

Previously Approved Tentative Map for 12 Single-Family Lots

SWC Sierra Bella Dr & Green River Rd | Corona, CA 92882

- Lot sizes range from 9,081 SF – 19,198 SF
- Adjacent to Sierra Bella Master Plan Community
- Location provides excellent views, easy access into town, beautiful hiking trails, and many more amenities

ASKING PRICE: \$750,000



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sierra bella
by lennar
139 homes

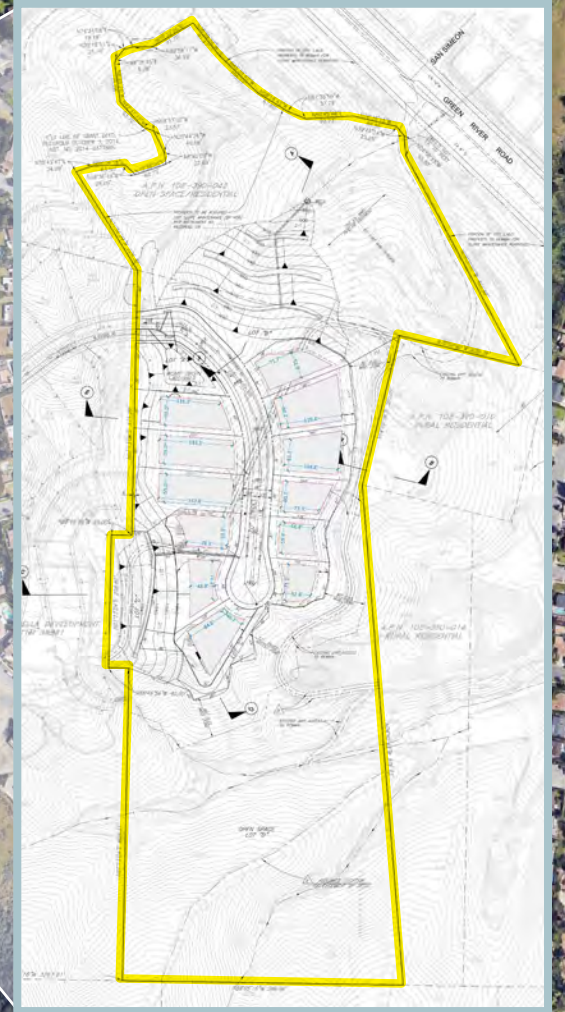
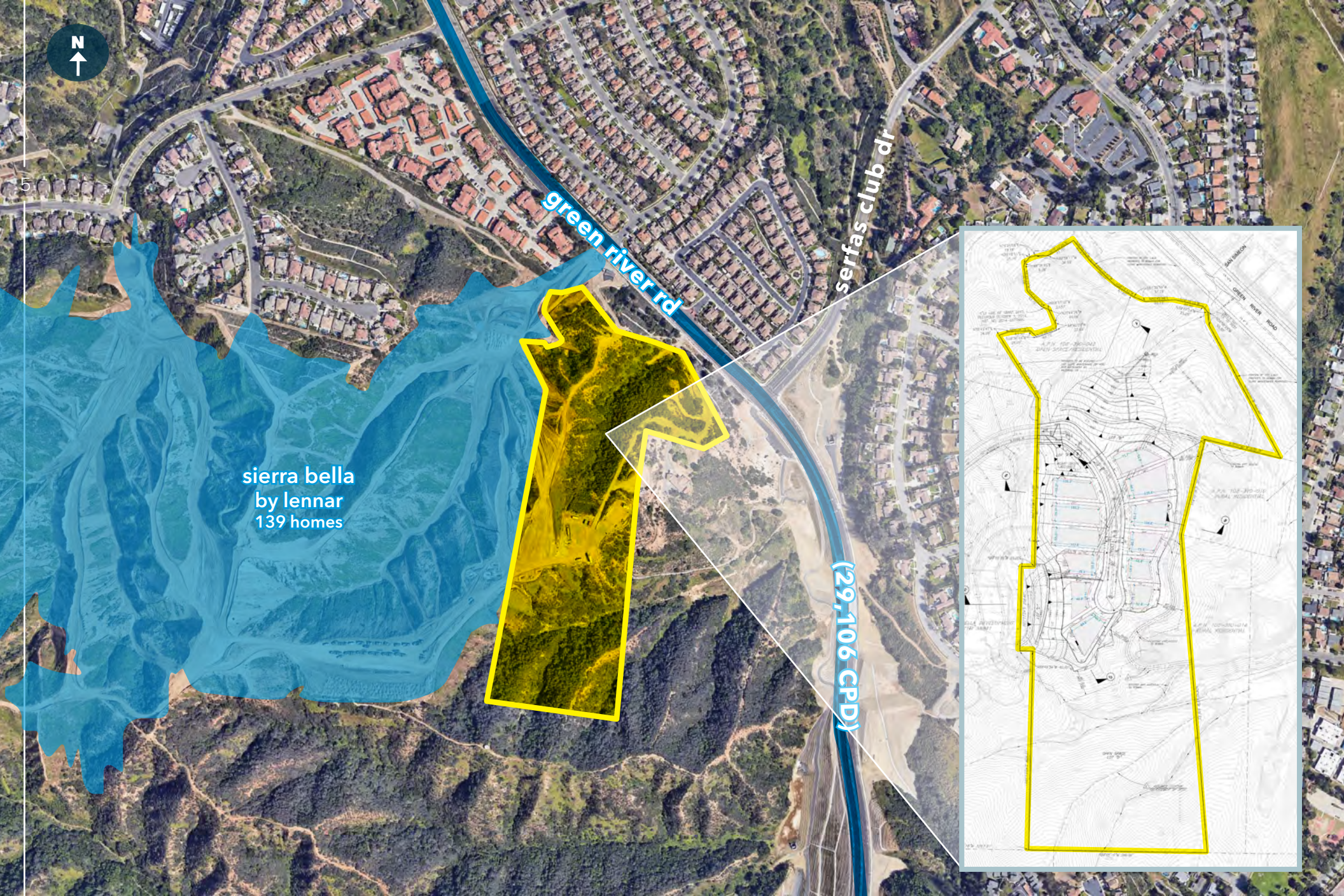


