

# BEDFORD



# MARKETPLACE

125,000 SF

Restaurants & Retail Spaces  
Available For Lease



*Fresh Vibes. Fresh Opportunity.*

3971 BEDFORD CANYON ROAD, CORONA, CA 92883



Scan to view website





# A Place to Gather and Grow

Discover the newest exciting shopping experience in Corona, California. Bedford Marketplace brings together contemporary design, amenities, and a curated list of tenants designed to offer shoppers everything they need.

With strong visibility from I-15 and well positioned near South Corona's impressive growth, Bedford Marketplace appeals to families and professionals as well as travelers and golfers from the popular Eagle Glen Golf Club.



125,000 SF shopping center



Visible from I-15



Located in a growing neighborhood with existing and in progress housing developments



Retail Shops Available

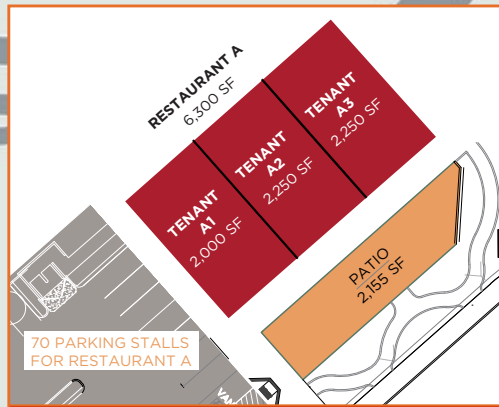


Restaurant Pads Available





SUITE	TENANT NAME	SF
<b>HOTEL</b>		
1 HOTEL	HAMPTON INN	60,574
<b>MAJORS</b>		
1 MAJOR A	EOS FITNESS	25,000
2 MAJOR B	NATIONAL GROCER (COMING SOON)	35,000
<b>PADS</b>		
1 PAD-A	QUICK QUACK CAR WASH	30,287
2 PAD-B	SHELL	4,000
3 PAD-C	STARBUCKS	2,200
4 PAD-D1	SCHOOLS FIRST CREDIT UNION	4,000
5 PAD-D2	ROLL EM UP TAQUITOS	1,600
6 PAD-E	CHASE BANK	3,000
7 PAD-F1	BEDFORD MODERN DENTISTRY	3,000
8 PAD-F2	CARBON HEALTH	2,648
9 PAD-G	KIDDIE ACADEMY	9,990
<b>RESTAURANTS/PADS</b>		
1 PAD BUILDING A	<b>AVAILABLE</b>	7,000
A1	<b>DEAL PENDING</b>	2,000
A2-A3	<b>AVAILABLE</b>	1,800-4,300
2 PAD_B	<b>AVAILABLE</b>	4,800
3 PAD_C	<b>AVAILABLE</b>	4,200
<b>SHOPS</b>		
1 SHOPS 1-101	THE JOINT	1,219
2 SHOPS 1-102	EVERBOWL	1,203
3 SHOPS 1-103	NAIL SPA	2,381
4 SHOPS 2-101	UTOPIA JAPANESE RESTAURANT	2,136
5 SHOPS 2-102	CRUMBL	1,500
6 SHOPS 2-103	<b>AVAILABLE</b> <b>(VIRTUAL TOUR HERE)</b>	1,134
7 SHOPS 2-104	SPIN 22	1,222
8 SHOPS 2-105	<b>AVAILABLE</b> <b>(VIRTUAL TOUR HERE)</b>	2,387



# New Arrivals & Availabilities

This site plan is an illustrative representation of the Bedford Marketplace Shopping Center. This drawing is deemed to be an accurate depiction of the shopping center, but is not guaranteed.







