

FOR LEASE

Hidden Valley Plaza

450 Hidden Valley Parkway | Corona, CA 92879



Retail Opportunity

3,500 SF
Retail Available

TRAFFIC COUNTS

Hidden Valley Parkway
I-15 Fwy

approx. 24,000 cpd
approx. 155,000 cpd

Source: Costar

CONTACT

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DESCRIPTION

- High image 113,737 SF community center anchored by high volume grocer
- Exposed to incredible freeway traffic: approx. 155K CPD
- Easy access to I-15 freeway with close proximity to I-91 freeway interchange
- Positioned to serve dense mix of residential and workforce populations
- Strong national tenants include: Kohl's, Stater Bros., Bank of America, Chick-fil-A, Subway and many more
- Long-term ability to capitalize on improved expanded residential base

2024 DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	11,801	108,704	285,884
Avg Household Income	\$104,472	\$110,517	\$130,542
Daytime Population	8,034	63,411	93,214

Source: Esri

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610 Newport Center Drive, Ste 1500, Newport Beach, CA 92660

The information presented was obtained from sources deemed reliable; however SRS Real Estate Partners does not guarantee its completeness or accuracy.

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Hidden Valley Plaza Tenant Directory

Total GLA: 113,737 SF

NO.	TENANT	(SF)	NO.	TENANT	(SF)	NO.	TENANT	(SF)	NO.	TENANT	SF			
1	Future Development (±30K SF Buildable)	2.69 AC	5	Subway	1,090	9	Hidden Valley Family Dental	1,500	13	Pan Dumpling House	2,400	17	Menchie's Frozen Yogurt	1,200
2	Stater Bros	44,832	6	Pizza Guys	1,350	10	Bricks & Minifigs	2,089	14	The Boil Daddy	1,430	18	Da Rae Korean Restaurant	1,980
3	Teaspoon	1,219	7	Cosmo Nails	1,500	11 Available	3,500	15	Par 3 Sports Bar & Grill	3,000	19	Yoishioshi Sush & Ramen	2,000	
4	Great Clips	1,000	8	Himalayan Aroma	2,173	12	Kohl's (N.A.P.)	87,167	16	Lupe's Cocina & Cantina	3,000	20	Bank of America	4,700

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