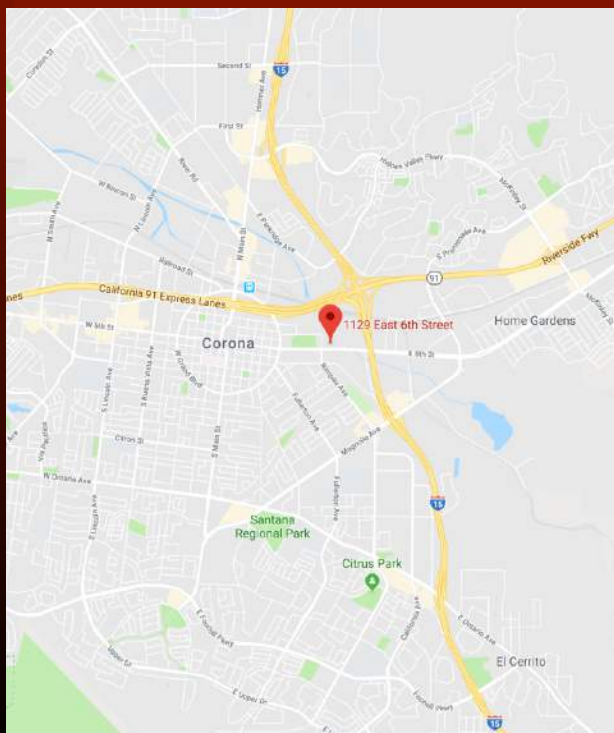


The information herein has been obtained from sources believed reliable.
While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it.

FOR SALE



1129-1131 E. 6th Street, Corona



Central Corona Retail Land

2 Freestanding Buildings (b. 1945)

Fenced Yard on ±0.677 Acre Lot

100 Feet High Traffic 6th Street Frontage

**C-3 General Commercial Zoning -
intended for higher intensity
commercial uses that serve the
ENTIRE community**

**660 Feet East of an 85 Unit (1-3
Bedroom) Residential Development
Undergoing Construction**

You are responsible to independently confirm accuracy & completeness. All dimensions and sizes are gross not net figures and are approximate and unverified.