1,640 New Homes in Development

**BEDFORD MARKETPLACE**

EGG FITNESS, crumbl cookies, Carbon Health, Quik & Quik's CAR WASH, STARBUCKS, CHASE

STATER BROS. MARKETS, WELLS FARGO

11,056 CARS PER DAY

Hampton by Hilton

176,709 CARS PER DAY

16,527 CARS PER DAY

BEST BUY

REGAL ENTERTAINMENT GROUP

Panera BREAD, Orangetheory

KING'S RESTAURANT, BJ'S RESTAURANT

SEPHORA

ROCK & BREWS RESTAURANT

CHICK-FIL-DEE

ROSS

KOHL'S

Marshalls

VICTORIA'S SECRET, ULTA

HomeGoods

TARGET

SPORTSMAN'S

# Grade-A Location & Amenities

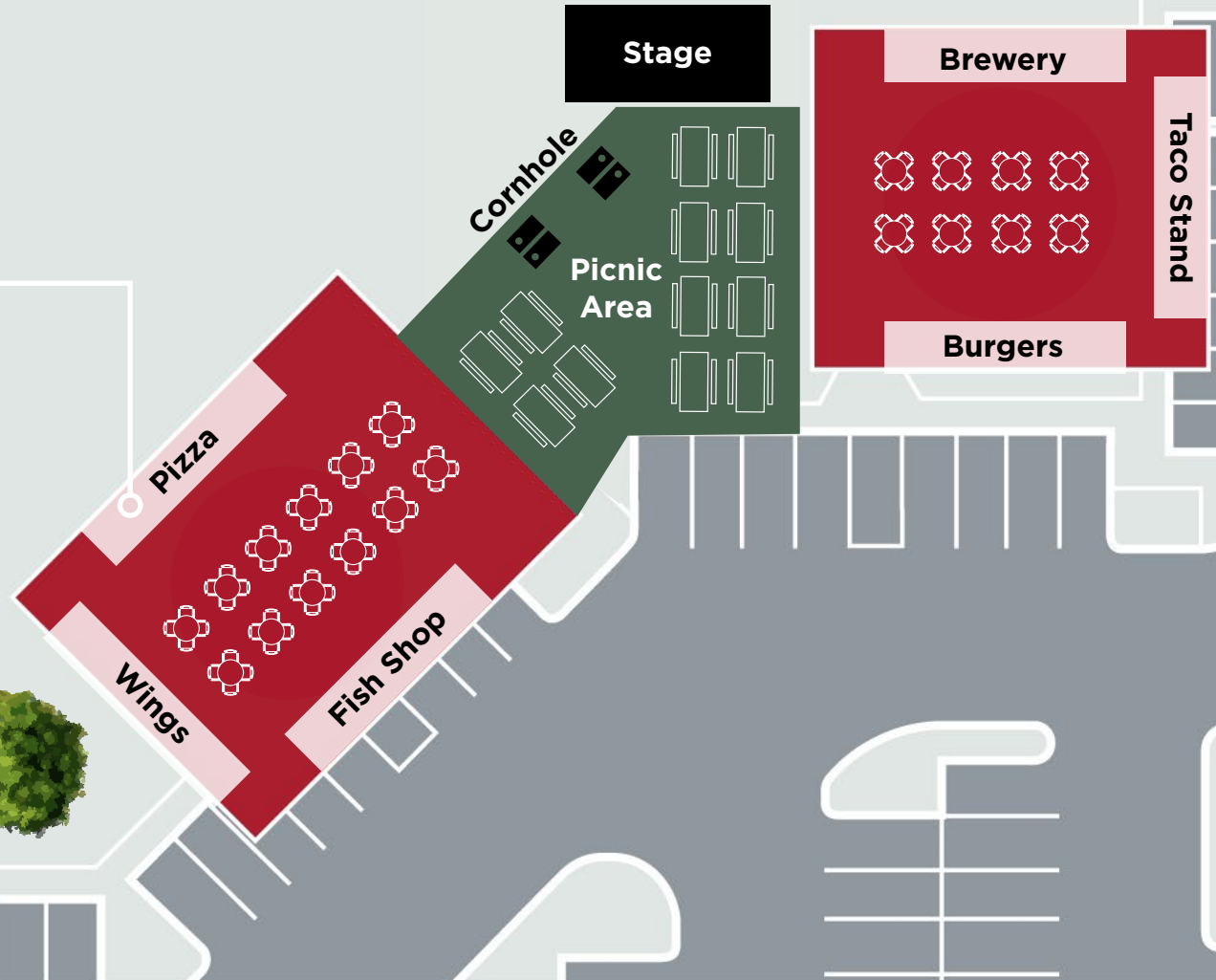
Bedford Marketplace is strategically located in the well traveled retail hub within South Corona where the surrounding population is actively growing and welcoming new residents. The center offers prime visibility along the area's primary freeway, I-15, as well as main road Eagle Glen Parkway/Cajalco Road.





