

South Indian Authentic Gourmet Food Restaurant

Major McKinley St, 91 Fwy Off Ramp

Food made daily fresh to order



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DRE# 01851484



OFFERING SUMMARY

Location

Dosalicious Restaurant **Authentic South Indian Cuisine**

2284 Griffin Way, Suite 103
Corona CA 92879

Offering Summary

| | |
|------------------|------------------------|
| Price | \$185,000 |
| Building Size | 2,000 SF |
| Lease | 6 Years |
| Rent | \$6,450 per mo |
| Seating Capacity | 73 |
| Open | 6 days, closed Mondays |

Beer & Wine License included

Training included



INVESTMENT HIGHLIGHTS

South Indian Authentic Gourmet Food, Made Daily Fresh

Prime Location: McKinley Offramp, 91 Freeway near 15 Freeway

- SOUTH INDIAN AUTHENTIC GOURMET FOOD, MADE DAILY FRESH TO ORDER
- BEE & WINE LICENSE INCLUDED
- Prime Location Near 91 Freeway and 15 Freeway
- A Rare Opportunity to Own a Thriving Business in a High-Traffic Area
- Indulge in the vibrant and flavorful world of South Indian cuisine, expertly crafted a this restaurant. The menu boasts freshly made dishes prepared to order, catering to both vegetarian and non-vegetarian palates. Signature offerings include aromatic curries, diverse rice blends, the iconic dosas, flaky parottas, savory uthappam, tempting appetizers, decadent desserts, and much more. The restaurant's commitment to authenticity and quality has won the hearts of loyal customers.
- Strategically positioned at a major off-ramp of the 91 Freeway, this restaurant enjoys unparalleled visibility and accessibility. It is situated within a bustling shopping center, surrounded by major anchors such as Walmart, Costco, Home Depot, fitness centers, grocery stores, and popular retail outlets. With daily traffic exceeding 50,000 vehicles, this location promises a steady stream of potential customers. It's also conveniently located within walking distance of other high-footfall establishments, ensuring a constant influx of diners.
- Strong Business Growth and Loyal Following
- This restaurant has not only met but exceeded initial expectations, quickly becoming a beloved dining destination in the community.
- Customer demand continues to grow, especially for catering services, party orders, and special events. The current owner has been unable to meet the overwhelming demand, presenting an immediate opportunity for expansion and increased profitability.
- With minimal effort, this restaurant has the potential to boost its revenue by 15–20%. Simply opening on Mondays and extending lunch hours would attract more patrons and better serve the existing demand. The groundwork for success is already laid out; all it needs is an owner ready to take it to the next level.

NDA Link: bashirtariq.com/nda-form



AERIAL OVERVIEW



AERIAL OVERVIEW



AERIAL OVERVIEW



EXTERIOR - INTERIOR VIEWS



EXTERIOR - INTERIOR VIEWS



TUNNEL VIEWS



DEMOGRAPHICS

| | | 3 miles | 5 miles | 10 miles |
|--------------------|------------------------------------|-----------|-----------|-----------|
| POPULATION | | | | |
| | 2024 Population | 103,399 | 273,238 | 663,550 |
| | Median Age | 35.5 | 35.6 | 35.8 |
| | Bachelors' Degree Higher Education | 21% | 21% | 25% |
| INCOME | | | | |
| | Average House Income | \$102,107 | \$108,689 | \$118,051 |
| HOUSING | | | | |
| | Median Home Value | \$527,772 | \$580,639 | \$600,303 |
| | Median Home Year Built | 1986 | 1983 | 1986 |
| HOUSEHOLDS | | | | |
| | 2024 Households | 30,867 | 77,363 | 188,702 |
| | Average Household Size | 3.2 | 3.3 | 3.3 |
| | Average Household Vehicles | 2 | 2 | 2 |
| HOUSING OCCUPANCY | | | | |
| | Owner Occupied Households | 61% | | |
| | Renter Occupied Households | 39% | | |
| DAYTIME EMPLOYMENT | | | | |
| | Employees | 49,132 | 109,300 | 202,241 |
| | Businesses | 6,412 | 13,851 | 25,669 |
| TRAFFIC | | | | |
| | McKinley St and Griffen Way NW | 50,208 | 2025 | |
| | 91 Freeway and McKinley St SW | 225,996 | 2025 | |
| | McKinley St and Sampson S | 38,943 | 2025 | |
| | | | | |
| | | | | |

