

for lease

# CROSSINGS at CORONA



I-15 & CAJALCO ROAD | CORONA, CA | 92881

EXCLUSIVE BROKERS



NEWMARK | PACIFIC



**2ND GEN RESTAURANTS AVAILABLE**

- 1,700 SF END CAP
- 7,195 SF

**± 962,326 SF SHOPPING CENTER**

**PROPERTY HIGHLIGHTS**

- Crossings at Corona is one of Riverside County's top performing regional power & entertainment centers
- Retailers have the unique opportunity to be part of a top tier high volume shopping center, which generates strong day and night time customer traffic
- This Center features the Industry's most prominent soft/hard good retailers, restaurants and an 18 Screen state-of-the-art Edwards Theater

**TRAFFIC COUNTS**

- I-15: 160,000 ADT

**DEMOGRAPHICS**

|              | 5 MILE    | 10 MILES  | 15 MILES  |
|--------------|-----------|-----------|-----------|
| Pop (2025)   | 144,152   | 451,036   | 1,144,529 |
| AHH Income   | \$143,442 | \$134,269 | \$146,293 |
| Daytime Pop. | 50,004    | 135,341   | 339,575   |

**TENANTS**

# SITE PLAN



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# AVAILABILITIES

| SUITE           | TENANT                       | SF            |
|-----------------|------------------------------|---------------|
| A1a             | Five Below                   | 10,000        |
| <b>A1b</b>      | <b>AVAILABLE</b>             | <b>5,000</b>  |
| <b>A2</b>       | <b>AVAILABLE (Divisible)</b> | <b>37,633</b> |
| A3              | Marshalls                    | 30,000        |
| A4              | Kohl's                       | 87,050        |
| A5              | Ross                         | 30,187        |
| A6a             | Victoria's Secret            | 5,000         |
| A6b             | Castle & Cooke Corona        | 1,057         |
| A6c             | ULTA                         | 10,375        |
| A7              | Home Goods                   | 24,000        |
| A8              | Sportsman's Warehouse        | 18,000        |
| A9              | Target                       | 128,163       |
| B1              | Famous Footwear              | 10,000        |
| B2              | Daiso                        | 8,500         |
| B3-101/102      | Palm Beach Tan               | 2,613         |
| B3-103          | THAIRapy                     | 1,995         |
| B3-104          | Torrid                       | 3,717         |
| B3-105/106      | Miniso                       | 4,708         |
| B4              | Bath & Body Works            | 5,000         |
| B5              | Hot Topic                    | 5,000         |
| B6              | Carter's                     | 5,600         |
| B6a             | Barber One                   | 900           |
| B7              | Tilly's                      | 10,000        |
| B8              | Old Navy                     | 16,800        |
| B9              | Burlington                   | 20,388        |
| B10             | Michaels                     | 23,716        |
| B11             | Pet Co.                      | 15,000        |
| B12a-101        | YogaSix                      | 2,765         |
| <b>B12a-102</b> | <b>AVAILABLE</b>             | <b>3,278</b>  |
| B12b            | Wescom                       | 4,000         |

| SUITE         | TENANT                                | SF            |
|---------------|---------------------------------------|---------------|
| <b>C1</b>     | <b>AVAILABLE</b>                      | <b>42,500</b> |
| C2a           | Beverages & More                      | 10,000        |
| C3            | DICK's Sporting Goods                 | 64,163        |
| C4            | Planet Fitness                        | 20,000        |
| <b>C5</b>     | <b>AVAILABLE (2nd Gen Restaurant)</b> | <b>7,195</b>  |
| C6            | Chili's                               | 6,150         |
| C7            | Chick Fil A                           | 4,233         |
| C8            | Sleep Number                          | 4,075         |
| C9            | Wendy's                               | 3,480         |
| D1            | Skechers                              | 10,800        |
| D2            | IHOP                                  | 6,430         |
| D3-101        | Sprint                                | 3,904         |
| D3-104        | US Bank                               | 4,881         |
| <b>D4-101</b> | <b>Starbucks - Coming Available</b>   | <b>1,700</b>  |
| D4-102 A&B    | AT&T Wireless                         | 3,302         |
| D4-103        | H&R Block                             | 1,095         |
| D4-104        | Supercuts                             | 1,162         |
| D4-105        | Hydration Room                        | 1,022         |
| D4-106/107    | 5 Guys Burgers & Fries                | 2,800         |
| D4-108        | Sees Candy                            | 1,400         |
| D4-109/110    | Sephora                               | 5,355         |
| D5-101/102    | Buffalo Wild Wings                    | 6,739         |
| D5-105        | Cinnaholic                            | 935           |
| D6            | Edward's Theaters                     | 80,485        |
| D7-101        | Cold Stone                            | 1,312         |
| D7-102        | Poke Cat                              | 1,301         |
| D7-103/104    | Con Amore                             | 2,320         |

