

CRISPY CHICKEN - Corona CA

Price adjusted for Quick Sale



Stock picture

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21 COMMERCIAL

OFFERING SUMMARY

Location

Crispy Chicken

1102 S Main St, Suite B
Corona CA 92882

Offering Summary

Price	\$69,000
Building Size	1,471 SF
Parking's	8
Seating Capacity	35
Kitchen Hood	10ft approximately

Lease Term

Lease Term	2035	Lease ends in September
Rent	\$3,100	
CAM	\$510	includes water, landscape

- **Business is being sold as-is**
- **Price adjusted for quick sale**
- **NO financials available**



INVESTMENT HIGHLIGHTS

- **Turnkey Restaurant Opportunity** – Fully operating fried chicken restaurant with established equipment and kitchen infrastructure.
- **Prime Main Street Location** – Located in the heart of Corona with strong daily traffic and high neighborhood visibility.
- **High Traffic Corridor** – Main Street is one of the primary commercial corridors serving residents and commuters traveling through the city.
- **Growing Trade Area** – Corona continues to experience strong population growth and residential development in the surrounding region of Riverside County.
- **Turnkey Kitchen Setup** – Includes commercial fryers, hood system, refrigeration, prep areas, and POS setup allowing immediate operation.
- **Strong Demographics** – Large residential population within a short drive creating strong take-out and delivery demand.

Business Overview

Crispy Chicken Kitchen is a neighborhood quick-service restaurant specializing in crispy fried chicken meals, sandwiches, and combo plates. The restaurant benefits from a visible Main Street location surrounded by residential neighborhoods, schools, and retail centers.

The restaurant is positioned to serve dine-in, take-out, and delivery customers with strong demand for fast casual dining options in the area.

Location Overview

Corona is one of the fastest growing cities in Inland, Southern California and part of the highly populated Inland Empire region.

- Key highlights of the area include:
- Population of over 160,000 residents
 - Rapid residential growth and new housing developments
 - Access to major freeways including **91 and 15**
 - Strong commuter base traveling to nearby employment centers
 - The city is centrally located between major Southern California markets including: **Riverside • Anaheim • Los Angeles**

Nearby Demand Drivers

Major local traffic generators include:

- Corona Regional Medical Center
- Corona-Norco Unified School District schools
- Downtown Corona retail corridor
- These drivers provide consistent demand for **lunch, dinner, and take-out food options.**
- High-density residential communities

Restaurant Features

- Commercial hood and ventilation system
- Deep fryers and commercial cooking equipment
- Refrigerator and freezer
- Prep kitchen and storage areas
- POS system and service counter
- Customer dining area
- The layout allows efficient service for both dine-in and take-out orders.

Growth Opportunities

The restaurant offers multiple growth opportunities including:

- Expanding delivery through platforms like DoorDash, Uber Eats, and Grubhub
- Catering for local offices and schools
- Adding specialty menu items or combos

Market Opportunity

The fast casual and quick-service restaurant segment continues to see strong consumer demand driven by:

- Convenience dining trends
- Growth of food delivery services
- Increasing demand for specialty fried chicken concepts
- Busy commuter populations
- This location provides an opportunity for an operator to **increase sales through improved marketing, menu expansion, and delivery services.**

