

# BEDFORD



# MARKETPLACE

125,000 SF

Restaurants & Retail Spaces  
Available For Lease



BEDFORD MARKETPLACE

*Fresh Vibes. Fresh Opportunity.*

3971 BEDFORD CANYON ROAD, CORONA, CA 92883





# A Place to Gather and Grow

Discover the newest exciting shopping experience in Corona, California. Bedford Marketplace brings together contemporary design, amenities, and a curated list of tenants designed to offer shoppers everything they need.

With strong visibility from I-15 and well positioned near South Corona's impressive growth, Bedford Marketplace appeals to families and professionals as well as travelers and golfers from the popular Eagle Glen Golf Club.



125,000 SF shopping center



Visible from I-15



Located in a growing neighborhood with existing and in progress housing developments



Retail Shops Available



Restaurant Pads Available



SUITE	TENANT NAME	SF
<b>HOTEL</b>		
1 HOTEL	HAMPTON INN	60,574
<b>MAJORS</b>		
1 MAJOR A	EOS FITNESS	25,000
2 MAJOR B	WHOLE FOODS	35,000
<b>PADS</b>		
1 PAD-A	QUICK QUACK CAR WASH	30,287
2 PAD A1	KEKE'S CAFE	3,400
PAD A2	IKE'S LOVE & SANDWICHES	1,200
PAD A3	LUNA GRILL	1,700
3 PAD-B	SHELL	4,000
4 PAD-C	STARBUCKS	2,200
5 PAD-D1	SCHOOLS FIRST CREDIT UNION	4,000
6 PAD-D2	PABLITO'S TACOS	1,600
7 PAD-E	CHASE BANK	3,000
8 PAD-F1	BEDFORD MODERN DENTISTRY	3,000
9 PAD-F2	CARBON HEALTH	2,648
10 PAD-G	KIDDIE ACADEMY	9,990
<b>RESTAURANT PADS</b>		
1 PAD_B	AVAILABLE	4,800
2 PAD_C	AVAILABLE	4,200
<b>SHOPS</b>		
1 SHOPS 1-101	THE JOINT	1,219
2 SHOPS 1-102	EVERBOWL	1,203
3 SHOPS 1-103	NAIL SPA	2,381
4 SHOPS 2-101	UTOPIA JAPANESE RESTAURANT	2,136
5 SHOPS 2-102	CRUMBL	1,500
6 SHOPS 2-103	AVAILABLE (VIRTUAL TOUR HERE)	1,134
7 SHOPS 2-104	PILATES CIRCLE	1,222
8 SHOPS 2-105	AVAILABLE (VIRTUAL TOUR HERE)	2,387



# New Arrivals & Availabilities

This site plan is an illustrative representation of the Bedford Marketplace Shopping Center. This drawing is deemed to be an accurate depiction of the shopping center, but is not guaranteed.





# Grade-A Location & Amenities

Bedford Marketplace is strategically located in the well traveled retail hub within South Corona where the surrounding population is actively growing and welcoming new residents. The center offers prime visibility along the area's primary freeway, I-15, as well as main road Eagle Glen Parkway/Cajalco Road.





# A California Original Experience

Corona, California is a family-friendly suburban city located west of Riverside along the border of the Inland Empire region. Its central location and proximity to I-15 and I-91 provide easy access to Orange County, Riverside, and the greater Inland Empire.

South Corona is known for its higher than city average income, offering an ideal location for new retail and dining experiences.



## Demographics 5-Mile Radius

**120,863**

2024 Population

**123,730**

2029 Projected Population

**\$114,234**

Median Household Income

**39.7**

Median Age

**\$5,087**

Dining Out Budget\*

**\$5,149**

Entertainment & Hobbies Budget\*



\*Annual Spend per Household



Crossings at Corona

- Marshalls
- petco where the healthy pets go
- Be HomeGoods Happy
- CHIPOTLE MEXICAN GRILL
- Famous Footwear
- usbank
- OLD NAVY
- BevMo!
- BEST BUY
- TARGET
- ULTA BEAUTY

The Village at Eagle Glen

- JACK IN THE BOX
- STATER BROS. markets
- Corky's Homestyle Kitchen & Bakery
- F/S
- NYPD
- acar REPUBLIC
- THE BUCKET CRAB & CRAWFISH
- Massage Envy
- Mobil

The Shops at Dos Lagos

- WOOD RANCH
- TRADER JOE'S
- BED BATH & BEYOND
- Bridal BEVERLY HILLS Ex-Change
- ULTA BEAUTY
- Miguel's CALIFORNIA MEXICAN COCINA
- STONE CHURCH BREWING
- REUNION KITCHEN & BAKE
- STARLIGHT COMMUNITY THEATRE

