

AL SHAM MEDITERANEAN KITCHEN Near 91 and 71 Freeways



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CA-DRE# 01463387 NV LIC# BUSB.7238, S.201495



OFFERING SUMMARY

Location

Al Sham Mediterranean Kitchen

2721 Green River Rd, #D101
Corona CA 92882

Offering Summary

Price **\$150,000**

Building Size 2,100 SF

Lease Term

Lease Term 11 year

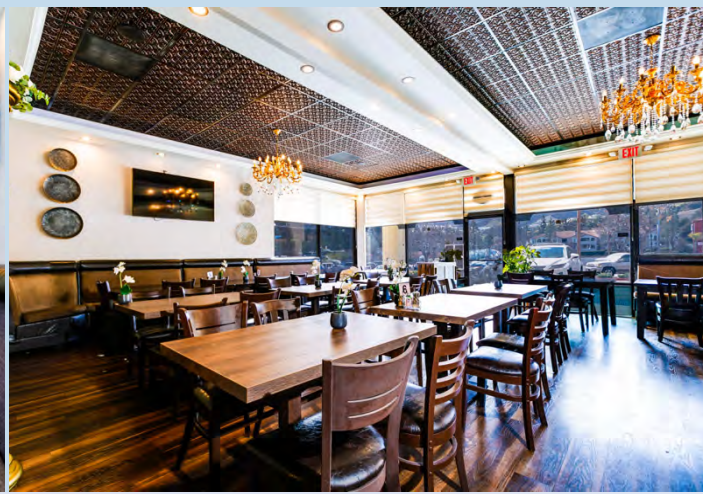
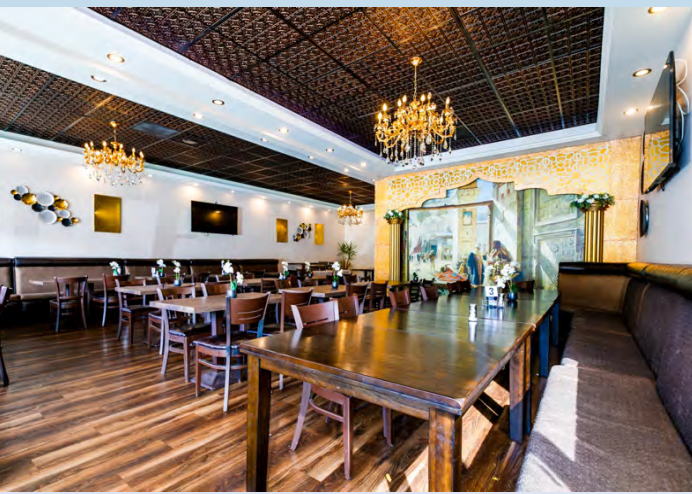
Rent \$7,047 including CAM charges



