NewMark Merrill
COMPANIES
When you love shopping centers it shows.

Citrus Village

85,959 Sq. Ft. of Retail Space

1140-1280 East Ontario Avenue, Corona, CA 91719

Demographics

Population*
1 Mile.......12,562
3 Miles......98,600

Traffic Count Cars Daily*
At Intersection: 40,000

Ave. Household Income*
1 Mile......$116,574
3 Miles......$108,689

- At the corner of Ontario Avenue and Rimpau Avenue just off of Interstate 15.

- Anchored by Alberstons and adjacent to Walmart.

- Located less than 1 mile from two high schools with approximately 6,900 students.

*Estimates are based on 2018 demographics for population and average income per household. Traffic count is based upon owner's calculations. The information contained herein is not guaranteed and should be independently verified.

For additional information, please contact:

Darren Bovard
dbovard@newmarkmerrill.com
(BRE#01362187)

or

Greg Giacopuzzi
ggiacopuzzi@newmarkmerrill.com
(BRE#01906640)

Tel: (818) 710-6100
Fax: (818) 710-6116
5850 Canoga Avenue
Suite 650
Woodland Hills, CA 91367
www.newmarkmerrill.com

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C O M P A N I E S
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Retail Spaces Available

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Citrus Village

**1140-1280 East Ontario Avenue
Corona, CA 91719**

ONTARIO AVE

RIMPAU AVE

Jack in the box

Chevron
Pad E

Pad B

AutoZone

Pad A

ONTARIO AVENUE

60103
60102
60101

40109
40108
40107
40106
40105
40104
40103
40102
40101

CHIPOTLE MEXICAN GRILL

SUBWAY

Great Clips®

BURGER IM

PORKY'S PIZZA
PorkysPizza.com

Albertsons

N.A.P.

Walmart

Suite	Tenant	SF
40101	Delanies Hair Salon	1,200
40102	Postal Express	1,100
40103	Porky's Pizza	900
40104	Citrus Village Cleaners	1,800
40105	Nailtastic	900
40106	Raised Donuts & Bagels	900
40107	Bugerim	1,225
40108	Great Clips	800
40109	Subway	1,175
60101	Chipotle	2,544
60102	Tobacco Crush	800
60103	West Coast Dental	2,700
Pad A	Auto Zone	6,464
Pad B	Jack In The Box	2,600
Pad E	Chevron	3,600
Super	Albertsons	57,251

Landlord makes no representation that any of the above tenants, parking lot or building configurations will exist now or in the future. Tenants depicted may be proposed and may not actually occupy the proposed buildings. The dimensions and square footages shown are estimated only and not guaranteed.

Market Profile

1240 E Ontario Ave, Corona, California, 92881
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 33.84717
Longitude: -117.54238