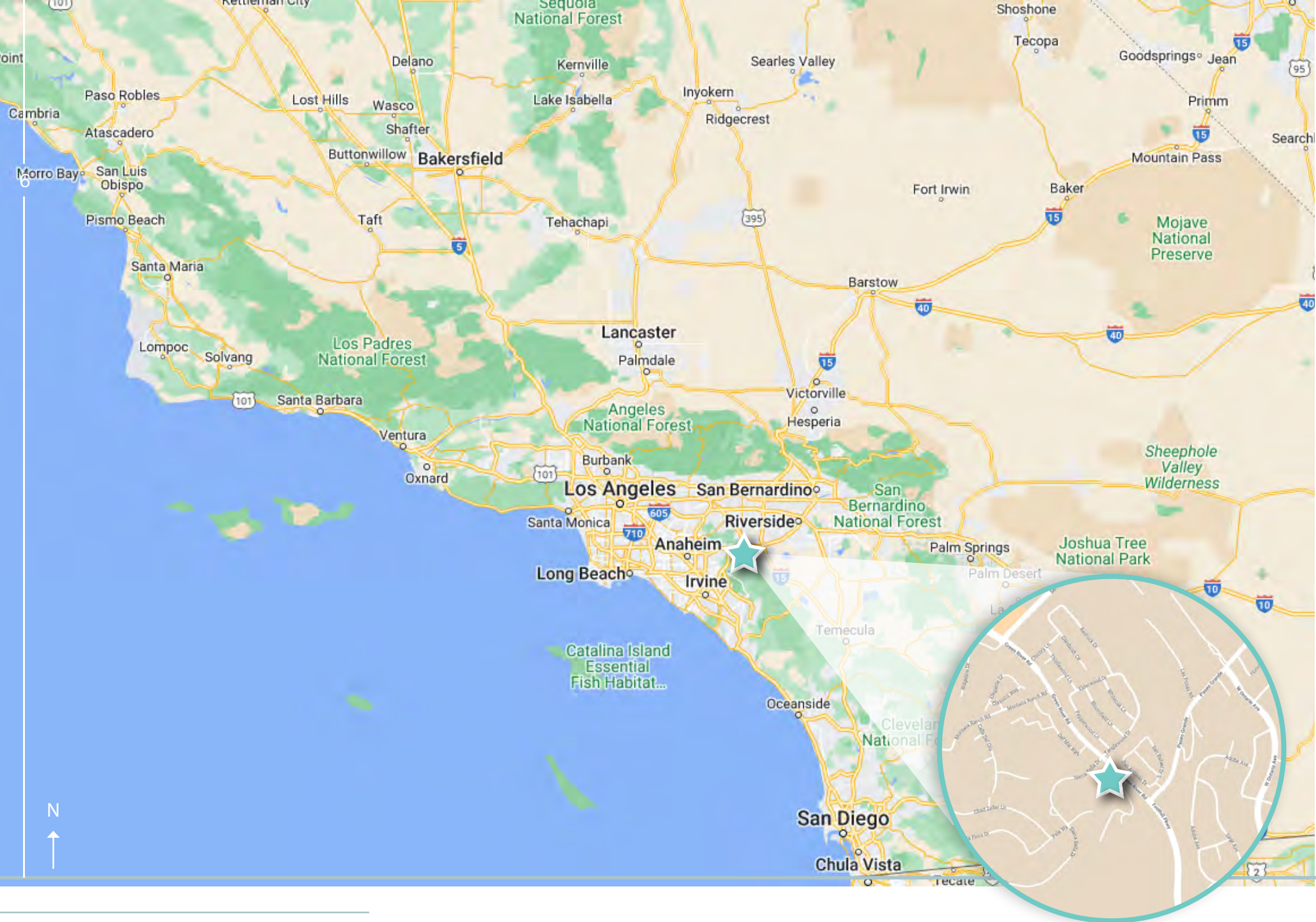
foothill dr

green river rd

29,106 CPD

aerial





location map

property information

location:

The subject property is located on the SWC of Sierra Bella Dr & Green River Rd in Corona, CA. It is approximately 3 miles south of the 91 Freeway, approximately 7 miles west of the I-15, and less than 5 miles from Downtown Corona.

property profile:

The property is immediately adjacent to Sierra Bella by Lennar. A portion of the property is within the Sierra Bella Specific Plan and the remaining portion is within the City of Corona. The location allows a builder to create a private community close to many amenities. The project site offers excellent views, privacy, but easy access to shops, restaurants, and within a close distance to Downtown Corona.

jurisdiction:

City of Corona

APN:

101-460-011 → 15.27 acres
102-390-048 → 6.28 acres
TOTAL → 21.55 acres

zoning:

Sierra Bella Specific Plan- Low Density Residential (LDR 2) & Open Space

general plan:

Rural Residential and Open Space (RR2 & OS)

maximum height:

15'

Entitlement Status:

The subject property previously had an Approved Tentative Map for 12 single-family lots. The map recently expired in August 2023 and does not have any more extensions. The City of Corona is willing to work with a buyer to expedite the approval process.

school district:

Corona/Norco Unified School District

services:

Water/Sewer:	City of Corona
Gas:	Southern California Gas
Electric:	Southern California Edison
Fire:	City of Corona Fire Department
Police:	City of Corona Police Department

Asking Price:

