

Corona Terrano

CORONA / CALIFORNIA



Available Retail
Shops &
Drive-Thru Pads

PARKING

PARKING BY USE:	AREA	RATIO	SPACES
USE			
NORTH			
HOTEL	107 KEY	(1:1)	= 107 SP
RESTAURANT	4,000 SF	(.01)	= 40 SP
RETAIL < 5 ACRES	3,000 SF	(.005)	= 15 SP
			= 162 SP
SOUTH			
GAS STATION	7,200 SF	(.004)	= 29 SP
RESTAURANT	6,300 SF	(.01)	= 63 SP
RETAIL < 5 ACRES	3,100 SF	(.005)	= 18 SP
			= 110 SP
TOTAL REQUIRED			= 272 SP
TOTAL PROVIDED			= 287 S

COMMERCIAL TRASH SUMMARY
 REQUIRED:
 37,500 SF / 10,000 SF = 3.75
 4 X 60 SF = 240 SF

PROJECT SUMMARY (DPR)

COMMERCIAL NORTH	4.33 ACRES (188,895 SF)
COMMERCIAL SOUTH	2.98 ACRES (130,078 SF)
APN#	279-450-015, 016, 017, 018, 019, 023, 024.
ZONING	C-COMMERCIAL
GENERAL PLAN	MU
COMMERCIAL SUMMARY	
COMMERCIAL NORTH	4.33 NET ACRES
FLOOR AREA RATIO	55,000 SF = .29 FAR
COMMERCIAL SOUTH	2.98 NET ACRES
FLOOR AREA RATIO	17,900 SF = .14 FAR
TOTAL FLOOR AREA	72,900 SF

SITE PLAN NOTES

- 1 OPEN PARKING STALL - 9' X 20' TYPICAL
- 2 OPEN SPACE - DETENTION BASIN
- 3 ACCESSIBLE PARKING
- 4 PROPERTY LINE
- 5 ENTRY MONUMENT
- 6 TRASH ENCLOSURE
- 7 EASEMENT
- 8 COMMERCIAL
- 9 COMMERCIAL PLAZA
- 10 COMMERCIAL LOADING (12' W X 25' L)
- 11 20' WIDE STORM DRAIN EASEMENT
- 12 PARALLEL PARKING STALL - 10' X 25'

- LEGEND**
- ACCESSIBLE STALL
 - BICYCLE PARKING
 - 10'X10' CORNER CUT-OFF
- NOTE: ALL PATHS SHALL BE ACCESSIBLE



PARKING

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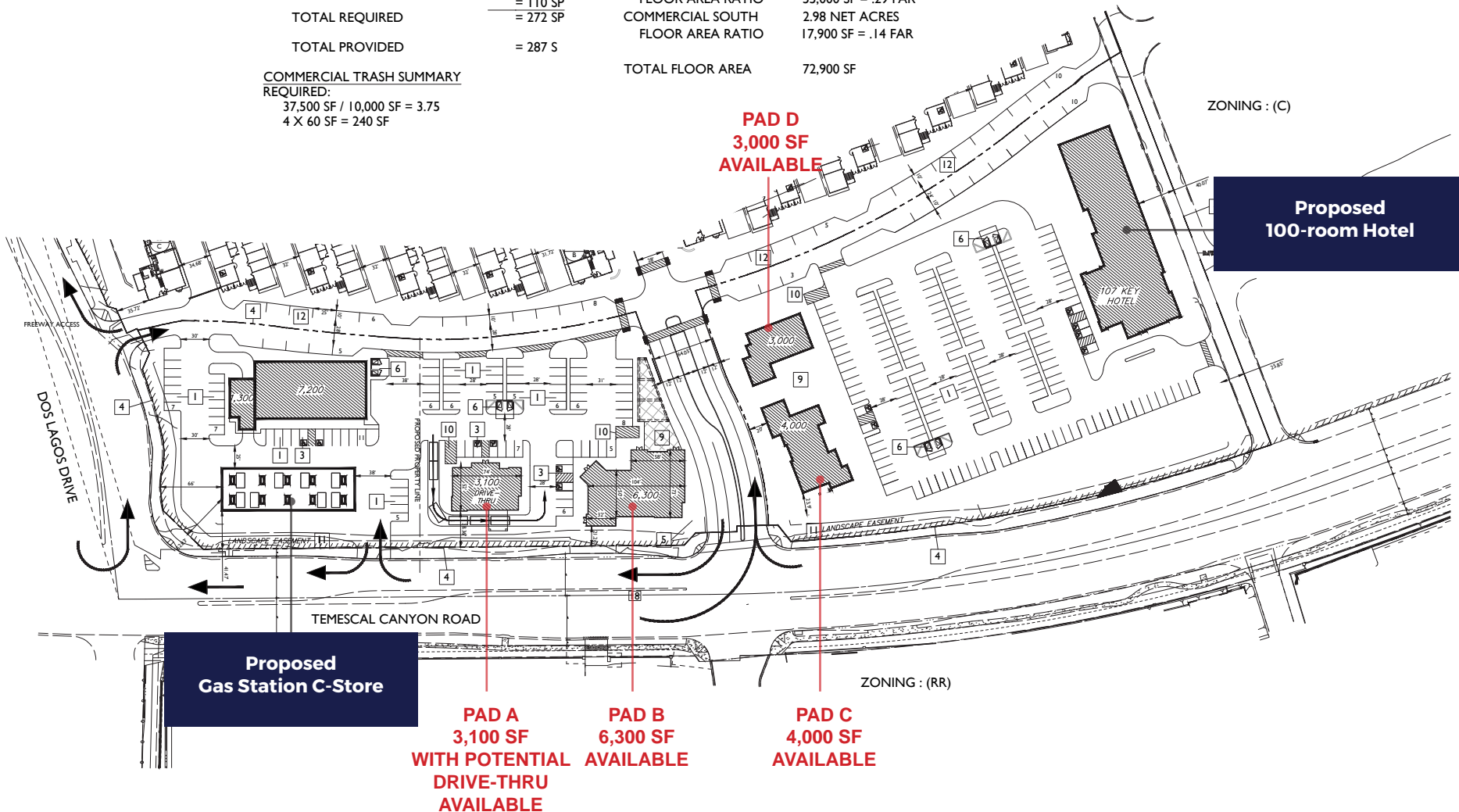
SITE PLAN NOTES

