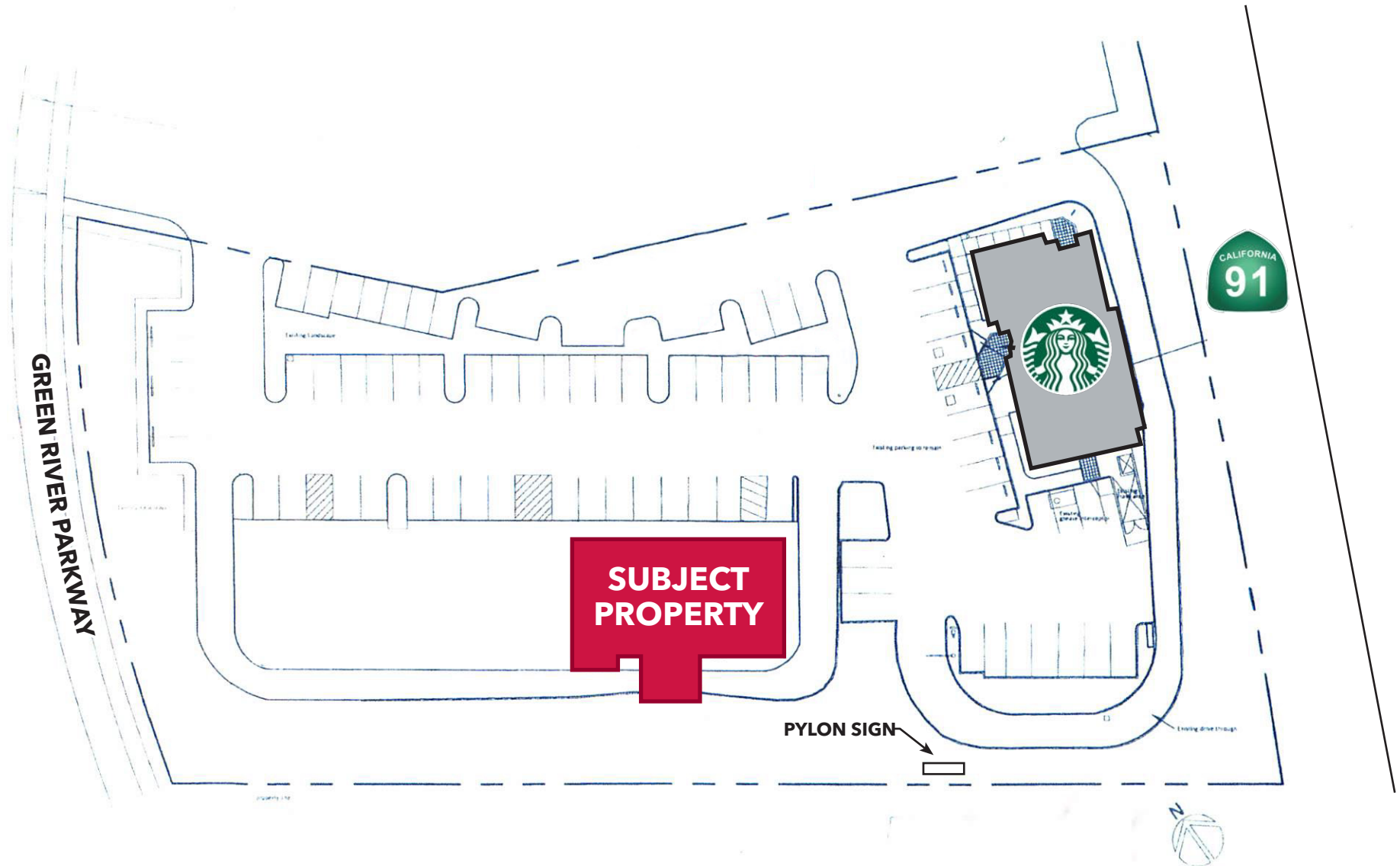
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- ±2,250 SF Freestanding Restaurant Building
- Existing Drive-Thru Lane
- Former Restaurant Location Fully Equipped with Broiler Hood and Fryer Hood, Fire Suppression System, Make-Up Air Unit, Roof Exhaust Fans, Grease Interceptor, Walk-In Cooler & Freezer, Three-Compartment Sink, Hand Sinks, Mop Sinks, Floor Drains, Gas Lines, Water Heater, Electrical Panels with High Capacity Service, Speaker Post Conduit & Wiring, POS Cables, and Menu Board Wall
- Co-Tenancy with Starbucks, Chevron, Shell and Jack in the Box
- Pylon Signage Visible from the 91 Freeway
- Excellent Visibility to 91 Freeway (±230,000 CPD)
- Immediate Access to 91 Freeway via Green River Road On/Off Ramps
- Abundant On-Site Parking with 42 Parking Stalls
- Strong Demographics with over 92,000 People with AHHI of nearly \$160,000 in a 5-mile Radius

SITE PLAN

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PROPERTY AERIAL

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INTERIOR PHOTOS

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EXTERIOR PHOTOS

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CORONA DEMOGRAPHICS



Corona is a vibrant, culturally diverse community located in the heart of Southern California at the junction of the 91 and 15 freeways with a population of over 160,000 residents.

The City limits encompass 39.2 square miles. A city whose heritage spans more than a century, Corona has emerged as an ethnically diverse community, where a significant percentage of the population is made up of young, well educated families.

The Corona community boasts many amenities that provide a first-rate quality of life for residents. The City has more than 394 acres of parks, with sports fields, basketball courts, playgrounds, tennis courts, two skateparks and an outdoor pool.

Corona's industrial base has played an important role in the growth of the City and its employee base. Corona's economy is strong and getting stronger! There are more than 42,000 jobs within the city of Corona and there is a workforce of more than 84,000. Our retail and commercial areas are expanding and office development is booming. Corona has more than 34 million square feet of industrial space and more than 3 million square feet of office space existing, under construction, or planned. Economic Development is the business advocate always looking for ways to help the business community with incentives, communication, and team building.

Source: coronaca.gov

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	1 MILE	3 MILES	5 MILES
Population	3,216	17,997	92,688
Average Household Income	\$169,810	\$166,475	\$159,398
Households	1,020	6,241	30,208
Daytime Population	1,903	9,036	62,518

