



SOUTHERN MAID DONUTS

SEVEN SEAS THAI TAKEOUT

SUSHI ZEN

SOUTHERN CORONA PET HOSPITAL

ONTARIO CLEANERS

SUDORE WELLNESS

SOMBRERO MEXICAN FOOD

DENTISTRY 4 KIDS



THE LEARNING CENTER FOR KIDS



E ONTARIO AVE



1646 EAST ONTARIO AVE CORONA, CA 92881

56,667 SF LOT DEVELOPMENT OPPORTUNITY
WITH PRELIMINARY PLANS FOR A 12,000 SF RETAIL BUILDING

Marcus & Millichap
THE NEEMA GROUP

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DEVELOPMENT HIGHLIGHTS

1646 E ONTARIO AVE

CORONA, CA

- ◆ 1646 E Ontario Avenue is a 56,677 SF development opportunity located in Corona, CA right off the Ontario Ave Exit on the 15 Freeway (Corona Freeway)
- ◆ The current site consists of a Single Family Residence (MTM, Lease Rate \$1700/mo) and the southern portion of the property is leased to an Auto Storage User (MTM, \$500/mo)
- ◆ The subject property is zoned Corona C2 Commercial, SP-90-05, corona vista specific plan, a flexible zoning With many allowable Uses.
- ◆ The owner has renderings and a concept design for a 12,000 SF retail strip center consisting of ten 1,200 SF retail units
- ◆ Located in a high end submarket, property adjacent to Starbucks & Mountain View Auto Center, along with destination shopping across the 15 Freeway

ASKING PRICE
\$1,195,000



by Marriott Corona...