- | | | | |
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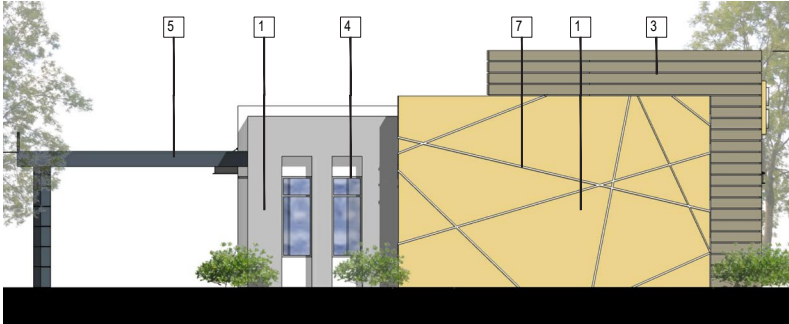
DPR15-024R



RIGHT ELEVATION



REAR ELEVATION



LEFT ELEVATION

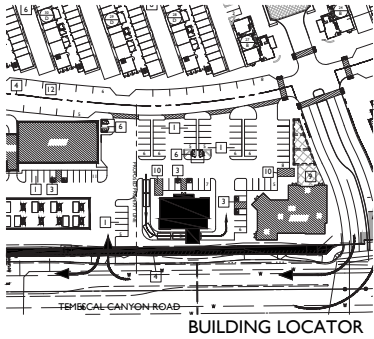


FRONT ELEVATION

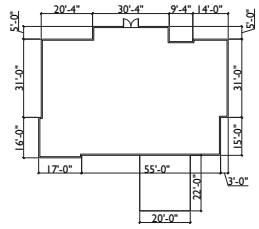
- ELEVATION NOTES**
1. EXTERIOR PLASTER 2030 SAND SMOOTH
 2. VERTICAL METAL SIDING
 3. HORIZONTAL SIDING
 4. VINYL WINDOWS W/ RECESS
 5. DECORATIVE BRACING
 6. POTENTIAL SIGNAGE LOCATION
 7. PLASTER EXPANSION REGLET



(PROPOSED)



BUILDING LOCATOR



BUILDING FOOTPRINT
1/16" = 1'

The information above has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.



THE SHOPS AT
DOS LAGOS



VICTORIA'S SECRET

GYMBOREE

NEW YORK & COMPANY

TRADER JOE'S



WOOD RANCH
BIRD & GRILL

Over 270 New
Apartment Units

±40,000 SF
of Retail
Space
Available

- Master Planned Mixed Use Development
- ±40,000 SF of Retail
- Terrano projects consists of 276 homes
- Located in close proximity to 18-Hole Championship Dos Lagos golf course
- Adjacent to 575,000 SF Shops at Dos Lagos lifestyle center
- 15-acre Class A Office Complex
- Surrounded by high-end master planned communities
- High income area with growing population and housing
- Freeway signage for pad users available





POPULATION

	1 MILE	3 MILES	5 MILES
Estimated Population	2,517	21,788	83,141
Forecasted Population (2021)	3,831	30,307	113,867

HOUSEHOLDS

	1 MILE	3 MILES	5 MILES
Households	804	6,470	24,173

AVG HHD INCOME

	1 MILE	3 MILES	5 MILES
Estimated Avg Household Income	\$104,455	\$110,499	\$102,067
Avg Family Income	\$114,919	\$118,746	\$110,339

MEDIAN HH INCOME

	1 MILE	3 MILES	5 MILES
Estimated Median Household Income	\$95,849	\$99,332	\$92,567
Median Family Income	\$107,317	\$108,691	\$101,922

\$\$\$ PER CAPITA INCOME

	1 MILE	3 MILES	5 MILES
Est. Proj. Per Capita Income	\$33,375	\$32,913	\$29,988

\$\$ OTHER INCOME

	1 MILE	3 MILES	5 MILES
Est. Proj. Median Disposable Income	\$74,798	\$77,516	\$72,535

DAYTIME DEMOS

	1 MILE	3 MILES	5 MILES
Total Number of Businesses	56	479	1,980
Total Number of Employees	881	6,959	27,575

RACE & ETHNICITY

	1 MILE	3 MILES	5 MILES
White	1,639 65.1%	14,448 66.3%	52,153 62.7%
Black or African American	154 6.1%	1,165 5.3%	4,562 5.5%
American Indian & Alaskan Native	15 0.6%	143 0.7%	560 0.7%
Asian	255 10.1%	1,982 9.1%	8,109 9.8%
Hawaiian & Pacific Islander	6 0.2%	63 0.3%	291 0.3%
Other Race	340 13.5%	2,954 13.6%	12,950 15.6%
Two or More Races	109 4.3%	1,034 4.7%	4,516 5.4%

AGE DISTRIBUTION

	1 MILE	3 MILES	5 MILES
Median Age	33.1 yrs	32.2 yrs	32.8 yrs

HOUSING

	1 MILE	3 MILES	5 MILES
Total Housing Units	859	6,836	25,371

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