# Conceptual Pad B&C Food & Beer Garden Plan

This conceptual food & beer garden design with several restaurant spaces, open-air seating, and a performance stage creates a community gathering space celebrating Southern California's indoor/outdoor lifestyle.







# A California Original Experience

Corona, California is a family-friendly suburban city located west of Riverside along the border of the Inland Empire region. Its central location and proximity to I-15 and I-91 provide easy access to Orange County, Riverside, and the greater Inland Empire.

South Corona is known for its higher than city average income, offering an ideal location for new retail and dining experiences.



## Demographics 5-Mile Radius

**120,863**

2024 Population

**123,730**

2029 Projected Population

**\$114,234**

Median Household Income

**39.7**

Median Age

**\$5,087**

Dining Out Budget\*

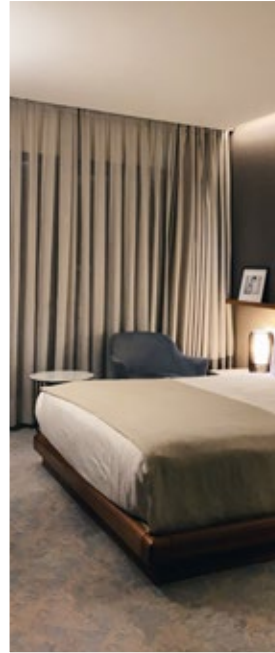
**\$5,149**

Entertainment & Hobbies Budget\*



\*Annual Spend per Household





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Crossings at Corona

- Marshalls
- petco. where the healthy pets go
- Be HomeGoods Happy
- CHIPOTLE MEXICAN BOWL
- Famous Footwear
- usbank
- OLD NAVY
- BevMo!
- BEST BUY
- TARGET
- ULTA BEAUTY

The Village at Eagle Glen

- JACK IN THE BOX
- STATER BROS. MARKET
- Corky's
- F/S
- NYPD
- acar
- THE BUCKET CRAB & CRAWFISH
- Massage Envy
- Mobil

The Shops at Dos Lagos

- WOOD RANCH
- TRADER JOE'S
- BED BATH & BEYOND
- Bridal Beverly Hills Exchange
- ULTA BEAUTY
- Miguel's CALIFORNIA MEXICAN COCINA
- STONE CHURCH BREWING
- REUNION
- STARLIGHT COMMUNITY THEATRE

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1,640 NEW HOMES IN DEVELOPMENT