| SUITE         | TENANT                      | SF           |
|---------------|-----------------------------|--------------|
| D8-101        | Navy Federal Credit Union   | 5,226        |
| D8-103        | Lenscrafters                | 5,000        |
| <b>D8-105</b> | <b>AVAILABLE</b>            | <b>3,000</b> |
| D8-106        | Jamba Juice                 | 1,663        |
| D8-107        | Red Ginger Chinese Bistro   | 1,662        |
| <b>D9-102</b> | <b>AVAILABLE</b>            | <b>1,577</b> |
| D9-103        | Luxury Nails & Spa          | 1,593        |
| D9-104        | Castle & Cooke Corona       | 2,508        |
| D-10          | Barnes & Noble              | 25,023       |
| D-11          | Best Buy                    | 45,000       |
| D-12          | BJ's Brewery                | 8,500        |
| D13-101       | Verizon                     | 2,731        |
| D13-102/103   | Orange Theory Fitness       | 3,529        |
| D13-104       | Lash Lounge                 | 804          |
| D13-105       | Drybar                      | 2,000        |
| D14-101       | PizzaRev                    | 1,702        |
| D14-102       | Chipotle                    | 2,218        |
| D15-101       | D'Vine                      | 2,359        |
| D15-102       | Panera Bread                | 4,795        |
| D16-101       | Dentist                     | 1,421        |
| D16-102/103   | Skin & Beauty Aesthetic Ctr | 3,450        |
| D-17          | Kings Seafood               | 8,000        |

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# AERIAL



# GALLERY

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# DEMOGRAPHICS

5 Mile

10 Mile

## Demographic and Income Profile

2615 Tuscany St, Corona, California, 92881 2

2615 Tuscany St, Corona, California, 92881

Ring: 5 mile radius

Latitude: 33.82688, Longitude: -117.51638



| Summary                       | Census 2010 | Census 2020 | 2025      | 2030    |        |         |
|-------------------------------|-------------|-------------|-----------|---------|--------|---------|
| Population                    | 138,843     | 142,664     | 144,152   | 144,839 |        |         |
| Households                    | 40,332      | 42,562      | 44,335    | 45,266  |        |         |
| Families                      | 33,217      | -           | 35,509    | 36,188  |        |         |
| Average Household Size        | 3.43        | 3.33        | 3.23      | 3.18    |        |         |
| Owner Occupied Housing Units  | 29,963      | -           | 31,397    | 32,226  |        |         |
| Renter Occupied Housing Units | 10,369      | -           | 12,938    | 13,040  |        |         |
| Median Age                    | 33.6        | -           | 38.2      | 39.0    |        |         |
| Trends: 2024-2029 Annual Rate | Area        | State       | National  |         |        |         |
| Population                    | 0.10%       | 0.07%       | 0.30%     |         |        |         |
| Households                    | 0.42%       | 0.33%       | 0.49%     |         |        |         |
| Families                      | 0.38%       | 0.32%       | 0.44%     |         |        |         |
| Owner HHs                     | 0.52%       | 0.49%       | 0.66%     |         |        |         |
| Median Household Income       | 2.03%       | 2.33%       | 2.57%     |         |        |         |
| Households by Income          | 2025        |             | 2030      |         |        |         |
|                               | Number      | Percent     | Number    | Percent |        |         |
| <\$15,000                     | 2,281       | 5.1%        | 2,106     | 4.7%    |        |         |
| \$15,000 - \$24,999           | 1,472       | 3.3%        | 1,196     | 2.6%    |        |         |
| \$25,000 - \$34,999           | 1,658       | 3.7%        | 1,379     | 3.0%    |        |         |
| \$35,000 - \$49,999           | 2,823       | 6.4%        | 2,435     | 5.4%    |        |         |
| \$50,000 - \$74,999           | 4,830       | 10.9%       | 4,399     | 9.7%    |        |         |
| \$75,000 - \$99,999           | 5,104       | 11.5%       | 4,907     | 10.8%   |        |         |
| \$100,000 - \$149,999         | 9,570       | 21.6%       | 9,418     | 20.8%   |        |         |
| \$150,000 - \$199,999         | 6,405       | 14.4%       | 6,768     | 15.0%   |        |         |
| \$200,000+                    | 10,193      | 23.0%       | 12,657    | 28.0%   |        |         |
| Median Household Income       | \$117,297   |             | \$129,718 |         |        |         |
| Average Household Income      | \$143,442   |             | \$156,310 |         |        |         |
| Per Capita Income             | \$44,075    |             | \$48,794  |         |        |         |
| Population by Age             | Census 2010 |             | 2025      |         | 2030   |         |
|                               | Number      | Percent     | Number    | Percent | Number | Percent |
| 0 - 4                         | 9,888       | 7.1%        | 7,551     | 5.2%    | 7,579  | 5.2%    |
| 5 - 9                         | 11,132      | 8.0%        | 8,377     | 5.8%    | 7,897  | 5.5%    |
| 10 - 14                       | 12,460      | 9.0%        | 9,265     | 6.4%    | 8,512  | 5.9%    |
| 15 - 19                       | 12,197      | 8.8%        | 10,095    | 7.0%    | 8,612  | 5.9%    |
| 20 - 24                       | 9,132       | 6.6%        | 9,511     | 6.6%    | 8,763  | 6.1%    |
| 25 - 34                       | 17,058      | 12.3%       | 21,383    | 14.8%   | 22,375 | 15.4%   |
| 35 - 44                       | 21,907      | 15.8%       | 18,490    | 12.8%   | 20,126 | 13.9%   |
| 45 - 54                       | 20,516      | 14.8%       | 18,859    | 13.1%   | 17,557 | 12.1%   |
| 55 - 64                       | 13,014      | 9.4%        | 18,699    | 13.0%   | 17,841 | 12.3%   |
| 65 - 74                       | 6,864       | 4.9%        | 12,904    | 9.0%    | 14,656 | 10.1%   |
| 75 - 84                       | 3,331       | 2.4%        | 6,896     | 4.8%    | 8,195  | 5.7%    |
| 85+                           | 1,344       | 1.0%        | 2,121     | 1.5%    | 2,727  | 1.9%    |