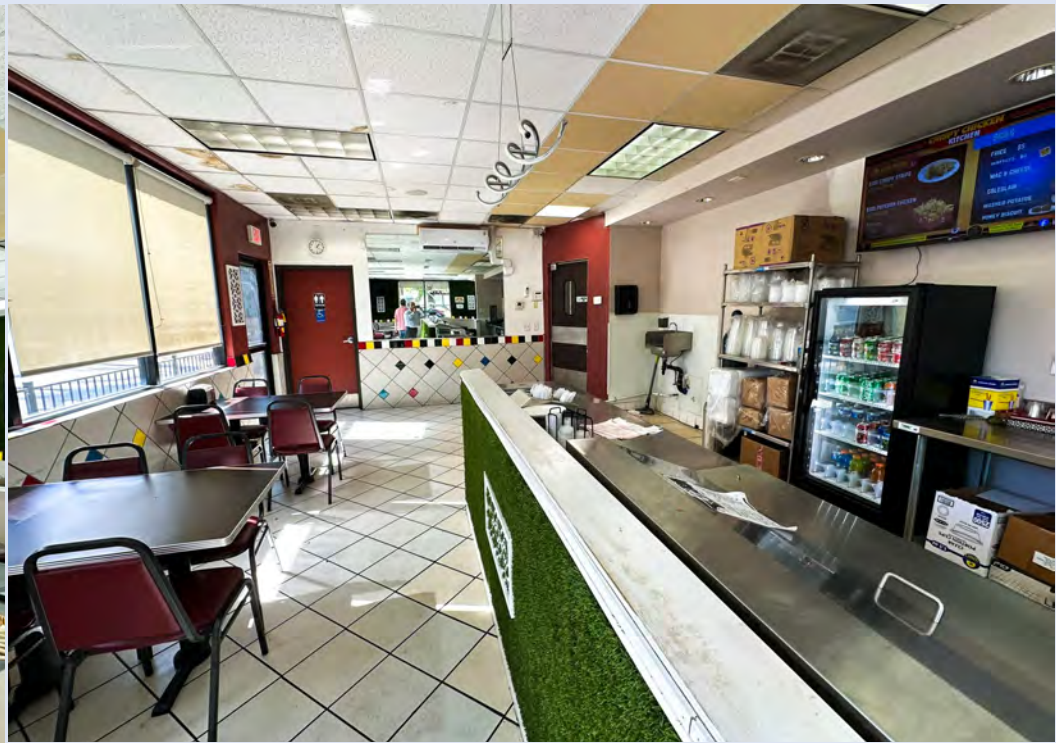
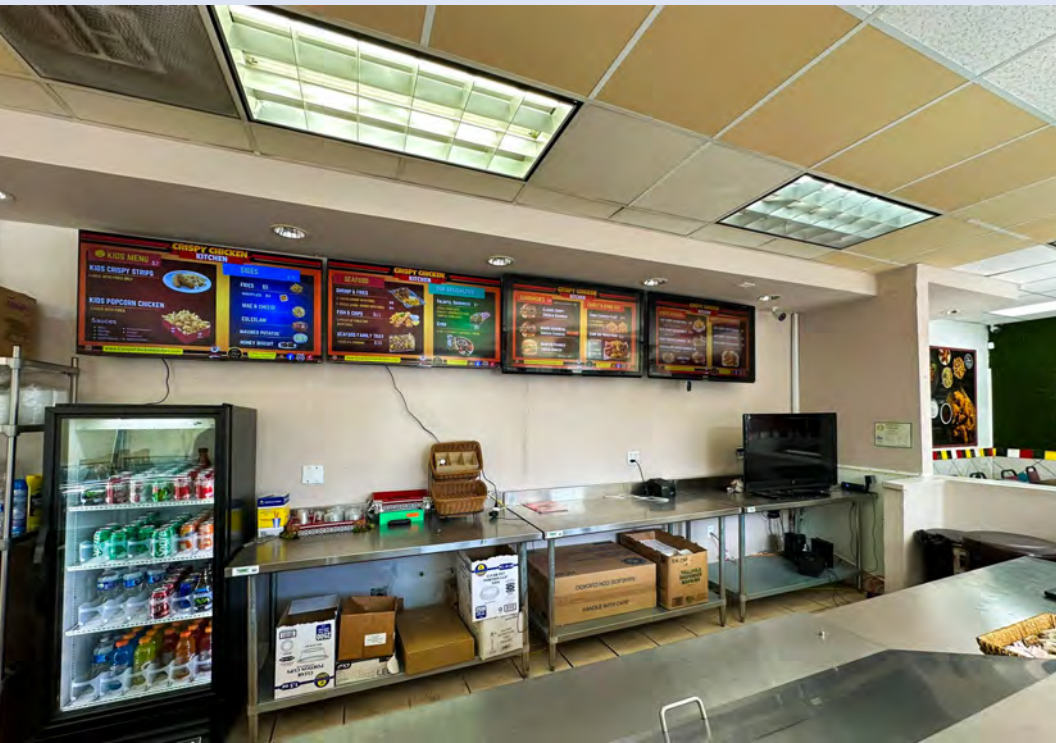
INTERIOR VIEWS