BEDFORD MARKETPLACE

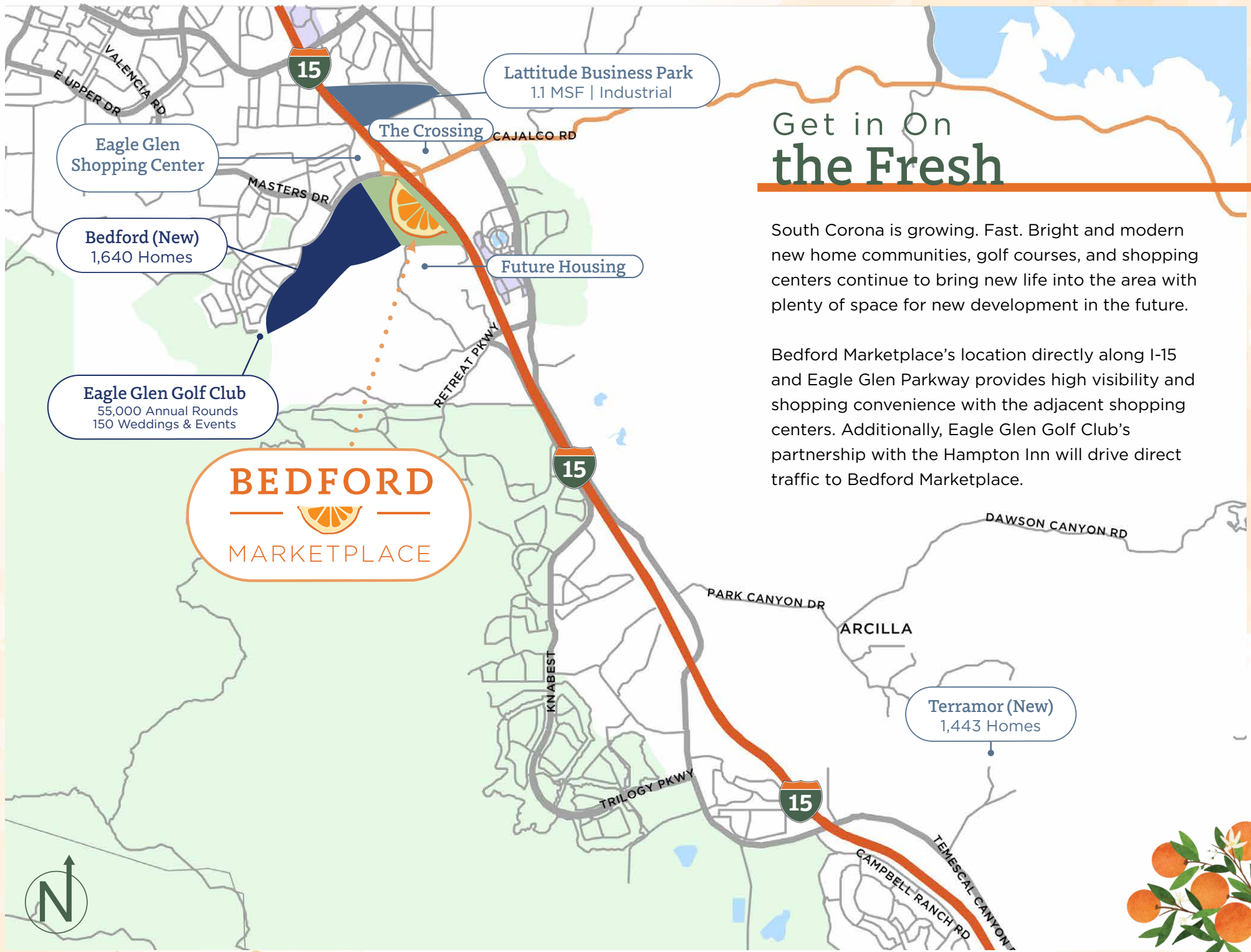
1,640 NEW HOMES IN DEVELOPMENT

- WHOLE FOODS MARKET
- EGG FITNESS
- UTOPIA SUSHI-RAMEN
- Quick Quack CAR WASH
- Shell
- CHASE
- SCHOOLS FIRST FEDERAL CREDIT UNION
- ROULETTE LAQUITOS
- STARBUCKS COFFEE
- Hampton Inn by Hilton
- THE JOINT chiropractic
- Carbon Health
- THE PC The Pilates Circle
- crumbl cookies
- KIDDIE ACADEMY EDUCATIONAL CHILD CARE
- PACIFIC DENTAL SERVICES

All the Right Ingredients

A trusted area for nationally recognized restaurants, grocers, and shopping destinations, South Corona is a great place to live and thrive.





# Get in On the Fresh

South Corona is growing. Fast. Bright and modern new home communities, golf courses, and shopping centers continue to bring new life into the area with plenty of space for new development in the future.

Bedford Marketplace's location directly along I-15 and Eagle Glen Parkway provides high visibility and shopping convenience with the adjacent shopping centers. Additionally, Eagle Glen Golf Club's partnership with the Hampton Inn will drive direct traffic to Bedford Marketplace.

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