## Demographic and Income Profile

2615 Tuscany St, Corona, California, 92881 2

2615 Tuscany St, Corona, California, 92881

Ring: 10 mile radius

Latitude: 33.82688, Longitude: -117.51638



| Summary                       | Census 2010 | Census 2020 | 2025      | 2030    |        |         |
|-------------------------------|-------------|-------------|-----------|---------|--------|---------|
| Population                    | 421,062     | 445,470     | 451,036   | 454,707 |        |         |
| Households                    | 120,817     | 130,358     | 135,519   | 138,510 |        |         |
| Families                      | 96,508      | -           | 106,232   | 108,432 |        |         |
| Average Household Size        | 3.42        | 3.36        | 3.27      | 3.23    |        |         |
| Owner Occupied Housing Units  | 81,993      | -           | 89,798    | 92,799  |        |         |
| Renter Occupied Housing Units | 38,825      | -           | 45,721    | 45,711  |        |         |
| Median Age                    | 32.5        | -           | 37.0      | 38.0    |        |         |
| Trends: 2024-2029 Annual Rate | Area        | State       | National  |         |        |         |
| Population                    | 0.16%       | 0.07%       | 0.30%     |         |        |         |
| Households                    | 0.44%       | 0.33%       | 0.49%     |         |        |         |
| Families                      | 0.41%       | 0.32%       | 0.44%     |         |        |         |
| Owner HHs                     | 0.66%       | 0.49%       | 0.66%     |         |        |         |
| Median Household Income       | 2.04%       | 2.33%       | 2.57%     |         |        |         |
| Households by Income          | 2025        |             | 2030      |         |        |         |
|                               | Number      | Percent     | Number    | Percent |        |         |
| <\$15,000                     | 7,289       | 5.4%        | 6,755     | 4.9%    |        |         |
| \$15,000 - \$24,999           | 4,635       | 3.4%        | 3,747     | 2.7%    |        |         |
| \$25,000 - \$34,999           | 5,436       | 4.0%        | 4,535     | 3.3%    |        |         |
| \$35,000 - \$49,999           | 9,803       | 7.2%        | 8,452     | 6.1%    |        |         |
| \$50,000 - \$74,999           | 16,963      | 12.5%       | 15,598    | 11.3%   |        |         |
| \$75,000 - \$99,999           | 16,984      | 12.5%       | 16,564    | 12.0%   |        |         |
| \$100,000 - \$149,999         | 28,728      | 21.2%       | 28,840    | 20.8%   |        |         |
| \$150,000 - \$199,999         | 19,353      | 14.3%       | 21,054    | 15.2%   |        |         |
| \$200,000+                    | 26,329      | 19.4%       | 32,967    | 23.8%   |        |         |
| Median Household Income       | \$108,936   |             | \$120,516 |         |        |         |
| Average Household Income      | \$134,269   |             | \$146,517 |         |        |         |
| Per Capita Income             | \$40,415    |             | \$44,701  |         |        |         |
| Population by Age             | Census 2010 |             | 2025      |         | 2030   |         |
|                               | Number      | Percent     | Number    | Percent | Number | Percent |
| 0 - 4                         | 31,526      | 7.5%        | 24,981    | 5.5%    | 25,083 | 5.5%    |
| 5 - 9                         | 32,538      | 7.7%        | 27,152    | 6.0%    | 25,698 | 5.7%    |
| 10 - 14                       | 35,148      | 8.3%        | 29,728    | 6.6%    | 27,592 | 6.1%    |
| 15 - 19                       | 37,066      | 8.8%        | 31,078    | 6.9%    | 27,965 | 6.2%    |
| 20 - 24                       | 31,307      | 7.4%        | 30,586    | 6.8%    | 28,995 | 6.4%    |
| 25 - 34                       | 57,014      | 13.5%       | 70,026    | 15.5%   | 70,263 | 15.5%   |
| 35 - 44                       | 63,105      | 15.0%       | 60,762    | 13.5%   | 66,149 | 14.5%   |
| 45 - 54                       | 59,836      | 14.2%       | 56,987    | 12.6%   | 55,621 | 12.2%   |
| 55 - 64                       | 39,124      | 9.3%        | 54,375    | 12.1%   | 51,816 | 11.4%   |
| 65 - 74                       | 20,305      | 4.8%        | 39,297    | 8.7%    | 43,443 | 9.6%    |
| 75 - 84                       | 10,320      | 2.5%        | 20,111    | 4.5%    | 24,546 | 5.4%    |
| 85+                           | 3,772       | 0.9%        | 5,953     | 1.3%    | 7,537  | 1.7%    |