aco 🍴

Office Print
Ship Center 📦

 Home Depot

 sam's club

 Walmart

 Bank of America
Financial Center

 Albertsons

El Pollo Loco


 IN-N-OUT
BURGER

Denny's


 LA FITNESS

Starbucks

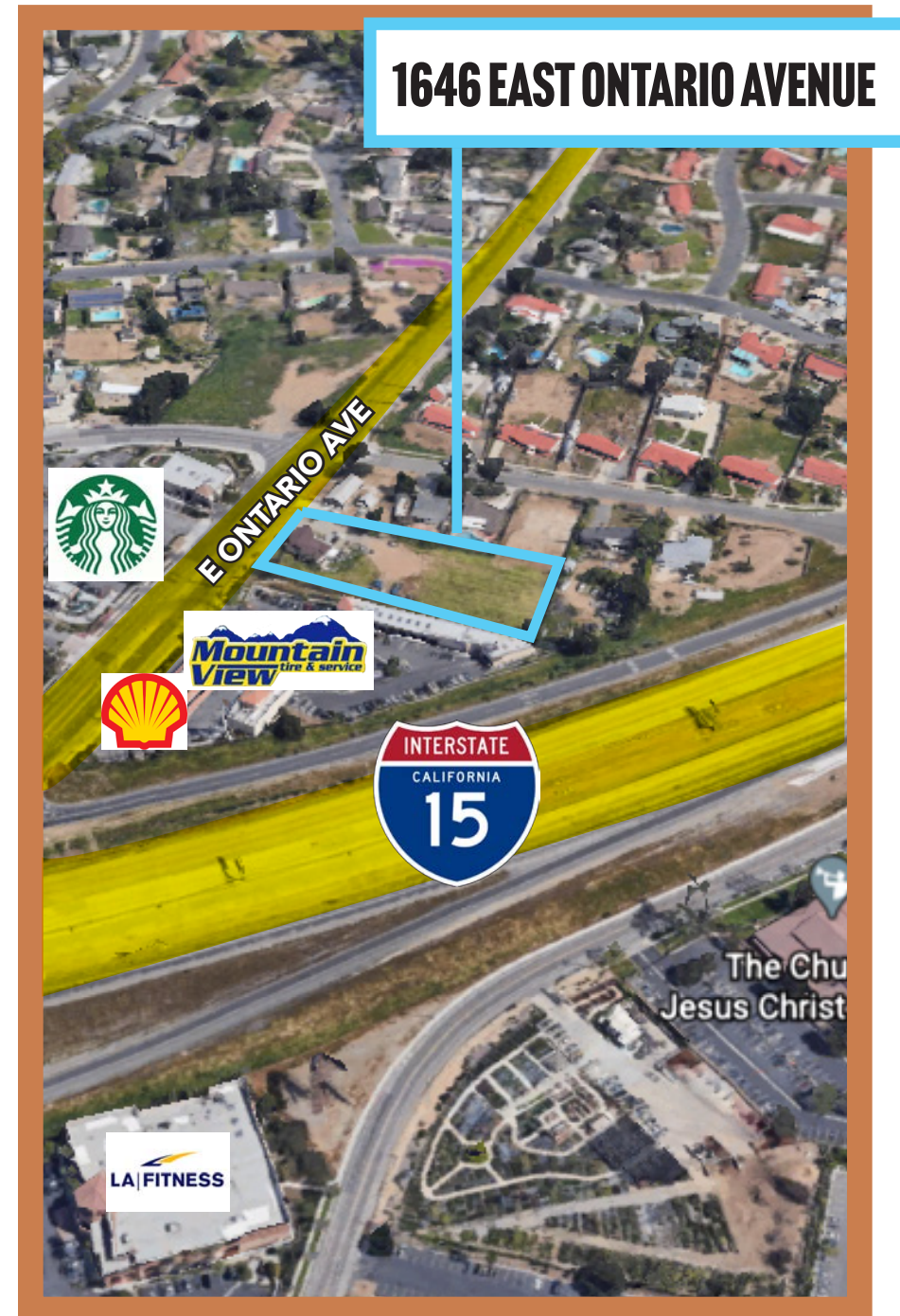



1646 EAST ONTARIO AVENUE
56,667 SF DEVELOPMENT SITE

PROPERTY OVERVIEW

OFFERING PRICE	\$1,195,000
ZONING	Corona C2, SP-90-05
PARCEL NUMBER	120-280-005
LOT SIZE	56,677 SF
PRICE/ SF LAND	\$21.08

The C-2 (Restricted Commercial) Zone is intended for a limited range of commercial uses that serve local community needs, provide a buffer between residential properties and higher intensity uses and will be encouraged to be compatible with adjacent land uses. The C-2 designation is generally applied to areas appropriate to serve the daily shopping needs within the neighborhood, including restaurants, small businesses and studios.



DEVELOPMENT SCENARIO

12,000 SF RETAIL TEN 1,200 SF UNITS (Preliminary Plans)

PROJECT DATA	
DATA TABLE:	
OWNER:	NEWPORT OIL INC. ATTN. ED ARAGON
STREET ADDRESS:	1646 E. ONTARIO AVE. CORONA, CA 92881
LEGAL DESCRIPTION: MAP REFERENCE #S: PARCEL ID #S: ASSESSOR PARCEL NUMBER:	120-800-005
ZONING DESIGNATION:	C2
EXISTING USE:	RESIDENTIAL
GENERAL PLAN DESIGNATION:	
PROPOSED LAND USE:	COMMERCIAL / RETAIL
OVERALL OCCUPANCY CLASS:	B
BUILDING TYPE OF CONSTRUCTION:	V-B
OCCUPANCY GROUP:	B

SITE CALCULATIONS

PARKING REQUIRED:

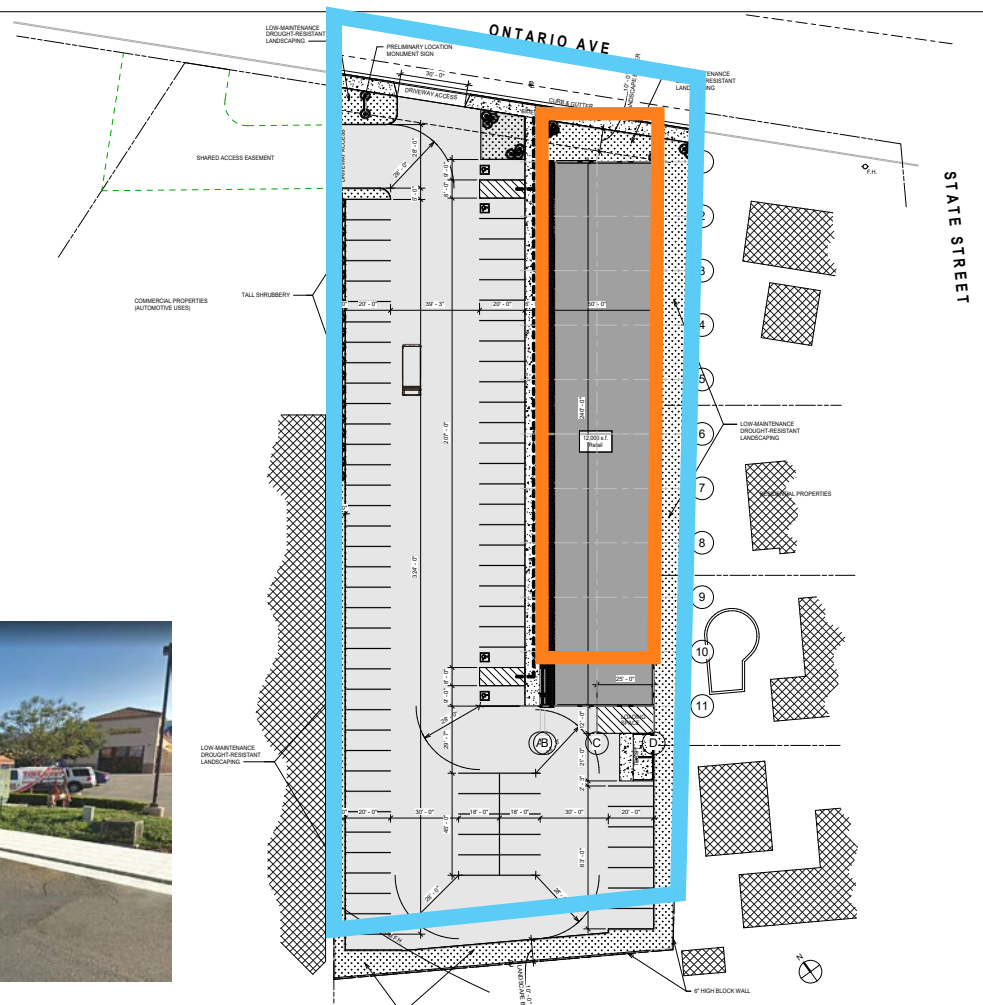
Use	Area	Required Parking
Retail	12,000 s.f.	12000/200 = 60
TOTAL REQUIRED PARKING		= 60 SPACES
Accessible Parking Required (76-100):		= 3 SPACES

PARKING PROVIDED:

Accessible Parking Spaces:	4 SPACES
Standard Parking Spaces:	74 SPACES
TOTAL PARKING PROVIDED:	78 SPACES
LOADING SPACES PROVIDED (12x25')	1 SPACE

