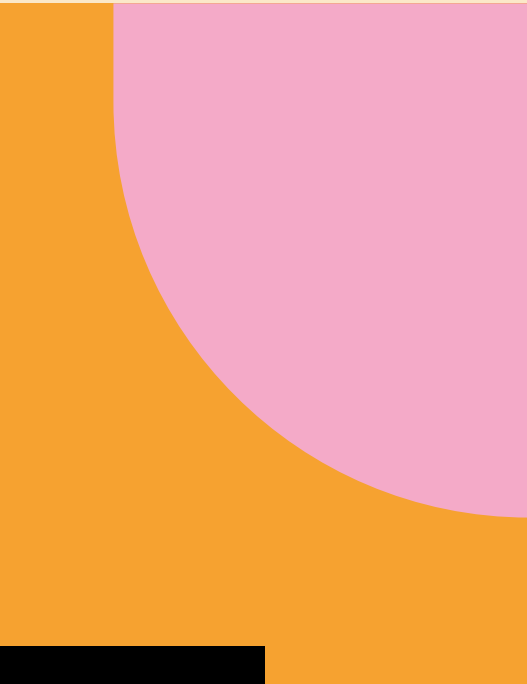


# THE HUB.

Corona's New Center of Gravity.



Spaces designed.  
Culture curated.  
A hub reimaged.

# The Hub Comes to Life. A revival of community, culture, and connection.

**The Hub is a vibrant downtown revival. Designed as a gathering place for the city, The Hub brings together culinary experiences, live entertainment, and open-air social spaces that celebrate the local community and creativity.**



**Patios full. Music on. Tables set. Lights strung. Welcome.**

## **A Gathering Place for What's Next Rooted in Corona. Built for the future.**

### **A New Chapter for Corona**

The Hub is not just a revival - it's a bold reimagining of what a town center can be. At a time when cities are craving identity, connection, and activation, The Hub delivers a fresh model rooted in place, culture, and possibility.

### **Designed for Daily Life, Built for Big Moments**

With a blend of open-air gathering spaces, chef-driven kitchens, maker-forward retail, and live entertainment, The Hub is a canvas for community life. Whether it's a casual weekday lunch or a weekend cultural event, this is where the city comes together.

### **Corona's Cultural Core**

Anchored by the historic Circle City and inspired by the energy of its people, The Hub repositions downtown Corona as a destination for locals and visitors alike - vibrant, walkable, and alive with creativity. This is more than a mixed-use project - it's the beating heart of a city stepping into its next era.





# Rooted Vibrant Curated Evolving History



**From the roar of race cars to the rhythm of live music the Circle keeps moving us." A new chapter for Corona begins here.**

A bold civic gesture, a racing circuit, a historic landmark, and a cultural symbol. Circle City wasn't just a feat of urban planning - it was a declaration of purpose.



| Design echoes legacy - The Hub's curved facades and public spaces honor the flow and form of the original Circle. |

**"The work of today is the history of tomorrow, and we are its makers."**

— Juliette Gordon Low

## A continuation of the past.

**A living, evolving chapter in Corona's story. From the Circle to The Hub, the heartbeat remains the same: bring people together, and move the city forward.**

On September 9, 1913 the streets of Corona echoed with the roar of early automobiles racing around Grand Boulevard. The city's circular design became both legend and landmark — a symbol of progress, motion, and ambition.

