

LAND FOR SALE

19270 ENVOY AVENUE | CORONA, CA 92881



Property Highlights

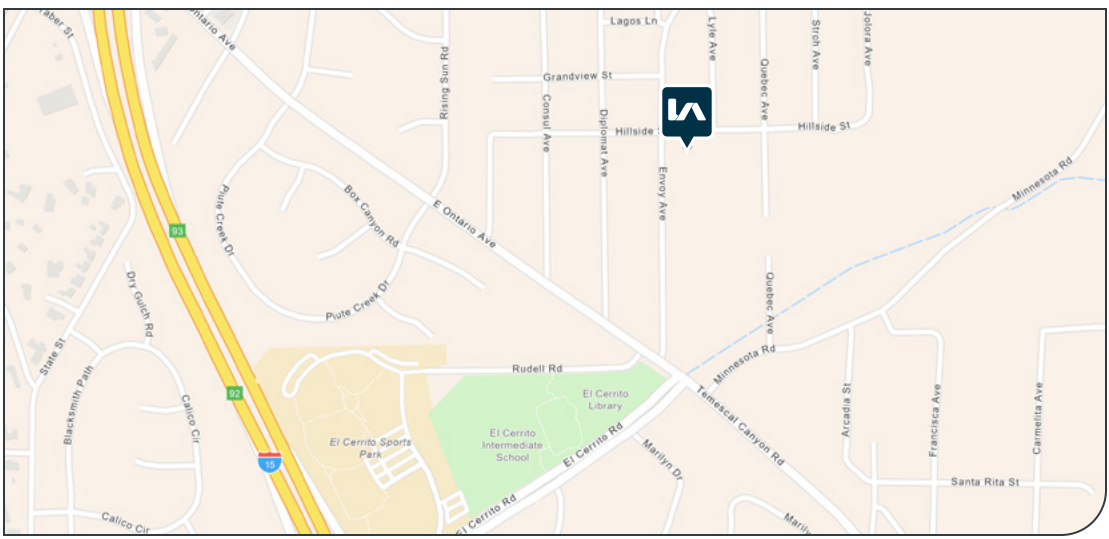
AVAILABLE: ±2.59 Acres Available

ZONED: R-1-20000

APN#: 9 Parcels - 277-090-001; 002; 003; 005; 006; 024; 025; 026; 027

- Residential Redevelopment Opportunity
- Exceptional Corona School District
- Area With A Predominance of Affluent Households and Strong Demographics
- Property Currently Has ±20,000 SF Industrial Building With ±1,300 SF of Office and Bonus ±6,700 SF Covered Storage Space
- Tour By Appointment Only - Do Not Disturb Tenant

SUBMIT ALL OFFERS



Local Expertise. International Reach. World Class.

RON MGRUBLIAN, MBA
Associate | CalDRE#: 01902882

☎: (562)354-2537
✉: rmgrublian@leelalb.com

DISCLAIMER: The information contained herein has been obtained from the property owner or other third party and is provided to you without verification as to accuracy. We (Lee & Associates, its brokers, employees, agents, principals, officers, directors and affiliates) make no warranty or representation regarding the information, property, or transaction. You and your attorneys, advisors and consultants should conduct your own investigation of the property and transaction. 6.8.20

LAND FOR SALE

19270 ENVOY AVENUE | CORONA, CA 92881

Community Profile

<https://www.coronaca.gov/about-us/about-us>

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.

Public Safety efforts by the [Corona Police Department](#) and [Corona Fire Department](#) have resulted in decreasing crime rates, quick response times and a superior paramedic program.

The [Corona Public Library](#) and the [Circle City Center](#) provide cultural and educational programming, and the [Senior Center](#) is a hub of activity with programs, workshops and social gatherings. The City also operates a recreational airport.

Corona's industrial base has played an important role in the growth of the City and its employee base. Corona's economy is strong and getting stronger! There are more than 42,000 jobs within the city of Corona and there is a workforce of more than 84,000. Our retail and commercial areas are expanding and office development is booming. Corona has more than 34 million square feet of industrial space and more than 3 million square feet of office space existing, under construction, or planned. Economic Development is the business advocate always looking for ways to help the business community with incentives, communication, and team building.

For More Information, Please Visit:

<https://www.coronaca.gov/government/departments-divisions/economic-development/data-demographics>



Local Expertise. International Reach. World Class.

RON MGRUBLIAN, MBA

☎: (562)354-2537

Associate | CalDRE#: 01902882

✉: rmgrublian@leelalb.com

DISCLAIMER: The information contained herein has been obtained from the property owner or other third party and is provided to you without verification as to accuracy. We (Lee & Associates, its brokers, employees, agents, principals, officers, directors and affiliates) make no warranty or representation regarding the information, property, or transaction. You and your attorneys, advisors and consultants should conduct your own investigation of the property and transaction. 6.8.20