

# Gourmet Middle Eastern - South Asian Deli Major Intersection Corona



**Bashir Tariq 951-269-3000**

BashirTariq@msn.com  
DRE# 01851484

21 COMMERCIAL

# OFFERING SUMMARY

## Location

### Mauza Palm Main St Deli

Mediterranean and South Asian Gourmet Deli

175 E. Ontario Ave, Suite 102

Corona CA 92879



## Offering Summary

**Price** **\$98,000**

Building Size 1,100 SF

Seating 22 inside

## Lease Term

Lease Term 4 years with option

Rent \$4,766

## Grill Addition Possible

**Seller has the estimates to add the Grill.**

Buyer to check with City and other authorities for requirements



# INVESTMENT HIGHLIGHTS

**Rare opportunity in the heart of Corona at a signalized corner of two major freeway off-ramps at Main St & Ontario Ave**

**High Visibility, High Traffic Exposure, Easy Access, and Densley Populated Area**

**Healthy choice an alternative to fast food at affordable price.**

**Where an average person can enjoy to eat at sit-in restaurant for less than most fast foods**

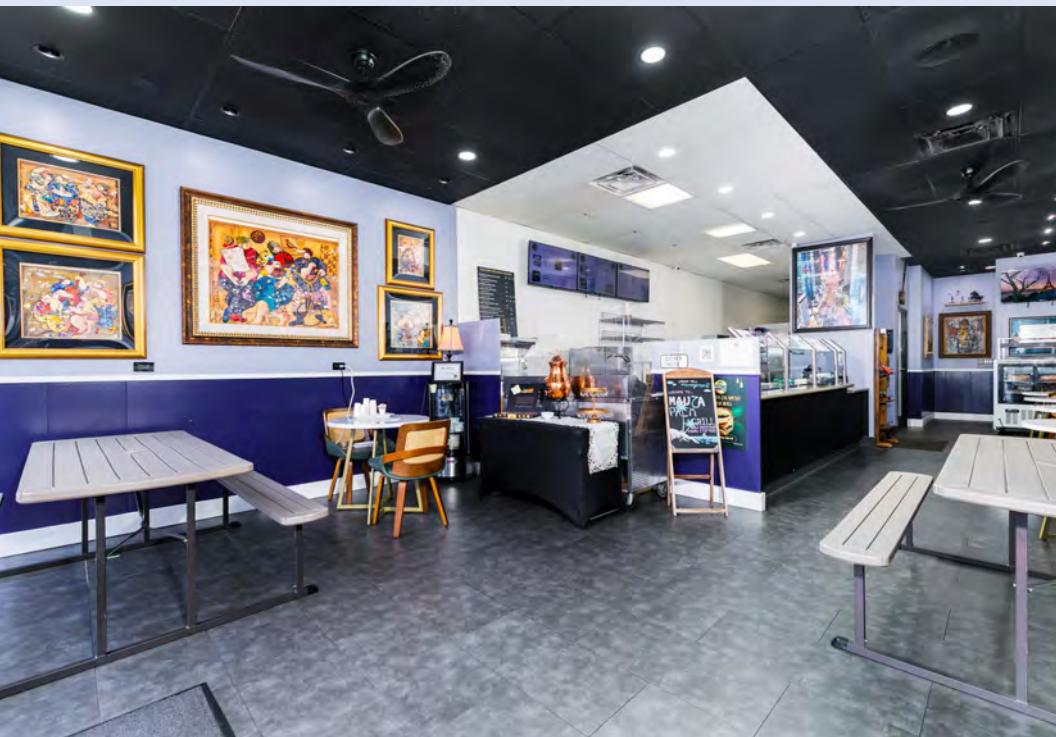
- **Currently operating with Mediterranean and South Asian flavors**
- **Ideal opportunity to continue the existing concept or convert to your own restaurant concept. Multiple cuisine possibilities**
- **Expansion Potential; Addition of a grill is possible. Seller has price quotes available for the grill installation**
- **Mauza Palm currently operate; as A Unique Fusion of Mediterranean and South Asian Flavors. Gourmet blend of Middle Eastern tradition and South Asian delights - where authentic taste meets wholesome ingredients.**
- **Mauza Palm, proudly serve; Zabiha Halal, grass-fed red meats and organic chicken meat, bread, and produce, ensuring freshness and quality in every bite.**
- **Current Menu Includes; Zabiha Halal Organic Chicken & Beef Tikka Rolls, Bun Kebabs, Shawarma Wraps & Sandwiches, Veggie Options**
- **While others raised prices; Mauza Palm remains committed to keeping meal prices affordable, paired with friendly and welcoming service.**
- **Catering services available - Perfect for family gatherings, office events, and celebrations.**
- **City of Corona Spotlight: Mauza Palm Grill has been in the City of Corona Spotlight. Spotlight edition highlights a variety of valuable resources and events designed to support and connect local businesses.**