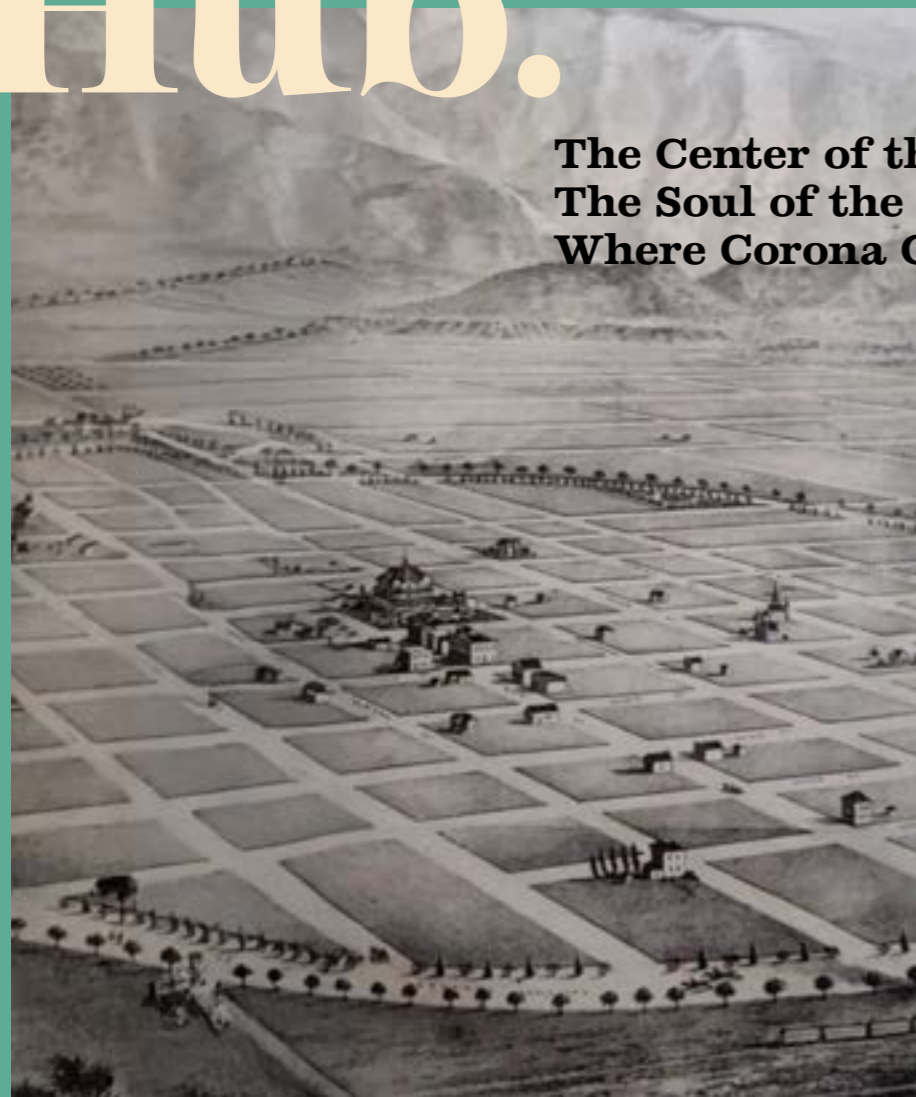
The Hub picks up that torch, transforming this historically significant site into a new engine of civic life — one centered not on speed, but on community, culture, and connection. Where tires once burned rubber, people now gather under string lights. Where crowds once cheered on racers, they now come to eat, create, and celebrate.

| An early map of Corona's legendary Grand Boulevard - a symbol of civic ambition and bold design. |



# Beyond Location. It's The Hub.

**The Center of the Circle.  
The Soul of the City.  
Where Corona Connects.**



| The image of the Corona embodies the history of a purley designed circle city |



## **Built-In Visibility. Everyday Access**

Surrounded by thriving neighborhoods, schools, and civic institutions, The Hub offers unmatched daily foot traffic and convenient access from every direction. With direct links to major highways and transit corridors, this is a location that works for locals and pulls from the region.

## **At the Center of It All**

The Hub sits at the heart of Corona — where culture, commerce, and community intersect. Just steps from City Hall, the hospital, and historic Grand Boulevard, this location at Metro at Main, isn't just central, it's symbolic. It reclaims the core of the city as a walkable, welcoming place for connection and creativity.

## **Historic Roots, Forward Energy**

Corona's iconic Circle was once known for speed — now, it's becoming known for staying power. The Hub channels that legacy with a renewed focus on people-first design, blending heritage with the kind of modern vibrancy that invites new stories to unfold.



# Site Plan

**The Center of Culture and Connection Strategically placed. Purposefully planned.**

Anchored at the iconic intersection of 6th and Main, The Hub reclaims a historic corner of Corona and repositions it as the city's next great destination. This isn't just about buildings — it's about belonging. The master plan was crafted to weave together walkability, visibility, and activation, creating a district that pulses with daily life and long-term potential.

