

ShopOne Centers REIT, Inc. **One Grand Central Place** 60 East 42nd Street, Suite 464 New York, NY 10165

MCKINLEY CROSSROADS

275 Teller Street, Corona, CA 92879 TOTAL GLA: 197,995

BRIEF DESCRIPTION

The property consists of three buildings situated on a 13.89-acre site located at the intersection of Teller Street and Dupont Street. The plaza is made up of a mixture of local and national tenants and is anchored by 24 Hour Fitness Center. Other notable tenants at the property include Club Champion, Alexander Arman Salon & Spa, and Sherwin Williams.



DEMOGRAPHICS

2024 ESTIMATES	POPULATION	HOUSEHOLDS	HH INCOME	TRAFFIC COUNTS	
1-Mile	23,478	6,977	\$108,183	Total	258,000
3-Mile	105,641	32,741	\$121,735	Riverside Freeway	219,000
5-Mile	275,095	80,631	\$136,544	N. McKinley Street	39,000

PROPERTY HIGHLIGHTS

BULLET POINTS

- County: Riverside
- Type: Retail
- Year Built: 1989
- Year Renovated: 2000
- Metro Area: Riverside-San Bernardino-Ontario

CONTACTS

ANCHOR LEASING

LEASING TEAM

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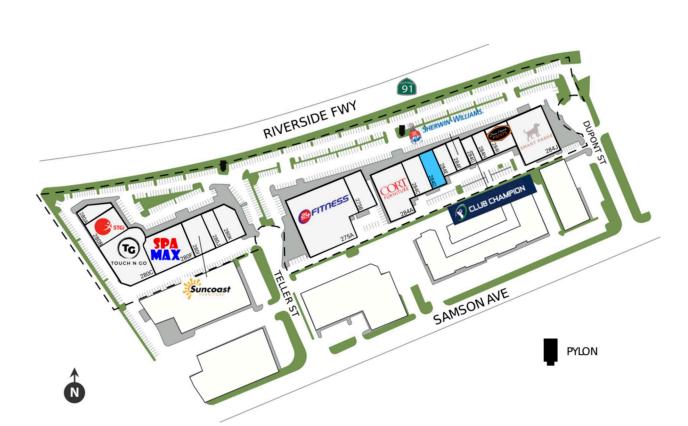
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SUITE	GLA	TENANT	
275A	39,460	24 Hour Fitness	
275B	7,168	Shogun Teppen Steak and Sushi	
280A	4,000	Brazilian Jiu-Jitsu	
280B	13,692	STG International	
280C	18,278	Touch N Go Soccer	
280F	17,400	Spa Max	
2801	9,020	Suncoast Furniture	
280J	4,373	Kid's Park	
280K	6,908	Carpet One	
284A	15,145	Cort Furniture	
284C	10,322	Alexander's Salon and Spa	
284D	7,138	Available	
284E	4,970	The Body Bar IE	
284F	4,923	Sherwin-Williams	
284G	3,432	Club Champion	
284H	4,750	Elite Crete	
2841	7,200	Dunn-Edwards Paints	
284J	19,816	Smart Parke	

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