\$750,000



CLICK TO VIEW DOCUMENTS



Sierra Bella CCRs

Sierra Bella Certification

Sierra Bella Environmental

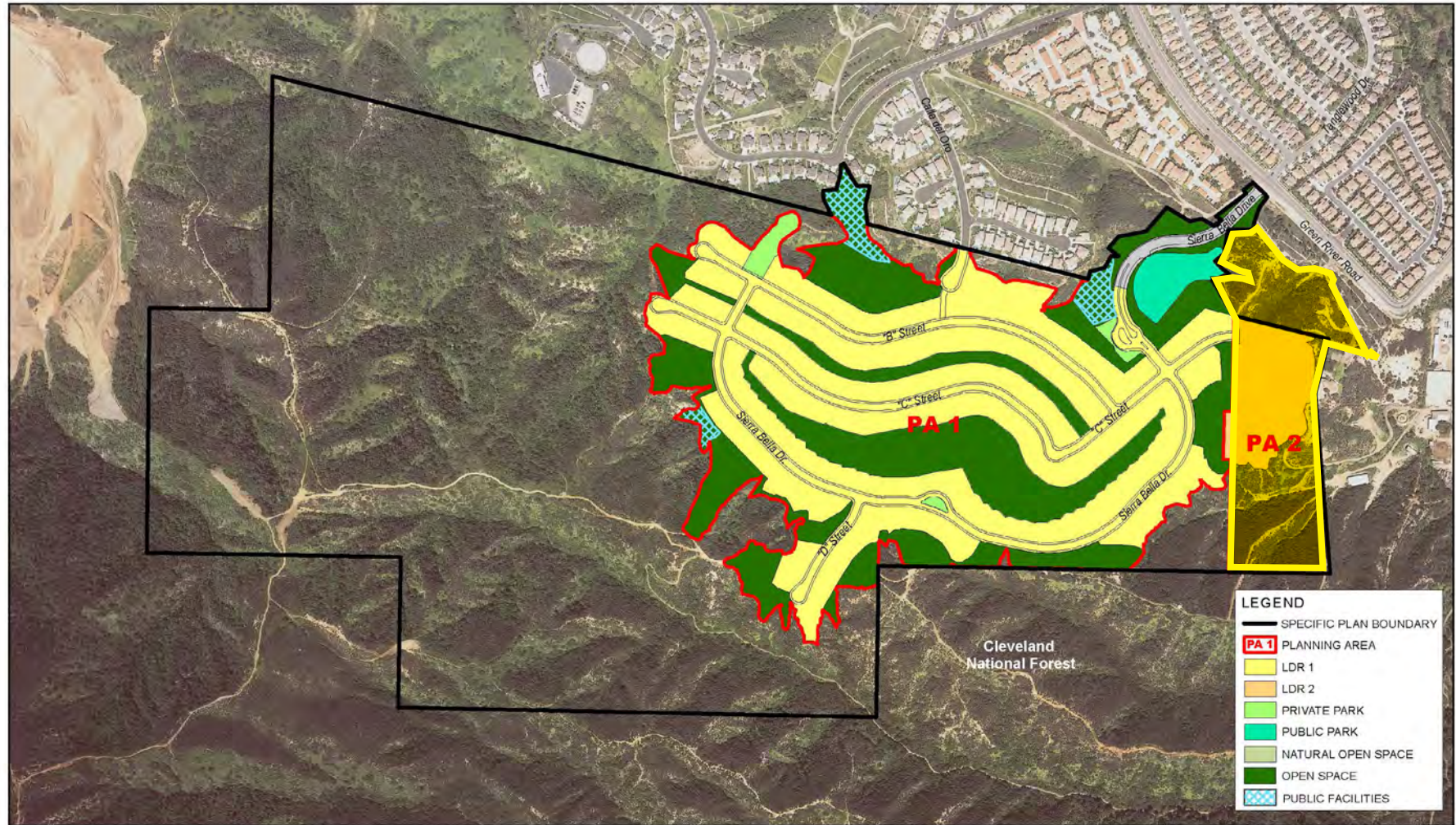
Sierra Bella HOA

Sierra Bella Cultural Study



sierra bella specific plan boundary

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SIERRA BELLA SPECIFIC PLAN

Exhibit 3-1
LAND USE PLAN



RESIDENTIAL Summary Statistics

High
LP:\$1,498,000
SP:\$1,471,500

Low
\$1,249,000
\$1,125,000

Average
\$1,368,712
\$1,329,709

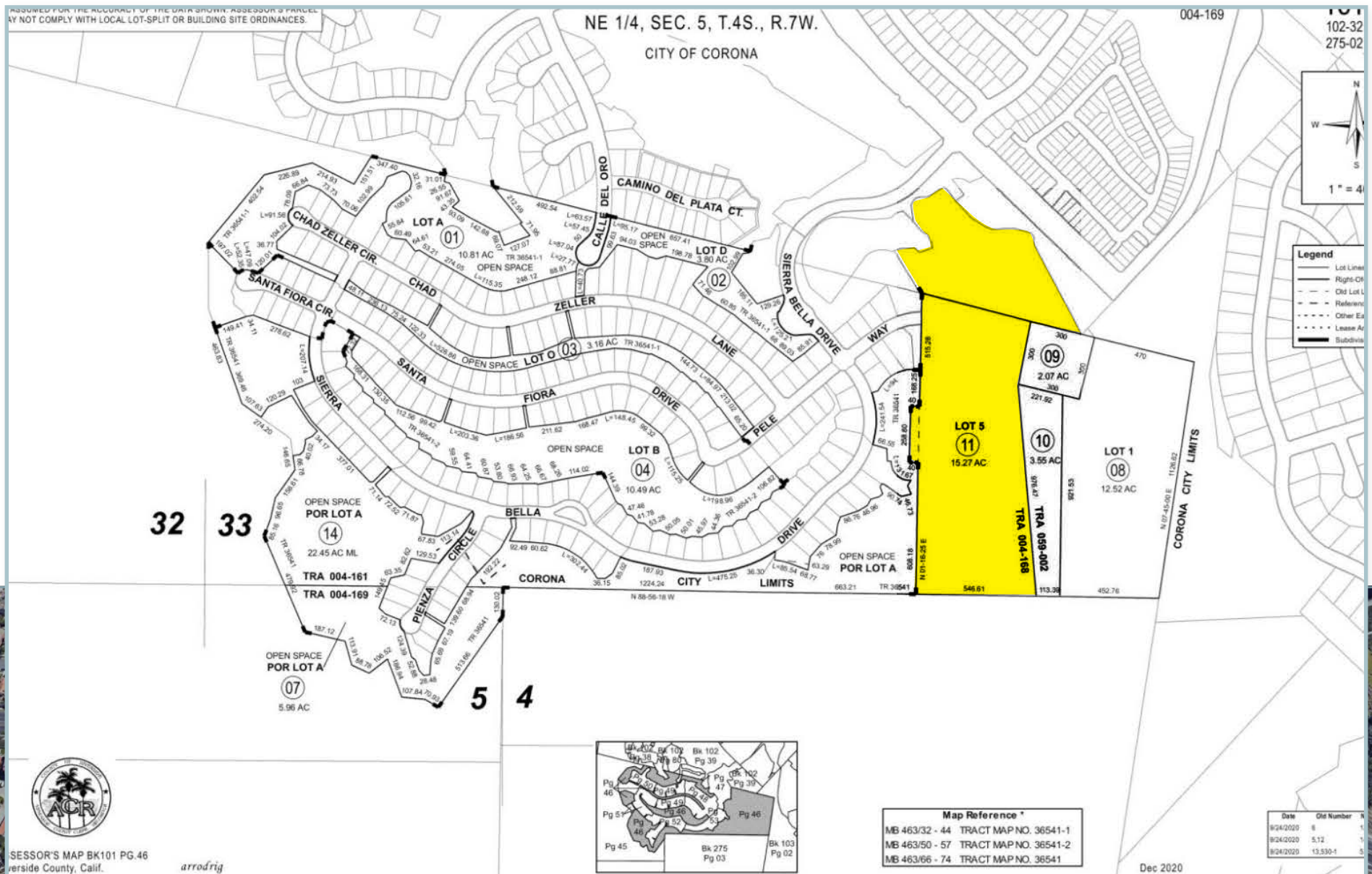
Median
\$1,300,000
\$1,300,000

RESIDENTIAL - Sold

Number of Properties: 9

Num	MLS #	Status	PropType	Address	MLS Area	Total Bdrms	Total Baths	Closed Date	Lot Size	Sq Living Area	DOM	LP	LP/Living Area	SP	SP/Living Area
1	OC23096955	S	SFR	2585 Santa Fiora	248 - Corona	4	3	9/18/2023	8,276.00	2944	66	\$1,249,000	\$424.25	\$1,125,000	\$382.13
2	222004398	S	SFR	2661 Sierra Bella	248 - Corona	5	3	10/21/2022	6,969.00	3423	55	\$1 - \$1,299,000	\$379.49	\$1,300,000	\$379.78