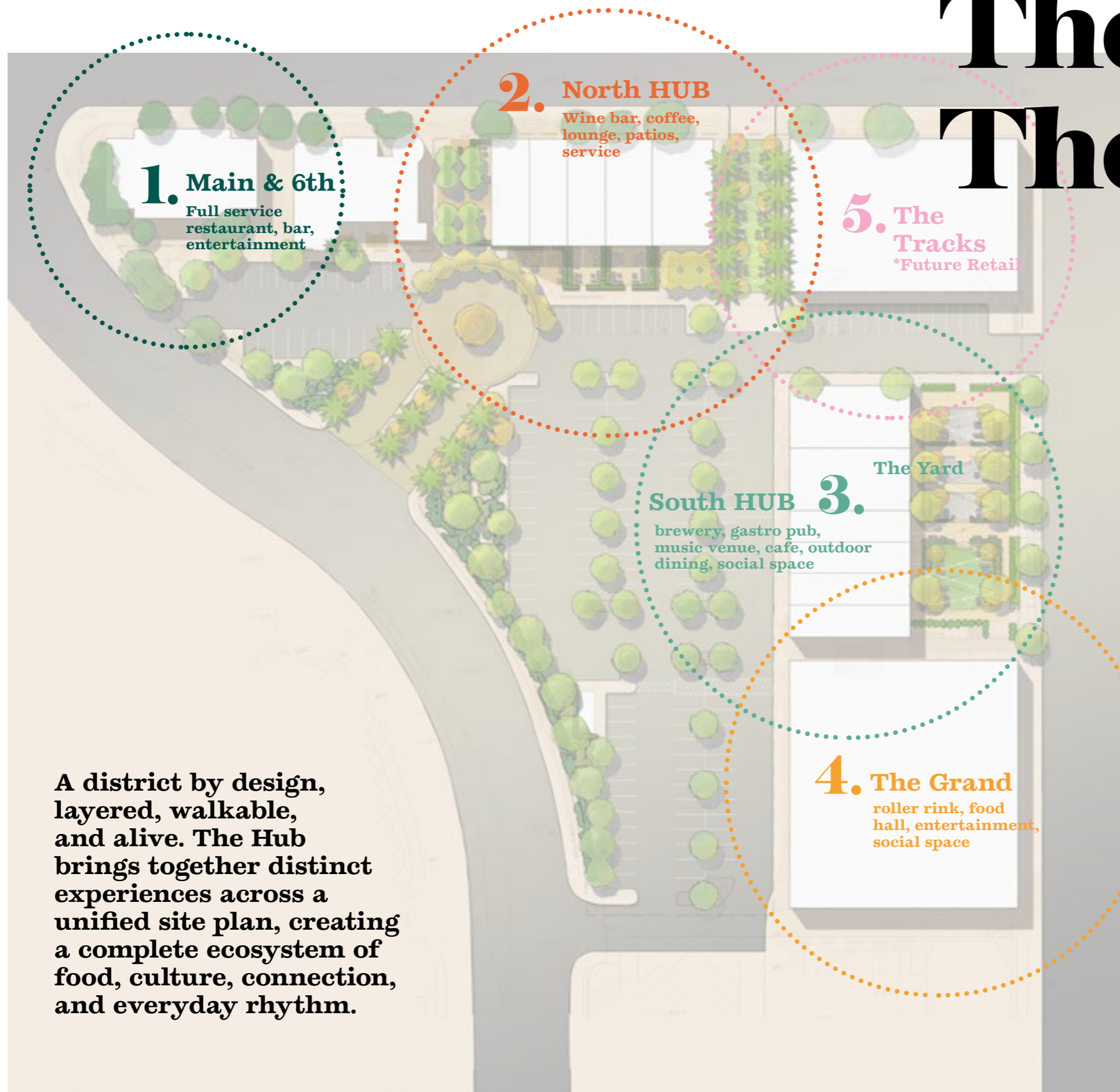
Set within the original Circle City plan, the site's layout balances intimate pedestrian paseos, lush courtyard gardens, and wide-open gathering spaces like The Yard — all threaded into a seamless experience. With connections to adjacent neighborhoods, civic landmarks, and future mixed-use development, The Hub is more than a standalone site — it's a new cultural core for a rapidly growing region.

**Every storefront, every path, every public moment was designed with intention - to spark discovery, foster community, and honor the legacy of Corona while creating a stage for what's next.**



# THE HUB.

# The Project The Places



A district by design, layered, walkable, and alive. The Hub brings together distinct experiences across a unified site plan, creating a complete ecosystem of food, culture, connection, and everyday rhythm.

## Main & 6th

A landmark corner with visibility and volume — ideal for a full-service 7000-8000 SF restaurant space, destination bar, or live entertainment anchor.

## North HUB

A vibrant social edge along 6th Street. Perfect for wine bars, café lounges, boutique dining, and cozy patios that invite locals to linger - 7396 SF F&B and Retail.