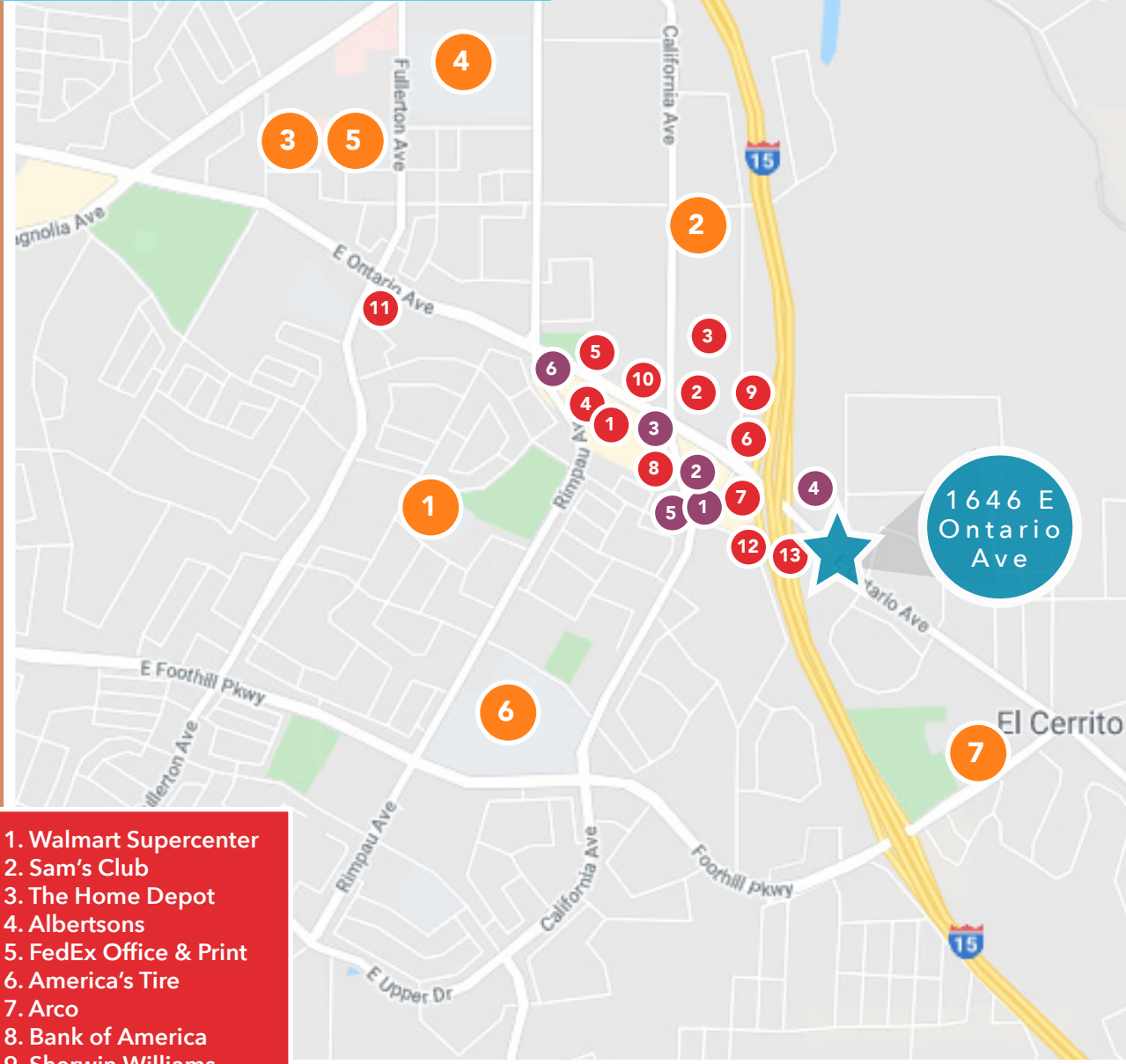
LANDSCAPING REQUIRED:

Parking Lot Area = 34,925 s.f. x 10% = 3,492.5 s.f. landscaping required
Landscaping Provided = 5,500 s.f.



AMENITIES MAP

1. Susan B Anthony Elementary School
2. United States Postal Service
3. Kaiser Permanente Corona Medical Offices
4. Centennial High School
5. John Stallings Elementary School
6. Santiago High School
7. El Cerrito Middle School



1. Walmart Supercenter
2. Sam's Club
3. The Home Depot
4. Albertsons
5. FedEx Office & Print
6. America's Tire
7. Arco
8. Bank of America
9. Sherwin Williams
10. CVS
11. Smart & Final Extra!
12. LA Fitness
13. Jiffy Lube, Shell

1. Denny's
2. In-N-Out Burger, El Pollo Loco, Tommy's Famous Burgers
3. McDonald's
4. Starbucks, Sombrero Mexican, Seven Seas Thai, Sushi Zen
5. Papa John's Pizza
6. Chipotle, Jack in the Box, Del Taco

WALMART SUPERCENTER



SANTIAGO HIGH SCHOOL



FENDER MUSEUM



AREA OVERVIEW

CORONA, CALIFORNIA

The City of Corona is located approximately 45 miles southeast of Los Angeles in western Riverside County. The City limits encompass 39.2 square miles and the population is over 168,000. 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.



Demographics	1 Mile	3 Miles	10 Miles
Total Households	813	6,336	120,180
Total Population	2,373	21,350,	424,855
Average Household Income	\$99,345	\$110,240	\$85,903



Walmart Supercenter



1646 EAST ONTARIO AVENUE
56,667 SF DEVELOPMENT SITE



56,667 SF DEVELOPMENT

COMPARABLES MAP



2

3

4

1

1646 E Ontario Ave



SUBJECT PROPERTY

ADDRESS	1646 E Ontario Ave Corona, CA 92881	LOT SIZE	56,677 SF
SALES PRICE	\$1,195,000	PRICE / SF LAND	\$21.08