# AERIAL OVERVIEW



## INTERIOR VIEWS



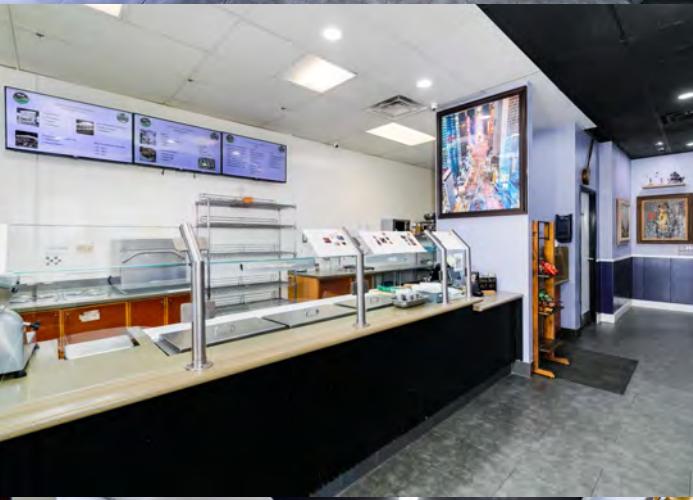
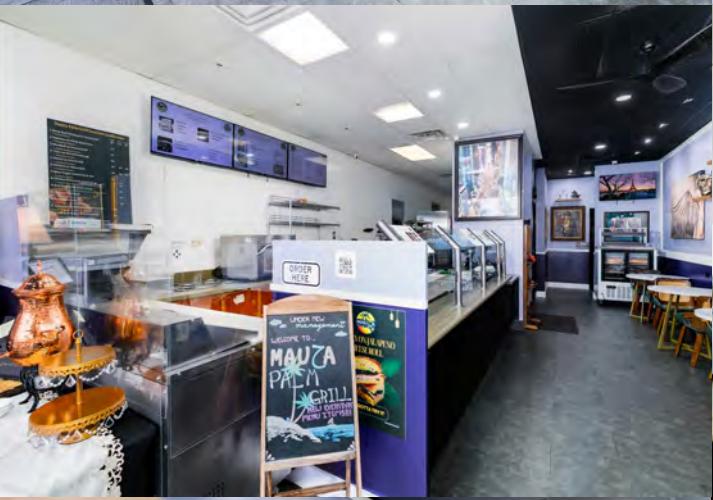
## EXTERIOR VIEWS



# KITCHEN VIEWS



# INTERIOR VIEWS



# MENU



# DEMOGRAPHICS

	3 miles	5 miles	10 miles
<b>POPULATION</b>			
2024 Population	116,442	192,124	530,220
Median Age	35.8	36.6	36
Bachelors' Degree Higher Education	25%	25%	28%
<b>INCOME</b>			
Average House Income	\$112,903	\$118,518	\$123,853
<b>HOUSING</b>			
Median Home Value	\$634,367	\$639,452	\$645,477
Median Home Year Built	1986	1988	1991
<b>HOUSEHOLDS</b>			
2024 Households	33,601	55,589	151,054
Average Household Size	3.3	3.2	3.3
Average Household Vehicles	2	2	2
<b>HOUSING OCCUPANCY</b>			
Owner Occupied Households	65%		
Renter Occupied Households	35%		
<b>DAYTIME EMPLOYMENT</b>			
Employees	56,316	84,489	153,236
Businesses	6,505	9,555	19,818
<b>TRAFFIC</b>			
W Ontario Ave and S Belle Ave W	24,804	2025	
Ontario Ave and Vesper Cir W	28,795	2025	
S Main St and Greengates St N	18,009	2025	
S Main St and Magnolia Ave NE	17,441	2025	

## SNAPSHOT

**192,124**



POPULATION 5 mile

**\$639,452**



INCOME 5 mile

**\$639,452**



HOME VALUE 5 mile

**24,804**



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.