INVESTMENT HIGHLIGHTS

Al Sham Mediterranean Kitchen

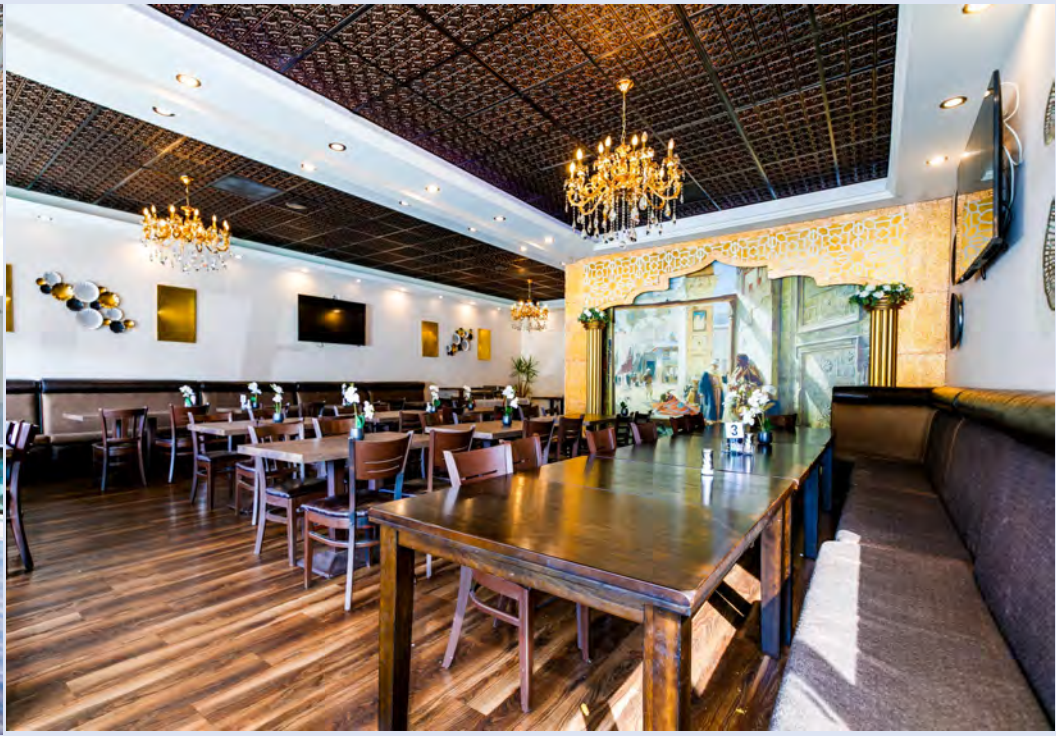
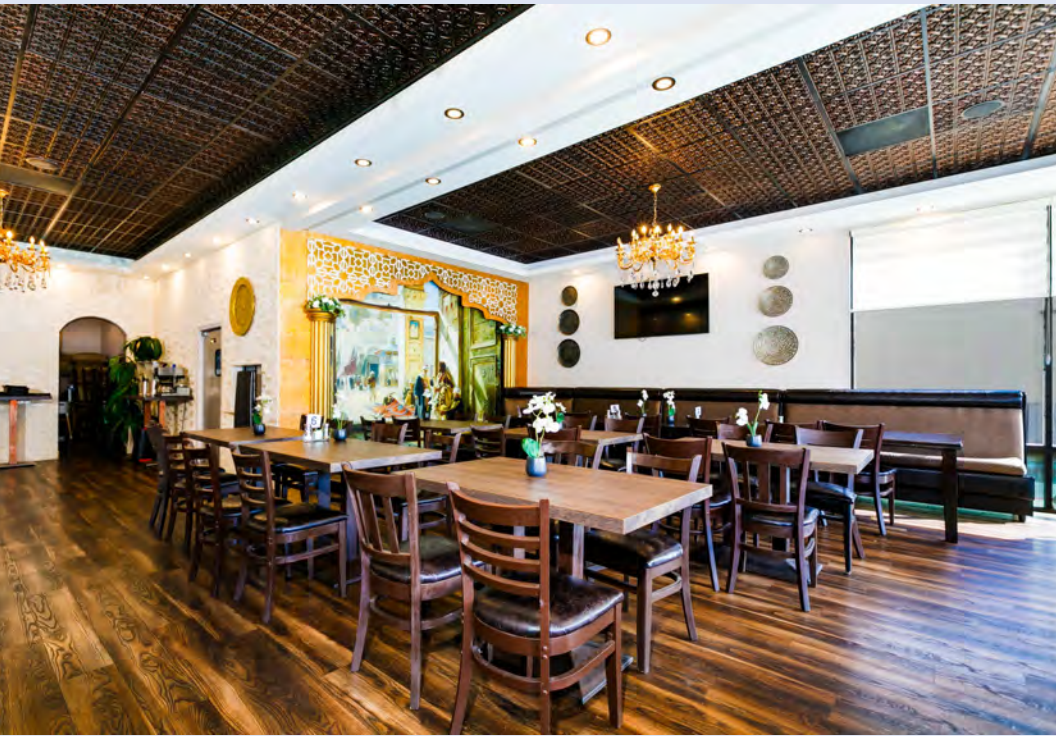
- Discover **Al Sham Kitchen**, a family-friendly restaurant offering authentic, traditional Mediterranean dishes made with the finest ingredients. Since opening in 2021, we've proudly served the Corona community with a wide variety of healthy, vegan, vegetarian, and non-vegetarian options, all crafted with care and flavor.
- **Convenient Location**
Located in the Sierra Del Oro Town Center, adjacent to Ralphs, Al Sham Kitchen is just minutes from the 71 and 91 freeways, making it an easy stop for locals and commuters alike.
- **Spacious & Elegant Dining**
Enjoy your meal in an elegantly decorated space with a large seating capacity, ideal for family diners, group gatherings, or casual dining.
- **Business Potential**
 - Open 7 days to instantly boost profits. Currently closed on Mondays
 - Equipped with a walk-in cooler for streamlined kitchen operations.
 - Growing customer base and strong community support since launch.
 - Join the many satisfied guests who call Al Sham Kitchen their go-to spot for Mediterranean flavors with a healthy twist.