## South HUB

Casual energy meets culture. Home to breweries, cafés, and small venues, this zone opens directly into The Yard for seamless outdoor activation. - 12,805 SF F&B and Entertainment

## The Yard

The social heart of the project — a flexible green space for gathering, concerts, markets, and spontaneous community connection.

## The Grand

A bold anchor for recreation and entertainment. This future roller rink becomes a dynamic venue for food halls, events, and creative culture. - 25,000 SF Entertainment and Food Hall

## The Tracks Future Retail

Framing the site with opportunity — ideal for makers, retail activations, and future-facing concepts that keep the district evolving. - 15,000 SF Future Retail

**THE HUB.**

**“Public spaces are  
the stage and the  
soul of a city.”**

— Jan Gehl

# 5 Vibrant experiences

Each destination within The Hub offers its own identity and rhythm — from elevated dining at the landmark corner of Main & 6th, to the casual, culture-rich energy of the South HUB, and the open-air heartbeat of The Yard. Together, these experiences create a neighborhood in motion — designed for discovery, and built to bring people back, again and again.

| The Hub will host weekly  
farmers markets for the  
community |



# THE HUB.

**The placement of The Hub is no accident.**

It's a strategic intersection where legacy meets opportunity. By anchoring the site at Main and 6th, the plan naturally extends into the civic and cultural fabric of Corona, drawing energy from surrounding neighborhoods, City Hall, medical campuses, and local businesses. Each zone is intentionally positioned to enhance flow, encourage walkability, and foster synergy between uses — from café patios spilling into green spaces, to retail edges activating the street. The zones are the connective tissue that ties the project to the daily rhythm of the city and reinforces its role as a true town center.

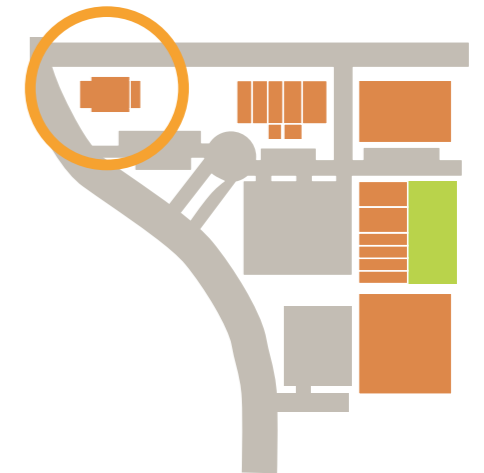
**Located at the most prominent corner of the district, this site sets the tone for The Hub. With strong visibility and generous frontage, it's ideal for a full-service restaurant, destination bar, or entertainment anchor.**

## 1 Main & 6th



| Site Plan |

- 1 6000-8000 SF restaurant space with patio
- 2 700-1100 SF food stall with patio



| Key Map |





# 2

## North HUB



- 1 F&B 106 A. Sixth Street 1,041
- 2 F&B 106 B. Sixth Street 714
- 3 F&B 114 E. Sixth Street 1,751
- 4 F&B 122 E. Sixth Street 1,752



| Key Map |

Where  
Vibe Meets Ritual.  
Running along 6th Street, the North HUB is designed for rhythm and ritual — morning coffee, late-night wine, and everything in between. Lined with cozy patios and storefronts that spill into the street, this is where boutique dining and lounge culture invite locals and guests to linger, relax, and return.



# THE HUB.

**Everyday Culture,  
Authentically Served.**

## The Yard

### The Social Lawn of the City.

The Yard is The Hub's open-air stage — a green heart designed for connection. Surrounded by activated storefronts and event-ready terraces, it transforms effortlessly from afternoon hangout to nighttime event space. Whether it's farmers markets, live sets, or simply a great place to pause, The Yard makes space for the everyday and the exceptional.

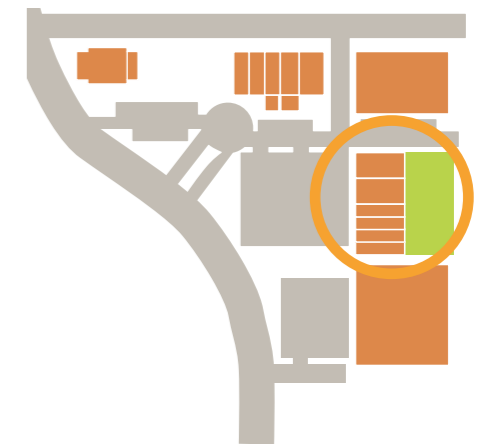
**South HUB is where energy meets ease. Home to breweries, gastro pubs, and flexible indoor-outdoor venues, it's casual but curated — the perfect setting for conversation over craft, small shows, and pop-up moments. With seamless access to The Yard, this zone blurs the line between structure and spontaneity.**