**Ashwill
Associates**
COMMERCIAL REAL ESTATE

DEREK PAUL

CELL: (714) 932-2748

OFFICE: (951) RE-BROKR

Derek@AshwillAssociates.com



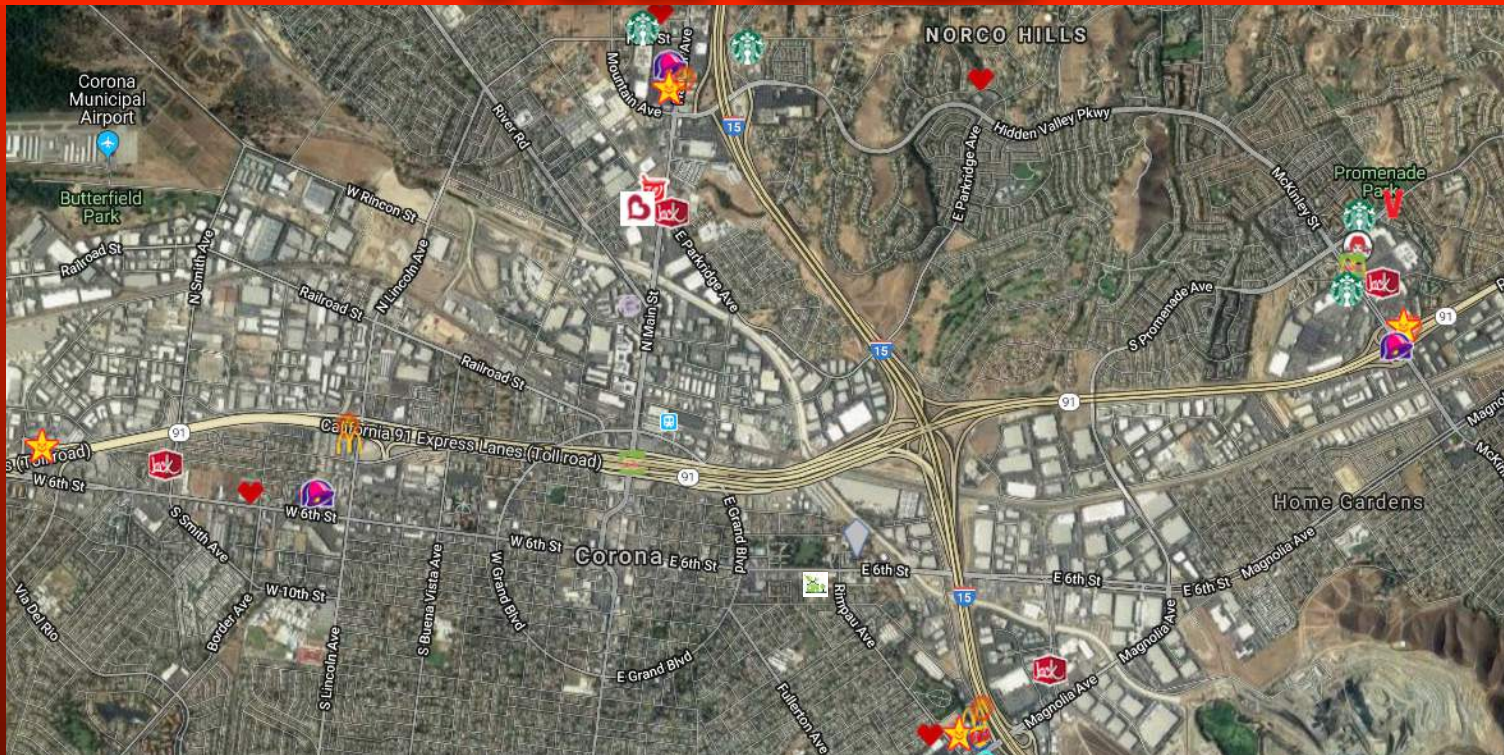
DRE #01846709

Corp. DRE # 01291393

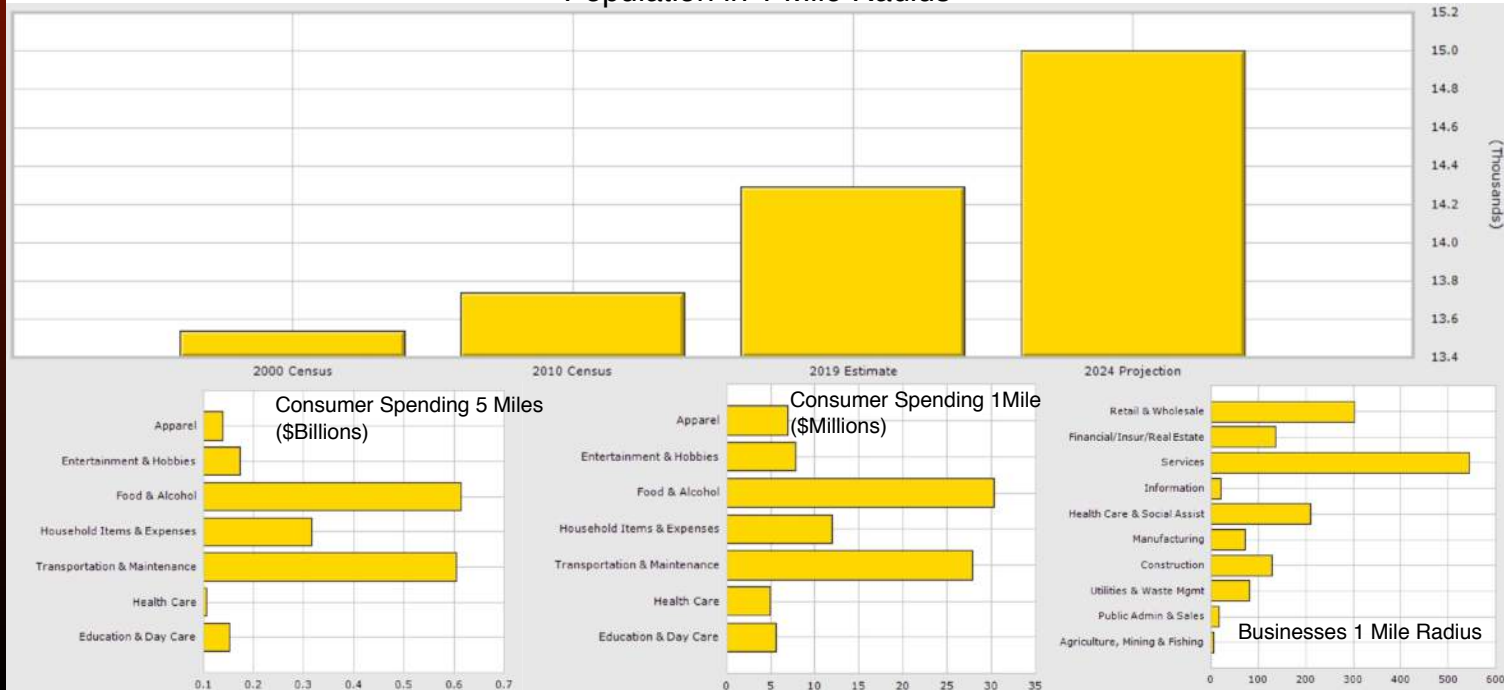
You and your advisors should conduct a careful, independent investigation of the property to determine your satisfaction of the suitability of the property to your needs.

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FOR SALE



Population in 1 Mile Radius



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DRE #01846709



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Population	1 Mile	3 Mile	5 Mile
2019 Total Population:	14,288	146,614	249,347
2024 Population:	15,000	155,731	263,010
Pop Growth 2019-2024:	4.98%	6.22%	5.48%
Average Age:	34.40	34.50	35.40
Households			
2019 Total Households:	4,071	42,490	71,953
HH Growth 2019-2024:	5.01%	6.15%	5.43%
Median Household Inc:	\$43,068	\$63,335	\$74,407
Avg Household Size:	3.50	3.40	3.40
2019 Avg HH Vehicles:	2.00	2.00	2.00
Housing			
Median Home Value:	\$340,376	\$384,203	\$402,479
Median Year Built:	1975	1989	1988



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