AERIAL OVERVIEW



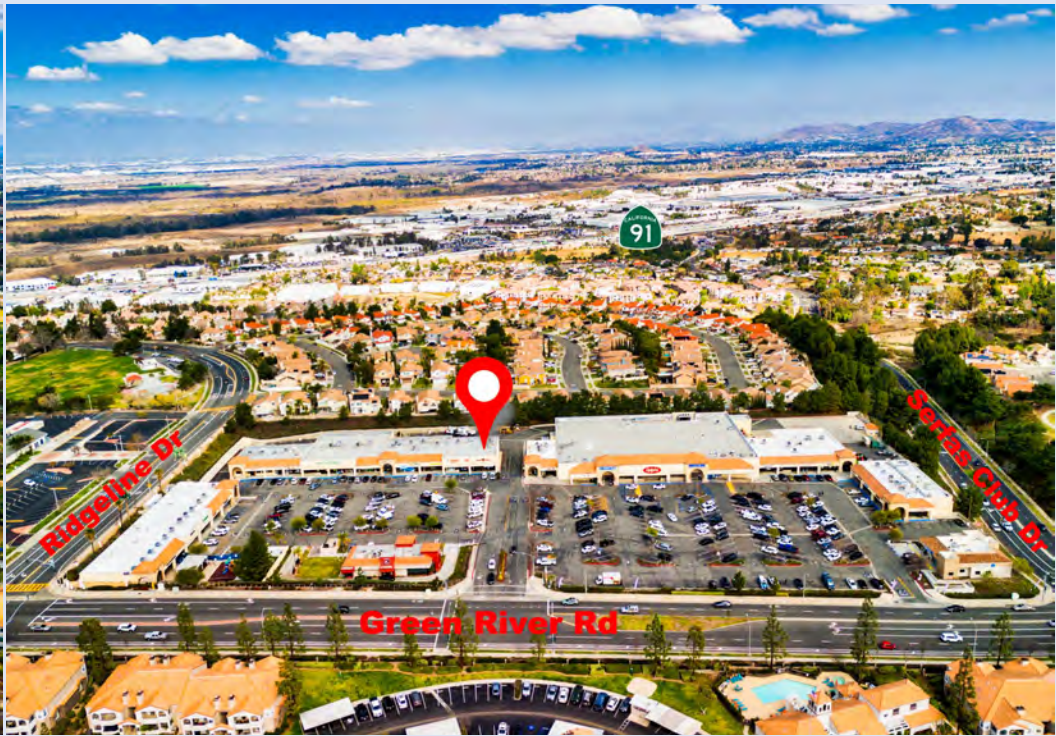
INTERIOR VIEWS



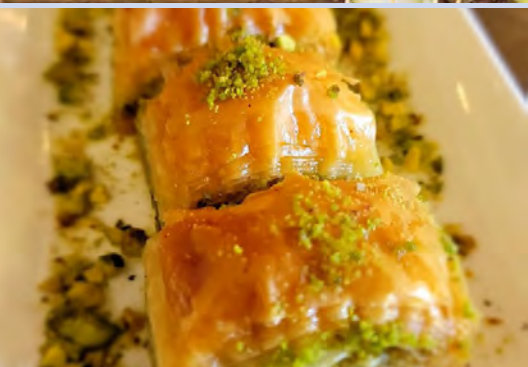
EXTERIOR VIEWS



AERIAL VIEWS



MENU



DEMOGRAPHICS

		3 miles	5 miles	10 miles
POPULATION				
	2024 Population	61,616	144,951	566,568
	Median Age	36	36.7	37.3
	Bachelors' Degree Higher Education	24%	27%	33%
INCOME				
	Average House Income	\$114,077	\$119,588	\$133,670
HOUSING				
	Median Home Value	\$638,910	\$656,000	\$701,301
	Median Home Year Built	1983	1986	1990
HOUSEHOLDS				
	2024 Households	18,275	41,726	167,258
	Average Household Size	3.3	3.2	3.2
	Average Household Vehicles	2	2	2
HOUSING OCCUPANCY				
	Owner Occupied Households	66%		
	Renter Occupied Households	34%		
TRAFFIC				
	Green River Rd and Ridgeline Dr NW	14,312	2022	
	Serfas Club Dr and Green River Rd SW	9,944	2022	
DAYTIME EMPLOYMENT				
	Employees	23,977	60,776	174,761
	Businesses	2,594	7,005	22,292

SNAPSHOT



144,951

POPULATION 5 mile



\$119,588

INCOME 5 mile



\$656,000

HOME VALUE 5 mile



14,312

TRAFFIC Vehicles Per Day

Information has been secured from several sources. All viewers are advised they must verify with their own advisors, experts, consultants and resources for the accuracy and up to date information. We make no representations or warranties, express or implied as to the accuracy of the information. Viewers bear all risk for any inaccuracies

AREA OVERVIEW

CORONA, CA

Corona Corona is a vibrant, culturally diverse community located in the heart of Southern California at the junction of the 91 and 15 freeways with a population of over 160,000 residents.

The City limits encompass 39.2 square miles. 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.

(Spanish for "Crown") is a city in northwestern Riverside County, California, United States. Corona is surrounded by Riverside to the east, Norco to the north and northeast, Yorba Linda to the northwest, Cleveland National Forest and the Santa Ana Mountains to the west, southwest, and south. Several unincorporated communities are along the rest of the city's borders. Downtown Corona is approximately 48 miles (77 km) southeast of Downtown Los Angeles and 95 miles (153 km) north-northwest of San Diego.

Corona, located along the western edge of Southern California's Inland Empire region, is known as the "Circle City" due to Grand Boulevard's 3 mi (4.8 km) circular layout. It is one of the most residential cities in the Inland Empire, but also has a large industrial portion on the northern half, being the headquarters of companies such as Fender Musical Instruments Corporation, Monster Beverage Corporation, and supercar manufacturer Saleen.

