

# TEMESCAL VILLAGE PLAZA

NWC MAGNOLIA AVE AND RIMPAU AVE, CORONA, CA 92879

## REMODEL COMING SOON!



## Property Features

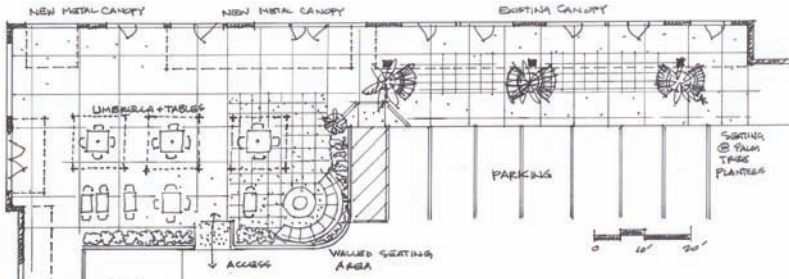
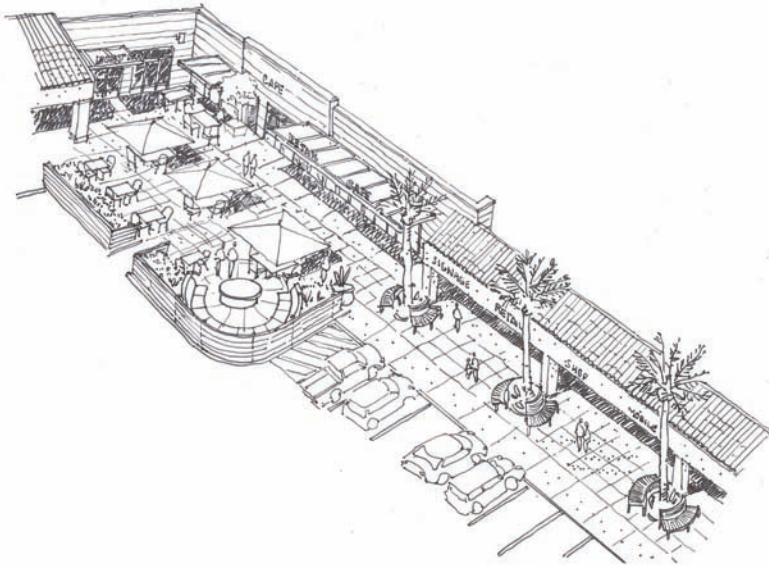
- Redevelopment of existing 102,976 square feet
- Anchored by Stater Bros and CVS Pharmacy
- High traffic corridor with 44,576 cars on Magnolis Ave and 28,644 cars on Rimpau
- Great lunch and daytime population with nearly 9,000 companies and over 98,000 employees within 5 miles
- Restaurant opportunities with new outdoor food patio ares



PRESENT VALUE PROPERTIES  
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Tustin, CA 92780  
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## Tenant Roster

Unit	Tenant	SQ. FT
1185-A	Power Bowl (Coming Soon)	1,200
1185-B	OC Elder Law	1,200
<b>1185-C</b>	<b>Vacant</b>	<b>900</b>
<b>1185-D</b>	<b>Vacant</b>	<b>900</b>
1185-E	Geeks R Us	900
1185-F	H&R Block	900
1185-G&J	Red Ginger China Bistro	3,600
1185-K&L	Bravo Dental Group	2,400
1187	Bell Tower Montessori Academy	22,285
1189	Citibank	5,244