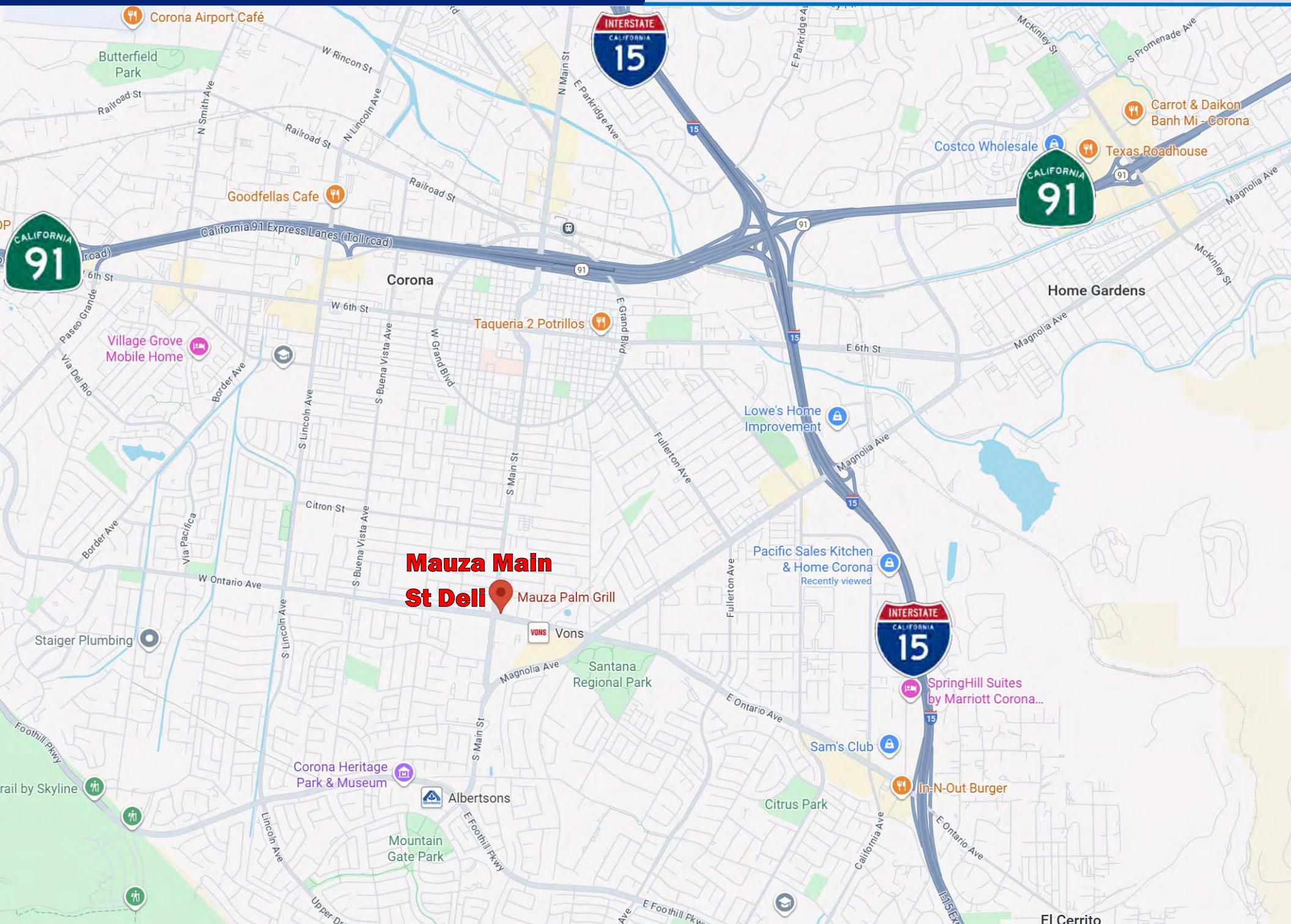
## ETYMOLOGY

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



## Confidentiality & Disclaimer

### Presented By:



### Bashir Tariq

DRE# 01851484 | C21 Corp DRE# 01849354

#### C21 Commercial Director:

#### Business Sales and Commercial Real Estate

15335 Fairfield Ranch Rd, Suite 100, Chino Hills CA 91709

Direct: 951-269-3000 | Email: [BashirTariq@msn.com](mailto:BashirTariq@msn.com)

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**BASHIR TARIQ**  
**951•269•3000**

BashirTariq@msn.com

**DIRECTOR**  
**Business Sales and**  
**Commercial Real Estate**  
**C 21 Commercial | Masters**

CA-DRE# 01851484

15335 Fairfield Ranch Rd, Suite 100, Chino Hills, CA 91709

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**(21) COMMERCIAL**



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