	1 mile	3 miles	5 miles
Population Summary			
2000 Total Population	9,829	72,777	153,987
2010 Total Population	12,294	93,767	188,178
2017 Total Population	12,497	97,822	197,885
2017 Group Quarters	41	414	738
2022 Total Population	12,826	101,730	207,081
2017-2022 Annual Rate	0.52%	0.79%	0.91%
2017 Total Daytime Population	14,699	104,742	203,994
Workers	8,152	49,556	94,989
Residents	6,547	55,186	109,005
Household Summary			
2000 Households	3,266	21,005	46,444
2000 Average Household Size	3.00	3.44	3.30
2010 Households	3,862	26,033	55,136
2010 Average Household Size	3.17	3.58	3.40
2017 Households	3,896	27,028	57,651
2017 Average Household Size	3.20	3.60	3.42
2022 Households	3,979	28,004	60,125
2022 Average Household Size	3.21	3.62	3.43
2017-2022 Annual Rate	0.42%	0.71%	0.84%
2010 Families	3,073	21,844	44,391
2010 Average Family Size	3.56	3.85	3.74
2017 Families	3,097	22,627	46,357
2017 Average Family Size	3.59	3.87	3.76
2022 Families	3,162	23,428	48,315
2022 Average Family Size	3.61	3.89	3.77
2017-2022 Annual Rate	0.42%	0.70%	0.83%
Housing Unit Summary			
2000 Housing Units	3,436	21,966	48,235
Owner Occupied Housing Units	67.9%	71.3%	67.0%
Renter Occupied Housing Units	27.1%	24.3%	29.3%
Vacant Housing Units	4.9%	4.4%	3.7%
2010 Housing Units	4,017	27,199	57,949
Owner Occupied Housing Units	68.7%	69.9%	65.1%
Renter Occupied Housing Units	27.4%	25.8%	30.1%
Vacant Housing Units	3.9%	4.3%	4.9%
2017 Housing Units	4,088	28,277	60,494
Owner Occupied Housing Units	66.7%	68.3%	63.6%
Renter Occupied Housing Units	28.6%	27.3%	31.7%
Vacant Housing Units	4.7%	4.4%	4.7%
2022 Housing Units	4,183	29,326	63,121
Owner Occupied Housing Units	66.1%	67.8%	63.0%
Renter Occupied Housing Units	29.0%	27.7%	32.2%
Vacant Housing Units	4.9%	4.5%	4.7%
Median Household Income			
2017	$89,182	$83,727	$77,742
2022	$95,312	$91,452	$84,077
Median Home Value			
2017	$425,616	$429,161	$405,015
2022	$508,464	$497,355	$474,254
Per Capita Income			
2017	$34,879	$29,309	$28,348
2022	$38,317	$32,964	$31,850
Median Age			
2010	35.4	32.8	32.5
2017	35.6	33.8	33.6
2022	37.7	35.4	34.9

Data Note: Household population includes persons not residing in group quarters. Average Household Size is the household population divided by total households. Persons in families include the householder and persons related to the householder by birth, marriage, or adoption. Per Capita Income represents the income received by all persons aged 15 years and over divided by the total population.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022 Esri converted Census 2000 data into 2010 geography.

February 14, 2018

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2017 Households by Income			
Household Income Base	3,896	27,028	57,651
<$15,000	5.2%	6.2%	6.9%
$15,000 - $24,999	3.6%	6.6%	6.8%
$25,000 - $34,999	7.9%	7.0%	7.3%
$35,000 - $49,999	6.9%	9.1%	10.3%
$50,000 - $74,999	16.2%	15.3%	16.6%
$75,000 - $99,999	16.0%	13.8%	14.6%
$100,000 - $149,999	21.2%	20.6%	19.5%
$150,000 - $199,999	12.5%	11.8%	10.4%
$200,000+	10.5%	9.6%	7.5%
Average Household Income	$112,432	$105,154	$97,087
2022 Households by Income			
Household Income Base	3,979	28,004	60,125
<$15,000	5.5%	6.4%	7.1%
$15,000 - $24,999	3.7%	6.3%	6.6%
$25,000 - $34,999	7.6%	6.4%	6.8%
$35,000 - $49,999	6.2%	8.0%	9.1%
$50,000 - $74,999	13.9%	13.2%	14.3%
$75,000 - $99,999	15.4%	13.4%	14.3%
$100,000 - $149,999	22.0%	21.1%	20.5%
$150,000 - $199,999	13.7%	13.3%	12.1%
$200,000+	12.0%	11.8%	9.3%
Average Household Income	$124,160	$118,809	$109,572
2017 Owner Occupied Housing Units by Value			
Total	2,725	19,320	38,452
<$50,000	3.0%	2.4%	4.1%
$50,000 - $99,999	2.6%	1.5%	1.8%
$100,000 - $149,999	0.6%	2.0%	2.2%
$150,000 - $199,999	1.0%	2.0%	2.7%
$200,000 - $249,999	3.4%	5.4%	6.3%
$250,000 - $299,999	6.8%	8.3%	9.9%
$300,000 - $399,999	26.8%	22.1%	22.1%
$400,000 - $499,999	22.3%	21.6%	20.7%
$500,000 - $749,999	22.2%	24.9%	23.4%
$750,000 - $999,999	7.1%	5.2%	4.1%
$1,000,000 +	4.0%	4.7%	2.8%
Average Home Value	$477,662	$476,338	$438,911
2022 Owner Occupied Housing Units by Value			
Total	2,764	19,871	39,797
<$50,000	1.3%	1.7%	3.2%
$50,000 - $99,999	0.7%	0.7%	1.0%
$100,000 - $149,999	0.1%	1.0%	1.1%
$150,000 - $199,999	0.4%	1.0%	1.4%
$200,000 - $249,999	1.5%	3.0%	3.3%
$250,000 - $299,999	3.8%	5.3%	6.2%
$300,000 - $399,999	18.3%	15.7%	17.2%
$400,000 - $499,999	22.8%	22.2%	22.4%
$500,000 - $749,999	36.9%	32.9%	32.0%
$750,000 - $999,999	10.0%	9.2%	7.4%
$1,000,000 +	4.4%	7.3%	4.8%
Average Home Value	$554,458	$557,589	$516,016