**South HUB**



- 6 F&B 675 S. Main 3,108
- 7 F&B 683 S. Main #101 3,389
- 8 F&B 684 S. Main #103 1,539
- 9 F&B 685 S. Main #105 3,175
- 10 F&B 687 S. Main #109 1,594



| Key Map |



# 4

## The Grand

**A contemporary destination built on movement**

**From Fast Tracks to Creative Culinary.**

The Grand will be home to a community roller rink and food hall. This bold anchor will host immersive events and community programming. It's built for high-energy activations and large gatherings, a flexible platform where creativity, performance, and play come together.

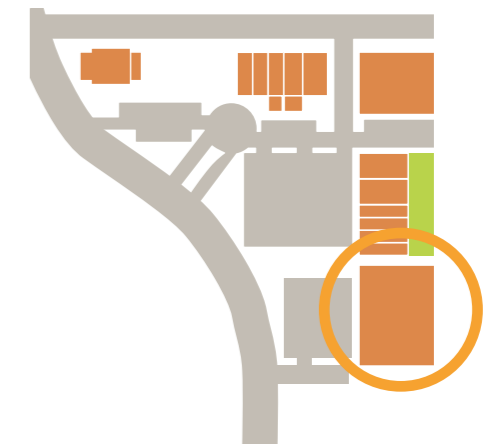


**“There are no strangers here; only friends you haven't yet met.”**

— William Butler Yeats



- Food Hall Availability
- 7 F&B 160 SF - 750 SF (7 spaces)
  - 1 Speakeasy Bar 740 SF (1 space)
  - 3 Retail 300 SF - 600 (3 spaces)
  - 1 Roller Rink 9,500 SF



| Key Map |



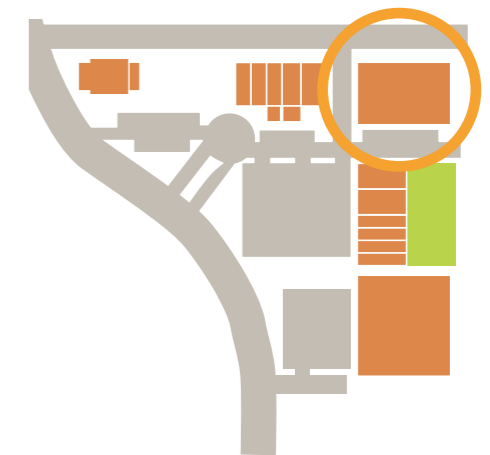


# 5

## The Tracks Future Retail

### The Edge of What's Next.

This corner is more than a placeholder - it's a platform for fresh ideas, seasonal activations, and emerging retail culture. Positioned with high visibility and seamless pedestrian access, the future retail parcel is a flexible canvas for small brands, bold concepts, and community-minded makers. As The Hub evolves, this edge invites constant renewal - ensuring the district stays alive, adaptive, and always a step ahead.