3	SW22190564	S	SFR	2621 Sierra Bella	248 - Corona	5	4	10/31/2022	11,809.00	4134	5	\$1,479,510	\$357.89	\$1,325,000	\$320.51
4	223000716	S	SFR	1925 Pienza	248 - Corona	5	3	3/17/2023	8,712.00	3423	14	\$1 - \$1,450,000	\$423.61	\$1,450,000	\$423.61
5	222005287	S	SFR	2621 Sierra Bella	248 - Corona	5	0	2/10/2023	11,761.00	4134	113	\$0 - \$1,498,000	\$362.36	\$1,471,500	\$355.95
6	PW23081584	S	SFR	2714 Sierra Bella	248 - Corona	5	3	8/18/2023	13,068.00	3912	29	\$1,445,000	\$369.38	\$1,445,000	\$369.38
7	TR23050523	S	SFR	2413 Sierra Bella	248 - Corona	5	5	5/16/2023	9,148.00	3662	3	\$1,298,000	\$354.45	\$1,280,888	\$349.78
8	OC23078566	S	SFR	2458 Sierra Bella	248 - Corona	5	5	6/19/2023	8,712.00	3662	39	\$1,299,900	\$354.97	\$1,290,000	\$352.27
9	IG23080473	S	SFR	2722 Chad Zeller	248 - Corona	4	5	6/21/2023	10,454.00	3401	9	\$1,300,000	\$382.24	\$1,280,000	\$376.36
Avg						4	3		9878.78	3632	37	\$1,368,712	\$378.74	\$1,329,710	\$367.75
Min						4	0		6969.00	2944	3	\$1,249,000	\$354.45	\$1,125,000	\$320.51