Data Note: Income represents the preceding year, expressed in current dollars. Household income includes wage and salary earnings, interest dividends, net rents, pensions, SSI and welfare payments, child support, and alimony.
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022 Esri converted Census 2000 data into 2010 geography.

February 14, 2018

Market Profile

1240 E Ontario Ave, Corona, California, 92881
Rings: 1, 3, 5 mile radii

	1 mile	3 miles	5 miles
2010 Population by Age			
Total	12,295	93,766	188,178
0 - 4	6.0%	7.2%	7.4%
5 - 9	7.1%	8.3%	7.9%
10 - 14	8.9%	9.4%	8.9%
15 - 24	16.8%	15.9%	16.0%
25 - 34	10.7%	11.9%	13.2%
35 - 44	15.9%	16.0%	15.4%
45 - 54	15.9%	14.8%	14.5%
55 - 64	9.3%	8.7%	8.9%
65 - 74	5.2%	4.5%	4.6%
75 - 84	2.8%	2.3%	2.4%
85 +	1.4%	1.1%	0.9%
18 +	72.0%	69.3%	70.4%
2017 Population by Age			
Total	12,498	97,820	197,886
0 - 4	5.8%	6.8%	7.1%
5 - 9	6.3%	7.6%	7.4%
10 - 14	6.9%	8.3%	7.8%
15 - 24	13.9%	14.8%	14.6%
25 - 34	16.2%	14.1%	15.3%
35 - 44	12.3%	14.2%	13.9%
45 - 54	15.4%	13.9%	13.4%
55 - 64	12.0%	10.4%	10.5%
65 - 74	6.5%	6.1%	6.2%
75 - 84	3.3%	2.7%	2.7%
85 +	1.4%	1.2%	1.0%
18 +	76.6%	72.4%	73.2%
2022 Population by Age			
Total	12,827	101,730	207,079
0 - 4	5.7%	6.8%	7.1%
5 - 9	5.9%	7.1%	7.1%
10 - 14	6.5%	7.9%	7.5%
15 - 24	11.1%	13.1%	12.9%
25 - 34	16.3%	14.5%	15.6%
35 - 44	14.7%	15.2%	15.1%
45 - 54	13.3%	12.7%	12.3%
55 - 64	13.3%	10.9%	10.9%
65 - 74	7.8%	7.2%	7.2%
75 - 84	3.8%	3.3%	3.3%
85 +	1.6%	1.3%	1.1%
18 +	78.1%	73.7%	74.2%
2010 Population by Sex			
Males	5,897	46,550	93,073
Females	6,397	47,217	95,105
2017 Population by Sex			
Males	5,996	48,521	97,806
Females	6,501	49,301	100,079
2022 Population by Sex			
Males	6,185	50,436	102,397
Females	6,641	51,293	104,684