| Key Map |

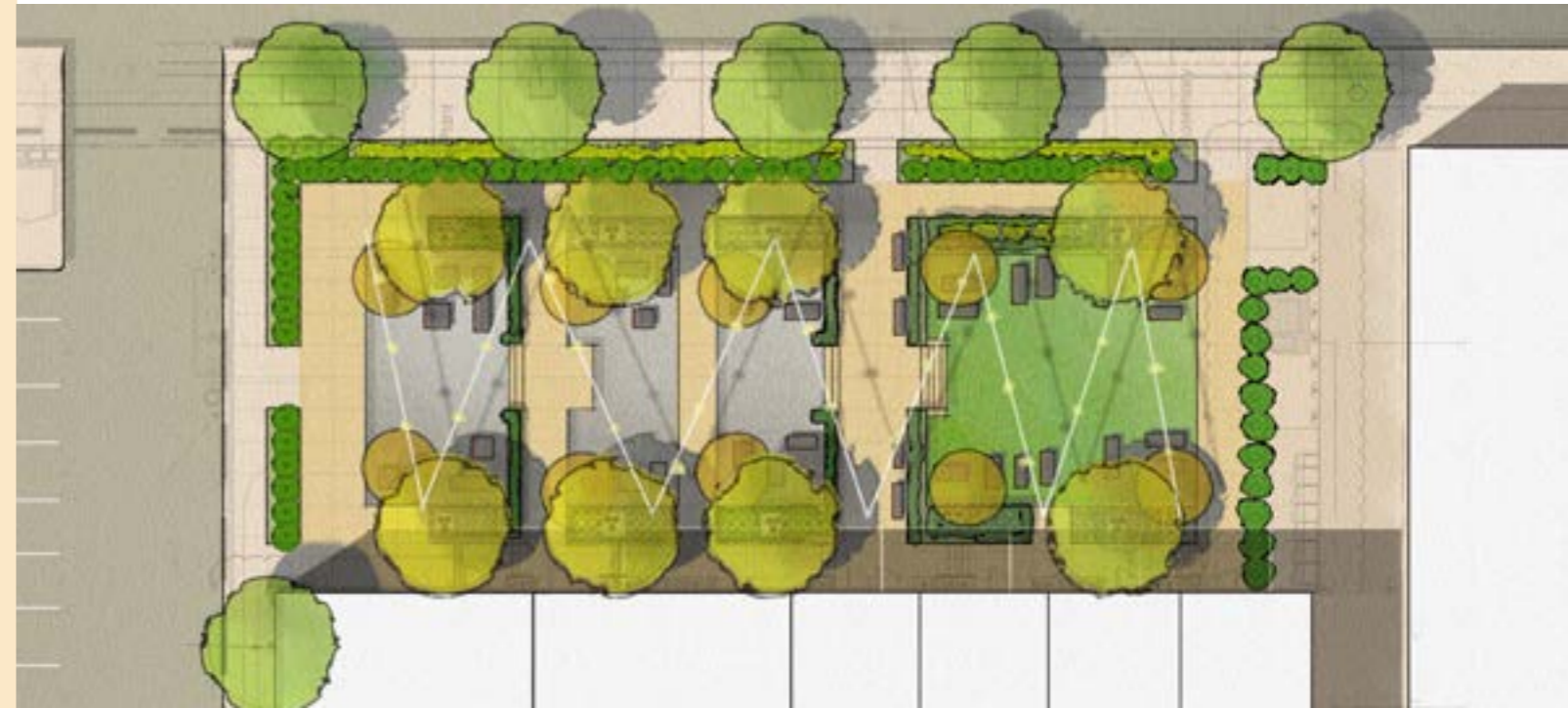
| The Hub is designed to attract distinctive, independent tenants who bring character, creativity, and a sense of place to discover |

**THE HUB.**

# The yard. The Circle's new front porch.

“Connection is why we’re here; it’s what gives purpose and meaning to our lives.”

— Brené Brown



## The pulse of The Hub lives here.

The Yard is the open-air heart of The Hub — a flexible, ever-evolving space designed for daily gathering and community celebration. From morning markets to twilight concerts, The Yard brings people together across a wide lawn, framed by shade trees, café seating, and warm lighting.

**Framed by open storefronts and a direct link to Main Street, The Yard is where the community comes to gather, pause, and play. From open-air picnics to evening markets and starlit screenings, this is where everyday moments become unforgettable rituals.**



# THE HUB.



## Sunday Sound Sessions

Live acoustic sets, jazz brunches, or vinyl DJ afternoons to create a mellow end-of-weekend vibe with coffee and pastries on the lawn.

## Community Table Dinners

Ticketed long-table dinners under the stars with rotating local chefs or pop-up concepts — spotlighting farm-to-table dining and communal connection.



## Wellness in the Yard

Morning yoga, group meditation, or sound bath experiences followed by juice pop-ups or healthy brunch vendors.



## Night Market Fridays

An evening event series featuring rotating food trucks, live music, artisan vendors, and outdoor games under string lights. community and creativity.



## Backyard Cinema Series

Seasonal outdoor movie nights in The Yard — think cult classics, family flicks, or locally curated short films, complete with picnic seating and concessions. workers, and weekend explorers alike.



## First Saturdays: Maker & Vintage Fair

A monthly market that brings in vintage collectors, ceramicists, small-batch producers, and emerging brands — encouraging daytime shopping and discovery.



## Roller Revival Nights

Roller Rink throwback events with DJs, themed dress-up nights, and family skate hours — blending nostalgia with community fun. as ma venissi.



# Social Programming

**THE HUB.**

Gathering. Sharing.  
Eating. Listening.  
Walking. Laughing.  
Living. Belonging.  
Becoming.



Where history echoes, the city  
gathers, and the future begins.

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