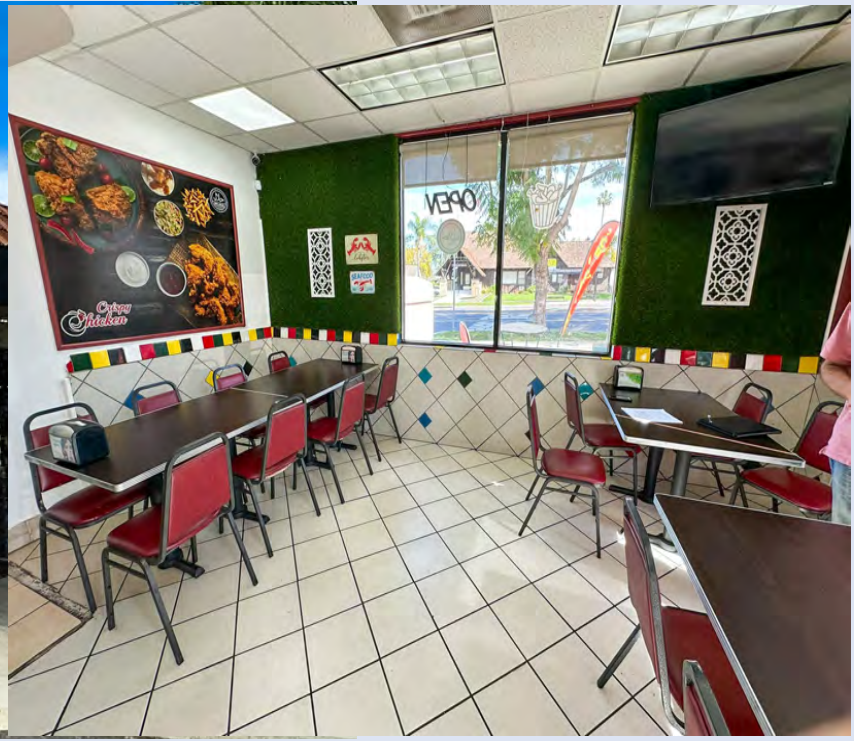
INTERIOR VIEWS



INTERIOR VIEWS



INTERIOR - EXTERIOR VIEWS



MENU



KITCHEN VIEWS



KITCHEN VIEWS



DEMOGRAPHICS

		3 miles	5 miles	10 miles
POPULATION				
	2024 Population	131,670	207,340	569,312
	Median Age	35.7	36.7	35.9
	Bachelors' Degree Higher Education	24%	25%	27%
INCOME				
	Average House Income	\$111,201	\$118,034	\$123,227
HOUSING				
	Median Home Value	\$626,800	\$641,867	\$638,931
	Median Home Year Built	1986	1987	1990
HOUSEHOLDS				
	2024 Households	37,612	59,033	162,823
	Average Household Size	3.3	3.2	3.3
	Average Household Vehicles	2	2	2
HOUSING OCCUPANCY				
	Owner Occupied Households	66%		
	Renter Occupied Households	34%		
DAYTIME EMPLOYMENT				
	Employees	63,559	90,130	160,900
	Businesses	7,116	10,468	20,712
TRAFFIC				
	Collection Street	Cross Street	Traffic	Year
	S Main St	W 9th St S	19,758	2025
	S Main St	W Francis St N	20,028	2025
	S Main St	E 6th St S	29,840	2025
	E Grand Blvd	S Victoria Ave E	7,265	2025

SNAPSHOT



207,340

POPULATION 5 mile



\$118,034

INCOME 5 mile



\$641,867

HOME VALUE 5 mile



20,028

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.