February 14, 2018

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Rings: 1, 3, 5 mile radii

Prepared by Esri

Latitude: 33.84717

Longitude: -117.54238

	1 mile	3 miles	5 miles
2010 Population by Race/Ethnicity			
Total	12,295	93,766	188,178
White Alone	65.9%	60.7%	59.3%
Black Alone	6.4%	4.9%	5.7%
American Indian Alone	0.7%	0.8%	0.8%
Asian Alone	9.5%	8.4%	9.0%
Pacific Islander Alone	0.6%	0.3%	0.4%
Some Other Race Alone	12.0%	19.9%	19.8%
Two or More Races	4.8%	5.1%	5.0%
Hispanic Origin	32.6%	46.1%	45.9%
Diversity Index	74.9	81.0	81.7
2017 Population by Race/Ethnicity			
Total	12,497	97,823	197,884
White Alone	62.5%	57.9%	56.4%
Black Alone	6.7%	5.1%	5.8%
American Indian Alone	0.8%	0.8%	0.8%
Asian Alone	10.3%	9.1%	9.6%
Pacific Islander Alone	0.7%	0.3%	0.4%
Some Other Race Alone	13.6%	21.3%	21.5%
Two or More Races	5.4%	5.5%	5.4%
Hispanic Origin	36.9%	49.6%	49.8%
Diversity Index	78.3	82.7	83.4
2022 Population by Race/Ethnicity			
Total	12,826	101,729	207,082
White Alone	60.0%	55.9%	54.5%
Black Alone	6.9%	5.2%	5.9%
American Indian Alone	0.8%	0.8%	0.8%
Asian Alone	11.3%	9.9%	10.3%
Pacific Islander Alone	0.7%	0.3%	0.4%
Some Other Race Alone	14.7%	22.2%	22.5%
Two or More Races	5.7%	5.7%	5.6%
Hispanic Origin	40.1%	52.2%	52.6%
Diversity Index	80.4	83.7	84.4
2010 Population by Relationship and Household Type			
Total	12,294	93,767	188,178
In Households	99.6%	99.5%	99.6%
In Family Households	91.5%	93.4%	91.9%
Householder	24.9%	23.3%	23.5%
Spouse	19.3%	18.0%	17.7%
Child	39.2%	40.6%	39.2%
Other relative	5.7%	7.7%	7.8%
Nonrelative	2.4%	3.8%	3.8%
In Nonfamily Households	8.2%	6.1%	7.7%
In Group Quarters	0.4%	0.5%	0.4%
Institutionalized Population	0.2%	0.3%	0.2%
Noninstitutionalized Population	0.1%	0.2%	0.3%

Data Note: Persons of Hispanic Origin may be of any race. The Diversity Index measures the probability that two people from the same area will be from different race/ethnic groups.
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022 Esri converted Census 2000 data into 2010 geography.