EGS FITNESS

UTOPIA SUSHI-RAMEN

Quick Quack CAR WASH



THE JOINT chiropractic

SPIN22

crumbl cookies

SCHOOLS FIRST FEDERAL CREDIT UNION

CHASE

Carbon Health

PACIFIC DENTAL SERVICES



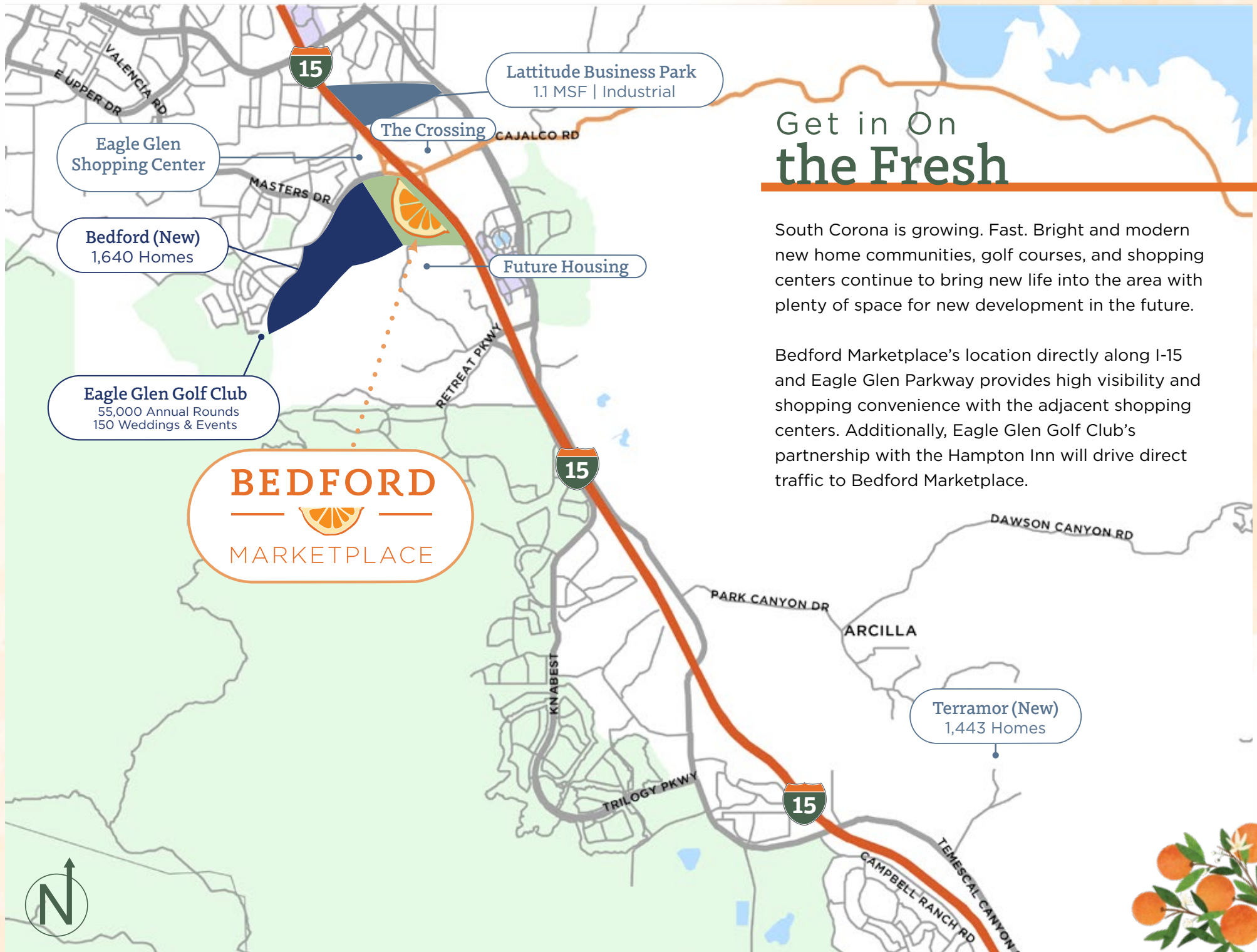
KIDDIE ACADEMY EDUCATIONAL CHILD CARE

# All the Right Ingredients

A trusted area for nationally recognized restaurants, grocers, and shopping destinations, South Corona is a great place to live and thrive.







# Get in On the Fresh

South Corona is growing. Fast. Bright and modern new home communities, golf courses, and shopping centers continue to bring new life into the area with plenty of space for new development in the future.

Bedford Marketplace's location directly along I-15 and Eagle Glen Parkway provides high visibility and shopping convenience with the adjacent shopping centers. Additionally, Eagle Glen Golf Club's partnership with the Hampton Inn will drive direct traffic to Bedford Marketplace.

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*For more information, please contact:*

**PHIL LYONS**

Managing Director

+1 760 431 4210

[phil.lyons@cushwake.com](mailto:phil.lyons@cushwake.com)

CA LIC #01093731

**CHAD IAFRATE**

Executive Director

+1 760 431 4234

[chad.iafrate@cushwake.com](mailto:chad.iafrate@cushwake.com)

CA LIC #01329943

**NASH JOHNSON**

Associate

+1 760 431 3831

[nash.johnson@cushwake.com](mailto:nash.johnson@cushwake.com)

CA LIC #02188083

**JOSEPH LISING**

Managing Director

+1 951 236 5759

[joseph.lising@cushwake.com](mailto:joseph.lising@cushwake.com)

CA LIC #01248258