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# DEMOGRAPHICS (cont.)

15 Mile

## Demographic and Income Profile

2615 Tuscany St, Corona, California, 92881 2

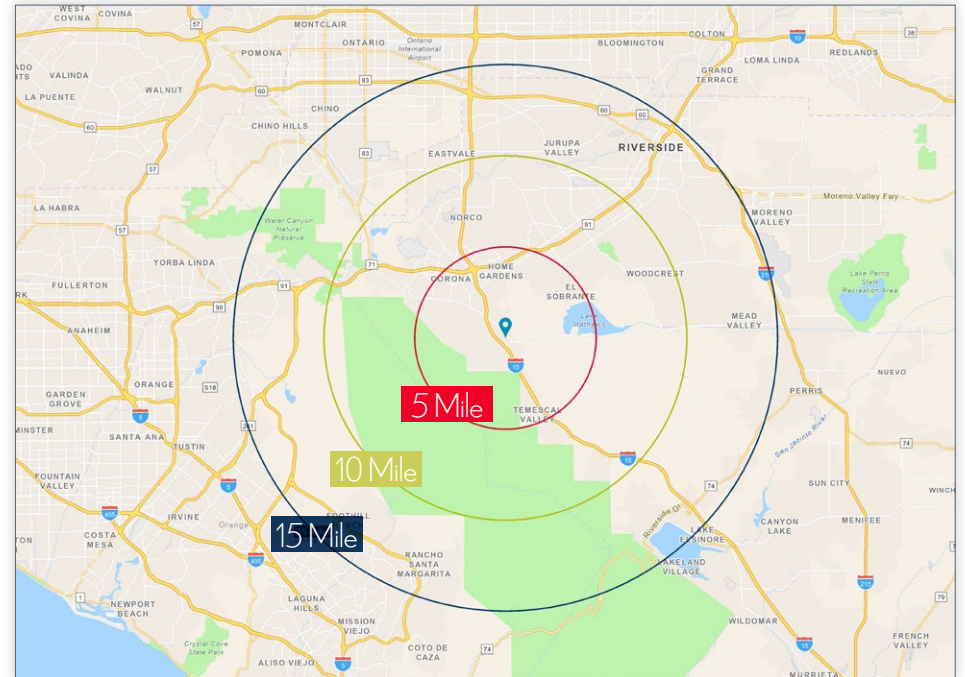
2615 Tuscany St, Corona, California, 92881