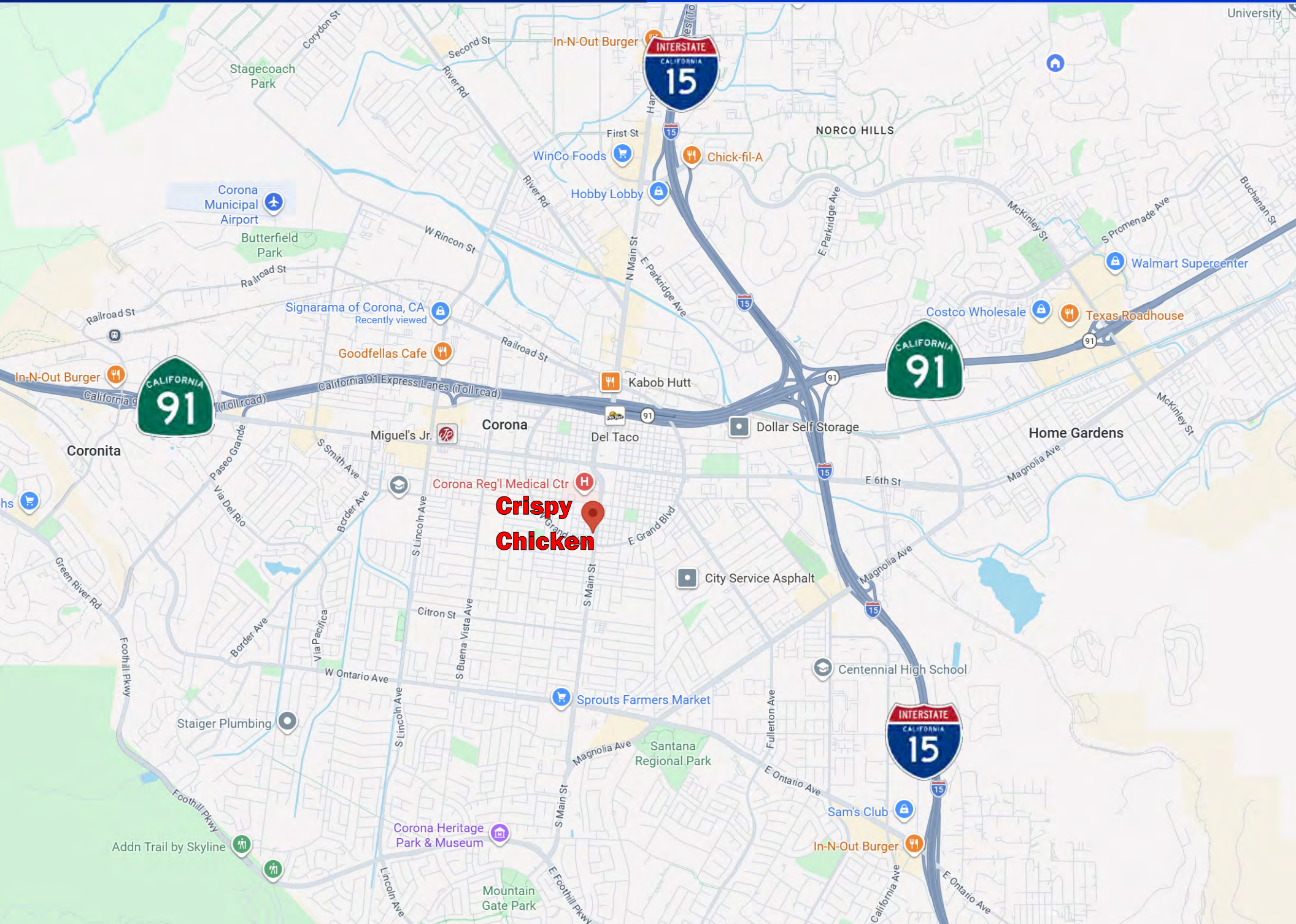
ETYMOLOGY

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



REGINAL MAP



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

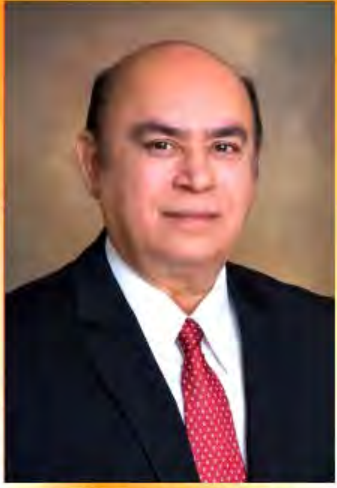
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