February 14, 2018

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Rings: 1, 3, 5 mile radii

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	1 mile	3 miles	5 miles
2017 Population 25+ by Educational Attainment			
Total	8,374	61,095	125,016
Less than 9th Grade	3.9%	7.9%	7.7%
9th - 12th Grade, No Diploma	5.5%	9.2%	8.8%
High School Graduate	23.0%	23.9%	23.8%
GED/Alternative Credential	1.4%	2.2%	2.3%
Some College, No Degree	28.4%	23.0%	24.3%
Associate Degree	8.0%	7.5%	7.4%
Bachelor's Degree	19.3%	17.1%	16.9%
Graduate/Professional Degree	10.4%	9.2%	8.8%
2017 Population 15+ by Marital Status			
Total	10,113	75,535	153,813
Never Married	33.8%	33.1%	34.1%
Married	54.0%	55.1%	53.2%
Widowed	3.6%	4.5%	4.2%
Divorced	8.6%	7.3%	8.4%
2017 Civilian Population 16+ in Labor Force			
Civilian Employed	94.0%	93.6%	93.2%
Civilian Unemployed (Unemployment Rate)	6.0%	6.4%	6.8%
2017 Employed Population 16+ by Industry			
Total	6,067	43,550	90,788
Agriculture/Mining	0.2%	0.8%	0.8%
Construction	7.3%	9.1%	8.8%
Manufacturing	8.8%	13.9%	13.6%
Wholesale Trade	2.6%	3.1%	3.6%
Retail Trade	8.9%	9.8%	10.9%
Transportation/Utilities	8.7%	7.6%	6.6%
Information	1.4%	1.4%	1.4%
Finance/Insurance/Real Estate	9.0%	6.5%	6.4%
Services	48.2%	42.7%	42.5%
Public Administration	5.0%	5.2%	5.4%
2017 Employed Population 16+ by Occupation			
Total	6,066	43,548	90,789
White Collar	65.9%	60.6%	60.4%
Management/Business/Financial	18.2%	16.1%	15.3%
Professional	20.0%	19.0%	18.4%
Sales	12.3%	11.5%	11.8%
Administrative Support	15.4%	13.9%	14.9%
Services	13.6%	14.2%	15.4%
Blue Collar	20.6%	25.2%	24.3%
Farming/Forestry/Fishing	0.2%	0.7%	0.6%
Construction/Extraction	4.2%	6.3%	5.8%
Installation/Maintenance/Repair	4.8%	4.1%	3.9%
Production	3.4%	7.3%	7.3%
Transportation/Material Moving	7.9%	6.9%	6.8%
2010 Population By Urban/ Rural Status			
Total Population	12,294	93,767	188,178
Population Inside Urbanized Area	100.0%	99.6%	99.7%
Population Inside Urbanized Cluster	0.0%	0.0%	0.0%
Rural Population	0.0%	0.4%	0.3%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022 Esri converted Census 2000 data into 2010 geography.

February 14, 2018

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2010 Households by Type			
Total	3,862	26,033	55,136
Households with 1 Person	16.0%	12.1%	14.5%
Households with 2+ People	84.0%	87.9%	85.5%
Family Households	79.6%	83.9%	80.5%
Husband-wife Families	61.7%	64.8%	60.4%
With Related Children	36.1%	40.3%	36.2%
Other Family (No Spouse Present)	17.8%	19.1%	20.1%
Other Family with Male Householder	5.1%	6.4%	6.7%
With Related Children	3.2%	4.0%	4.2%
Other Family with Female Householder	12.7%	12.7%	13.4%
With Related Children	7.8%	8.2%	8.7%
Nonfamily Households	4.4%	4.0%	5.0%
All Households with Children	47.5%	53.1%	49.7%
Multigenerational Households	8.2%	10.3%	9.6%
Unmarried Partner Households	5.1%	5.8%	6.6%
Male-female	4.6%	5.1%	5.9%
Same-sex	0.5%	0.7%	0.7%
2010 Households by Size			
Total	3,863	26,033	55,135
1 Person Household	16.0%	12.1%	14.5%
2 Person Household	24.8%	22.2%	23.8%
3 Person Household	17.9%	17.5%	17.5%
4 Person Household	21.5%	21.6%	20.0%
5 Person Household	11.3%	13.1%	12.1%
6 Person Household	5.0%	6.6%	6.0%
7 + Person Household	3.5%	6.9%	6.0%
2010 Households by Tenure and Mortgage Status			
Total	3,862	26,033	55,136
Owner Occupied	71.5%	73.0%	68.4%
Owned with a Mortgage/Loan	62.7%	64.2%	59.2%
Owned Free and Clear	8.7%	8.8%	9.2%
Renter Occupied	28.5%	27.0%	31.6%
2010 Housing Units By Urban/ Rural Status			
Total Housing Units	4,017	27,199	57,949
Housing Units Inside Urbanized Area	100.0%	99.6%	99.8%
Housing Units Inside Urbanized Cluster	0.0%	0.0%	0.0%
Rural Housing Units	0.0%	0.4%	0.2%