Ring: 15 mile radius

Latitude: 33.82688, Longitude: -117.51638



| Summary                              | Census 2010        | Census 2020  | 2025            | 2030        |         |         |
|--------------------------------------|--------------------|--------------|-----------------|-------------|---------|---------|
| Population                           | 999,372            | 1,105,892    | 1,144,529       | 1,161,981   |         |         |
| Households                           | 294,285            | 332,818      | 352,317         | 362,645     |         |         |
| Families                             | 230,756            | -            | 272,738         | 280,376     |         |         |
| Average Household Size               | 3.31               | 3.26         | 3.19            | 3.14        |         |         |
| Owner Occupied Housing Units         | 201,540            | -            | 237,693         | 246,939     |         |         |
| Renter Occupied Housing Units        | 92,745             | -            | 114,624         | 115,706     |         |         |
| Median Age                           | 32.7               | -            | 36.9            | 37.9        |         |         |
| <b>Trends: 2024-2029 Annual Rate</b> | <b>Area</b>        | <b>State</b> | <b>National</b> |             |         |         |
| Population                           | 0.30%              | 0.07%        | 0.30%           |             |         |         |
| Households                           | 0.58%              | 0.33%        | 0.49%           |             |         |         |
| Families                             | 0.55%              | 0.32%        | 0.44%           |             |         |         |
| Owner HHS                            | 0.77%              | 0.49%        | 0.66%           |             |         |         |
| Median Household Income              | 2.36%              | 2.33%        | 2.57%           |             |         |         |
| <b>Households by Income</b>          |                    | <b>2025</b>  | <b>2030</b>     |             |         |         |
|                                      |                    | Number       | Percent         | Number      | Percent |         |
| <\$15,000                            |                    | 18,467       | 5.2%            | 17,212      | 4.7%    |         |
| \$15,000 - \$24,999                  |                    | 11,097       | 3.1%            | 8,950       | 2.5%    |         |
| \$25,000 - \$34,999                  |                    | 13,565       | 3.9%            | 11,300      | 3.1%    |         |
| \$35,000 - \$49,999                  |                    | 23,414       | 6.6%            | 20,085      | 5.5%    |         |
| \$50,000 - \$74,999                  |                    | 40,998       | 11.6%           | 37,242      | 10.3%   |         |
| \$75,000 - \$99,999                  |                    | 41,961       | 11.9%           | 40,407      | 11.1%   |         |
| \$100,000 - \$149,999                |                    | 70,807       | 20.1%           | 70,683      | 19.5%   |         |
| \$150,000 - \$199,999                |                    | 52,255       | 14.8%           | 56,988      | 15.7%   |         |
| \$200,000+                           |                    | 79,751       | 22.6%           | 99,777      | 27.5%   |         |
| Median Household Income              |                    | \$115,232    |                 | \$129,501   |         |         |
| Average Household Income             |                    | \$146,293    |                 | \$160,651   |         |         |
| Per Capita Income                    |                    | \$45,084     |                 | \$50,182    |         |         |
| <b>Population by Age</b>             | <b>Census 2010</b> | <b>2025</b>  |                 | <b>2030</b> |         |         |
|                                      | Number             | Percent      | Number          | Percent     | Number  | Percent |
| 0 - 4                                | 72,245             | 7.2%         | 64,891          | 5.7%        | 65,206  | 5.6%    |
| 5 - 9                                | 75,587             | 7.6%         | 71,336          | 6.2%        | 67,380  | 5.8%    |
| 10 - 14                              | 81,955             | 8.2%         | 75,394          | 6.6%        | 72,942  | 6.3%    |
| 15 - 19                              | 90,480             | 9.1%         | 79,861          | 7.0%        | 73,716  | 6.3%    |
| 20 - 24                              | 74,994             | 7.5%         | 75,803          | 6.6%        | 72,467  | 6.2%    |
| 25 - 34                              | 134,823            | 13.5%        | 175,352         | 15.3%       | 176,419 | 15.2%   |
| 35 - 44                              | 147,881            | 14.8%        | 159,130         | 13.9%       | 170,466 | 14.7%   |
| 45 - 54                              | 147,625            | 14.8%        | 144,932         | 12.7%       | 145,815 | 12.5%   |
| 55 - 64                              | 95,562             | 9.6%         | 136,250         | 11.9%       | 130,180 | 11.2%   |
| 65 - 74                              | 45,724             | 4.6%         | 99,753          | 8.7%        | 109,475 | 9.4%    |
| 75 - 84                              | 23,459             | 2.3%         | 48,111          | 4.2%        | 60,399  | 5.2%    |
| 85+                                  | 9,037              | 0.9%         | 13,717          | 1.2%        | 17,517  | 1.5%    |



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# CROSSINGS at CORONA

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**NEWMARK | PACIFIC**

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