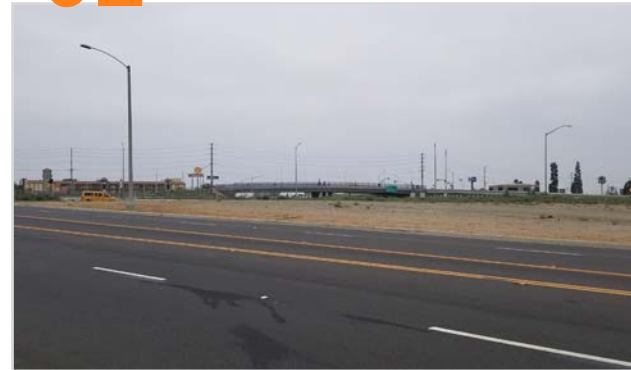
01



ADDRESS	2460 S Main St Corona, CA 92882
SALES PRICE	\$1,395,000
LOT SIZE	59,667 SF
PRICE / SF LAND	\$23.38
ZONING	RA-1
DATE SOLD	On-Market

LAND COMPARABLES

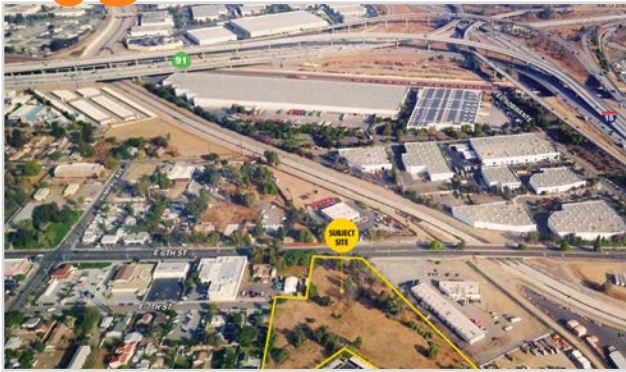
02



ADDRESS	E of Eastbound 91 on Ramp @ North of 2nd St Corona, CA 92882
SALES PRICE	\$1,720,000
LOT SIZE	61,319 SF
PRICE / SF LAND	\$28.05
ZONING	Commercial/Multifamily
DATE SOLD	On-Market

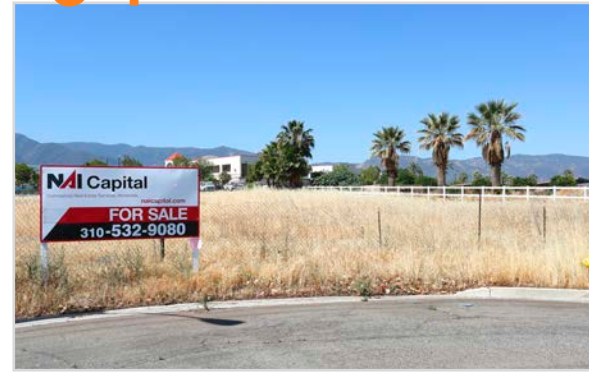
LAND COMPARABLES

03



ADDRESS	E 6th St @ Magnolia Ave Corona, CA 92879
SALES PRICE	\$1,800,000
LOT SIZE	68,825 SF
PRICE / SF LAND	\$26.15
ZONING	M3
DATE SOLD	4/10/2020

04



ADDRESS	2218 Vesper St Corona, CA 92879
SALES PRICE	\$1,250,000
LOT SIZE	49,658 SF
PRICE / SF LAND	\$25.17
ZONING	C2
DATE SOLD	12/11/19

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All potential buyers are strongly advised to take advantage of their opportunities and obligations to conduct thorough due diligence and seek expert opinions as they may deem necessary, especially given the unpredictable changes resulting from the continuing COVID-19 pandemic. Marcus & Millichap has not been retained to perform, and cannot conduct, due diligence on behalf of any prospective purchaser. Marcus & Millichap's principal expertise is in marketing investment properties and acting as intermediaries between buyers and sellers. Marcus & Millichap and its investment professionals cannot and will not act as lawyers, accountants, contractors, or engineers. All potential buyers are admonished and advised to engage other professionals on legal issues, tax, regulatory, financial, and accounting matters, and for questions involving the property's physical condition or financial outlook. Projections and pro forma financial statements are not guarantees and, given the potential volatility created by COVID-19, all potential buyers should be comfortable with and rely solely on their own projections, analyses, and decision-making.)

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