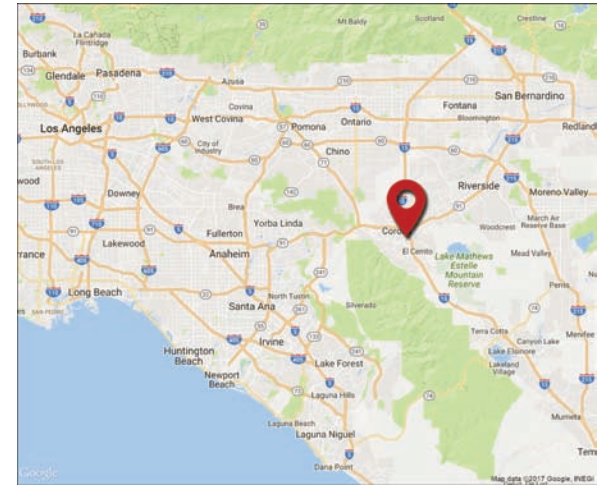
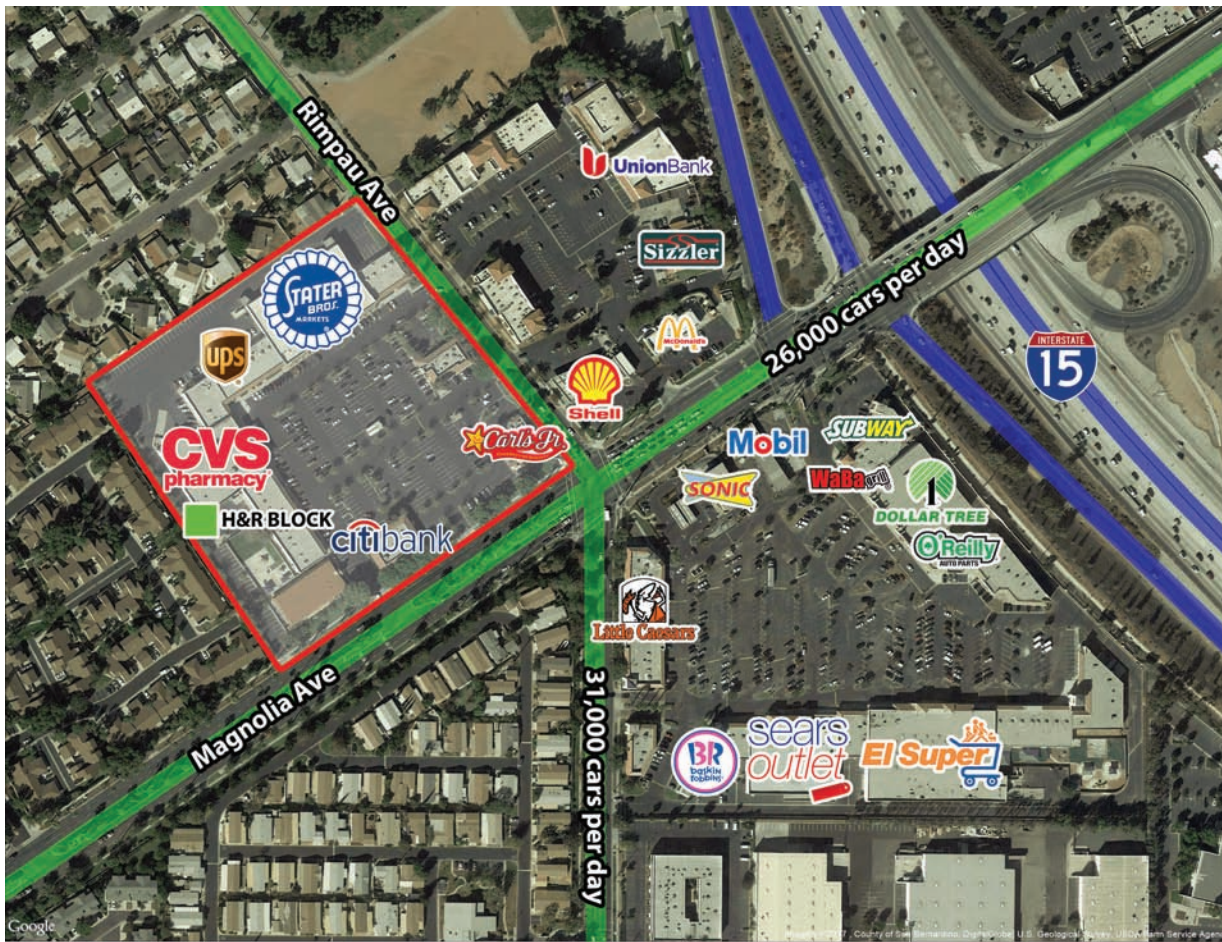
### Potentially Available

Unit	Tenant	SQ. FT
<b>1197</b>	<b>Restaurant for Lease</b>	<b>4,032</b>
1199	Carl's Jr.	3,471
1181-102	El Ranchito Taco Shop	1,631
1181-103	Sylcan Learning Center	2,783
1181-104	Bella Vie Nails & Spa	850
1191-A	Magnolia Cleaners	1,160
1191-B	Corona Music Center	1,160

### Available

Unit	Tenant	SQ. FT
1191-C	Crumbles Cookies	1,180
1191-D	The UPS Store	1,140
<b>1191-E</b>	<b>Vacant</b>	<b>1,140</b>
1191-F	Passion Hair	1,140
1191-G	Metro PSC	1,180
1195-H&K	County of Riverside	4,808





## Demographics

Est. 2017	1 Mile	2 Mile	3 Mile
Population	8,741	37,959	74,757
Average Household Income	\$42,932	\$46,999	\$54,732
Daytime Population	7,996	15,030	19,323

The information above was obtained from sources believed to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal with notice. Any projections, opinions, assumptions or estimates are included for example only, and may not represent current or future performance. You and your tax, legal and other advisors should conduct your own investigation.