Data Note: Households with children include any households with people under age 18, related or not. Multigenerational households are families with 3 or more parent-child relationships. Unmarried partner households are usually classified as nonfamily households unless there is another member of the household related to the householder. Multigenerational and unmarried partner households are reported only to the tract level. Esri estimated block group data, which is used to estimate polygons or non-standard geography.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022 Esri converted Census 2000 data into 2010 geography.

February 14, 2018

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Top 3 Tapestry Segments			
1.	Professional Pride (1B)	Boomburbs (1C)	Boomburbs (1C)
2.	Home Improvement (4B)	Urban Villages (7B)	Urban Villages (7B)
3.	Bright Young Professionals	Las Casas (13B)	Soccer Moms (4A)
2017 Consumer Spending			
Apparel & Services: Total $	$11,783,189	$79,091,781	$155,336,210
Average Spent	$3,024.43	$2,926.29	$2,694.42
Spending Potential Index	140	135	125
Education: Total $	$8,405,036	$50,658,660	$98,931,892
Average Spent	$2,157.35	$1,874.30	$1,716.05
Spending Potential Index	148	129	118
Entertainment/Recreation: Total $	$16,633,397	$108,446,829	$214,142,543
Average Spent	$4,269.35	$4,012.39	$3,714.46
Spending Potential Index	137	129	119
Food at Home: Total $	$25,658,068	$171,877,086	$342,215,397
Average Spent	$6,585.75	$6,359.22	$5,935.98
Spending Potential Index	131	126	118
Food Away from Home: Total $	$17,919,740	$118,534,469	$234,527,293
Average Spent	$4,599.52	$4,385.62	$4,068.05
Spending Potential Index	138	132	122
Health Care: Total $	$28,908,203	$185,191,824	$368,315,384
Average Spent	$7,419.97	$6,851.85	$6,388.71
Spending Potential Index	133	122	114
HH Furnishings & Equipment: Total $	$10,543,517	$68,992,233	$135,939,104
Average Spent	$2,706.24	$2,552.62	$2,357.97
Spending Potential Index	139	131	121
Personal Care Products & Services: Total $	$4,306,034	$28,440,410	$56,054,523
Average Spent	$1,105.24	$1,052.26	$972.31
Spending Potential Index	139	132	122
Shelter: Total $	$86,546,838	$577,714,656	$1,141,506,921
Average Spent	$22,214.28	$21,374.67	$19,800.30
Spending Potential Index	137	132	122
Support Payments/Cash Contributions/Gifts in Kind: Total $	$12,729,934	$81,163,594	$159,914,064
Average Spent	$3,267.44	$3,002.94	$2,773.83
Spending Potential Index	140	128	118
Travel: Total $	$11,724,177	$75,876,141	$147,752,790
Average Spent	$3,009.29	$2,807.32	$2,562.88
Spending Potential Index	145	135	124
Vehicle Maintenance & Repairs: Total $	$5,599,791	$36,689,738	$72,856,665
Average Spent	$1,437.32	$1,357.47	$1,263.75
Spending Potential Index	134	127	118

Data Note: Consumer spending shows the amount spent on a variety of goods and services by households that reside in the area. Expenditures are shown by broad budget categories that are not mutually exclusive. Consumer spending does not equal business revenue. Total and Average Amount Spent Per Household represent annual figures. The Spending Potential Index represents the amount spent in the area relative to a national average of 100.
Source: Consumer Spending data are derived from the 2013 and 2014 Consumer Expenditure Surveys, Bureau of Labor Statistics. Esri.
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022 Esri converted Census 2000 data into 2010 geography.

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