SNAPSHOT



273,238

POPULATION 5 mile



\$108,689

INCOME 5 mile



\$580,639

HOME VALUE 5 mile



50,208

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 (Spanish for "Crown") is a city in northwestern Riverside County, California, United States, directly bordering Orange and San Bernardino counties. Its current mayor is Jim Steiner. Corona is surrounded by Riverside to the east, Norco to the north and north-east, 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) south-east 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

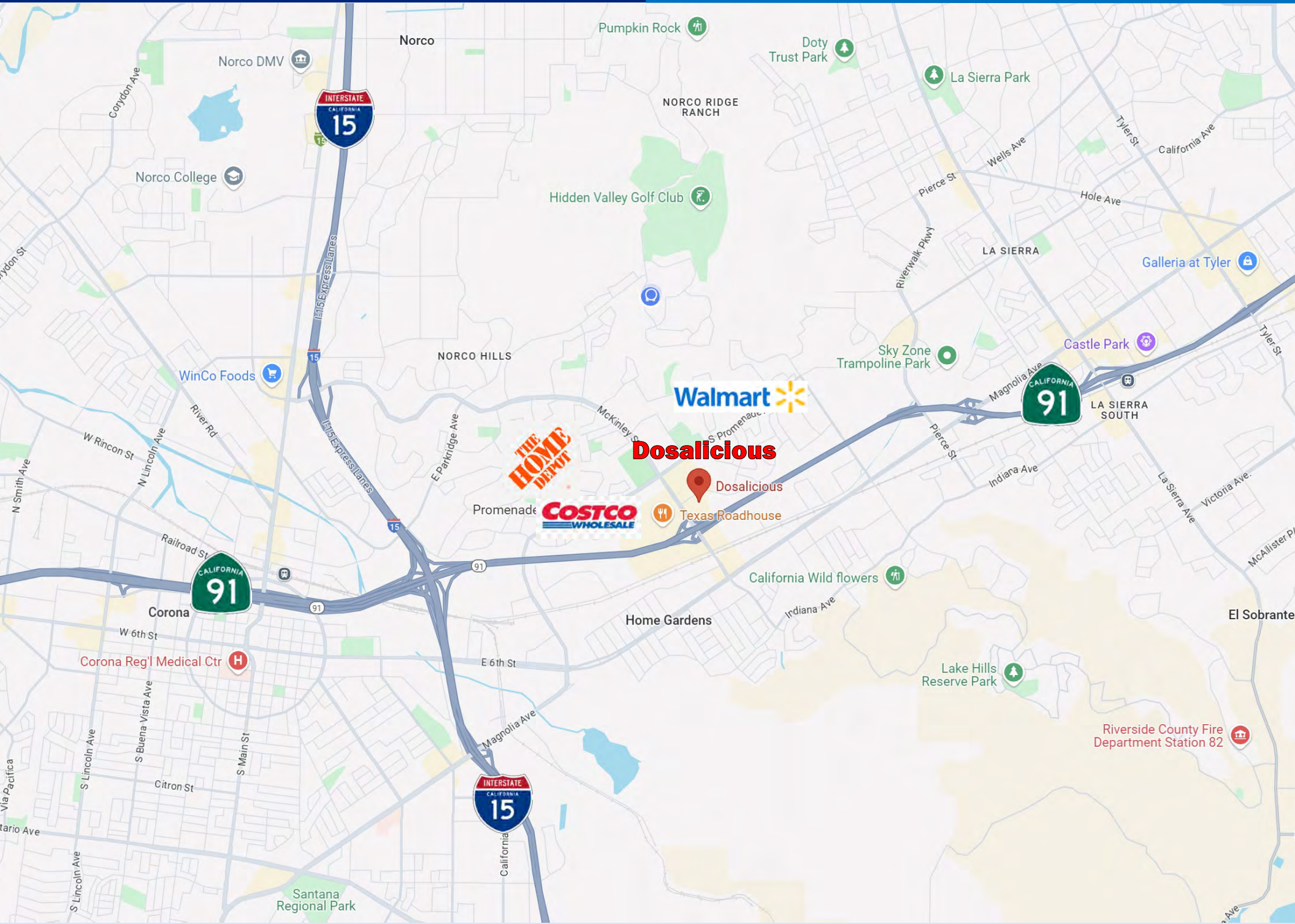
Corona is Spanish for *crown* or *wreath*. Originally called **South Riverside**, citizens wanted to distinguish their city from the larger city of Riverside to the north. When it came time to incorporate the city a number of different names were considered, but the name Corona was chosen to play upon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

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.

THINGS TO SEE & DO IN CORONA AND VACINITY



REGIONAL MAP



Presented By:



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