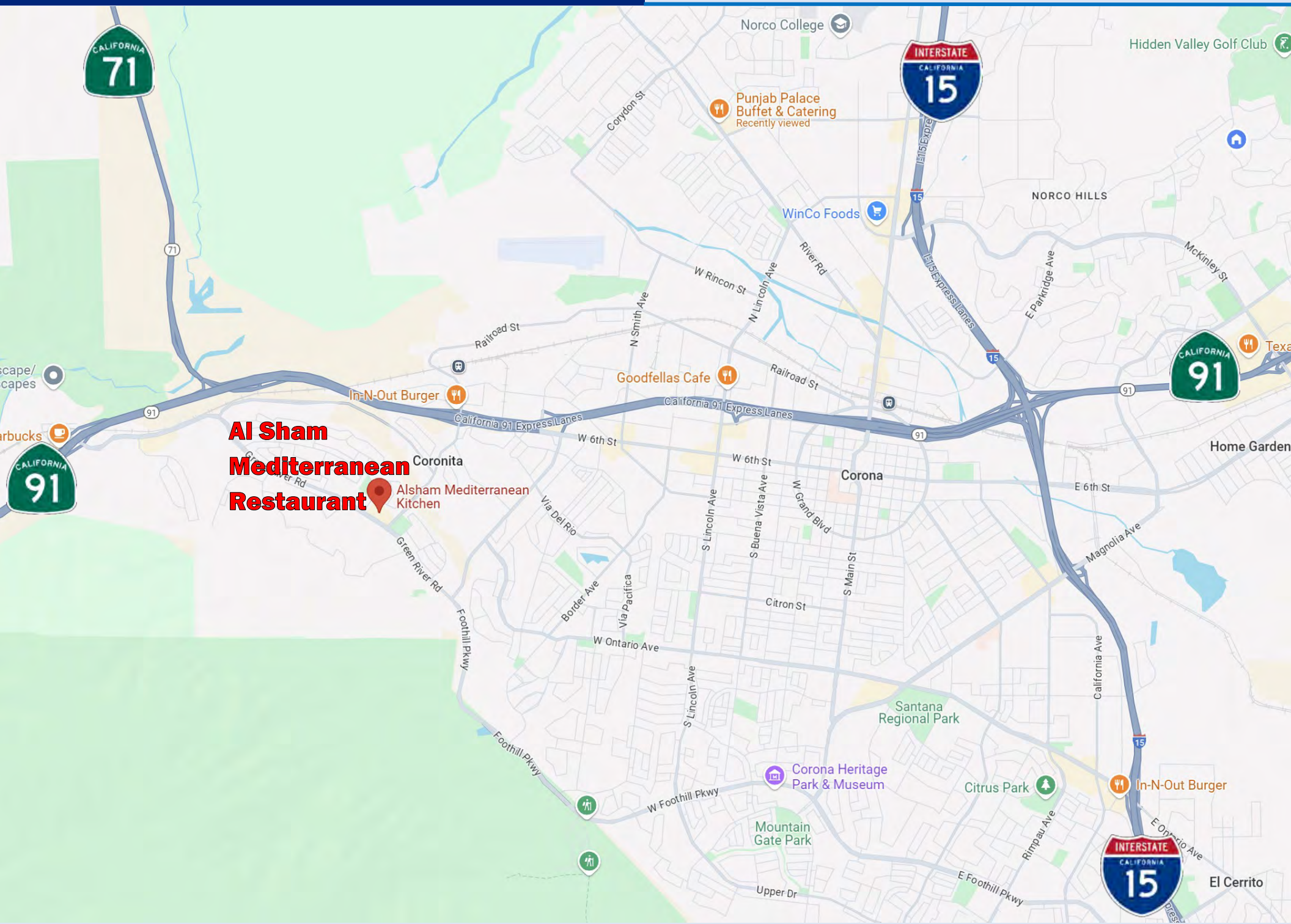
ETYMOLOGY

Corona is Spanish for *crown* or *wreath*. Originally called **South Riverside**, citizens wanted to distinguish their city from the larger city of Riverside to the north. When it came time to incorporate the city a number of different names were considered, but the name Corona was chosen to play upon a unique feature of the city, the one-mile diameter drive that circled the center of the town.

THINGS TO SEE IN CORONA AND SURROUNDING AREA'S



REGIONAL MAP



Presented By:

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Each party is advised to consult their own advisors, consultants, experts to conduct its own independent investigation and due diligence

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