Max						5	5		13068.00	4134	113	\$1,498,000	\$424.25	\$1,471,500	\$423.61
Med						5	3		9148.00	3662	29	\$1,300,000	\$369.38	\$1,300,000	\$369.38

12



2023 demographics

1 mile



population
7,669



estimated households
2,823



average household income
\$129,999



median household income
\$101,560



total employees
6,200

3 miles



population
57,807



estimated households
18,087



average household income
\$129,845



median household income
\$104,426



total employees
45,152

5 miles



population
136,914



estimated households
42,116



average household income
\$134,138



median household income
\$105,708



total employees
107,047

LEE & ASSOCIATES HEREBY ADVISES ALL PROSPECTIVE PURCHASERS AS FOLLOWS:

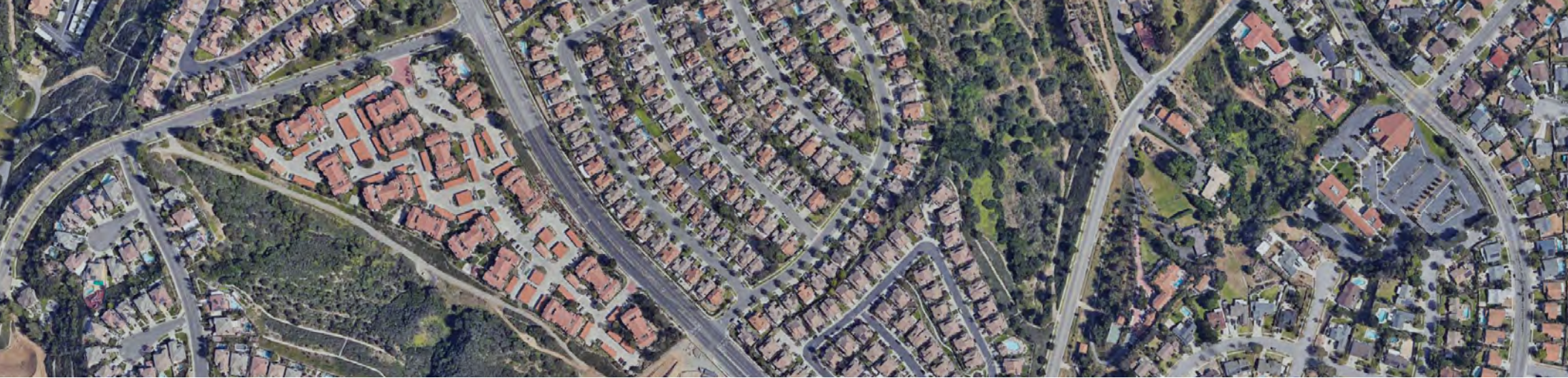
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By accepting this Marketing Brochure you agree to release Lee & Associates and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this property.





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