

# FOR LEASE

NEWLY  
RENOVATED!

## CORONA MEDICAL ART BUILDING

760 S. WASHBURN AVENUE | CORONA, CA



BRETT LARSON, JD, CCIM  
951.600.8634 x701  
brett.larson@svn.com  
CalDRE #01947115



JOHN BOSKO  
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OFFERING SUMMARY

LEASE RATE:	\$1.95/SF/month (NNN)
NNN FEES	\$0.95/SF/month
BUILDING SIZE:	45,068 SF
AVAILABLE SF:	±996-5,564 SF
ZONING:	C2
MARKET:	Inland Empire

LOCATION OVERVIEW

Corona Medical Art Building is located in the City of Corona, the gateway to California’s Inland Empire. Situated along Riverside County’s western edge, the property is conveniently accessed from either the 91 Freeway (0.5 miles) or Interstate 15 (2 miles). Corona Medical At Building is located just off Main St. – one of Corona’s largest thoroughfares – and is directly adjacent to Corona Regional Medical Center.

PROPERTY HIGHLIGHTS

- Directly adjacent to Corona Regional Medical Center
- Tenant Improvement Packages Available
- Elevator served
- Close proximity to freeways and major thoroughfares
- Covered parking
- Storage spaces available for tenants

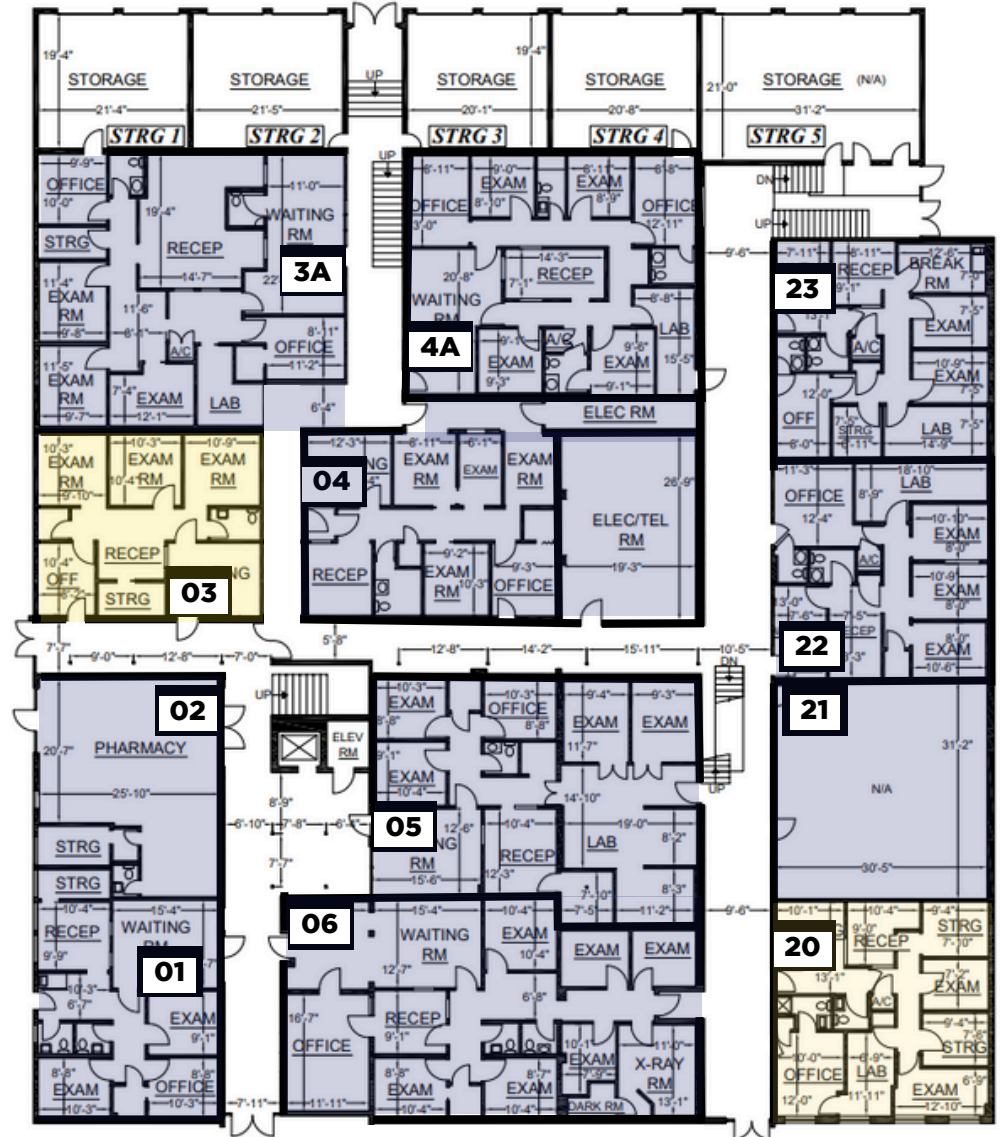
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# FIRST FLOOR VACANCIES

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SUITE	TENANT	USABLE SF	RENTABLE SF
1	PHARMACY	±879	±1,067
2	PHARMACY	±780	±947
3	AVAILABLE	±846	±1,027
3A	OB/GYN	±1,653	±2,008
4	PRIMARY CARE	±1,155	±1,402
4A	HOSPICE	±1,442	±1,751
5	GASTROENTEROLOGY	±1,530	±1,858
6	PRIMARY CARE	±1,754	±2,130
20	AVAILABLE	±940	±1,142
21	PEDIATRICS	±960	±1,166
22	OCC. MEDICINE	±959	±1,164
23	ACUPUNCTURE	±942	±1,145



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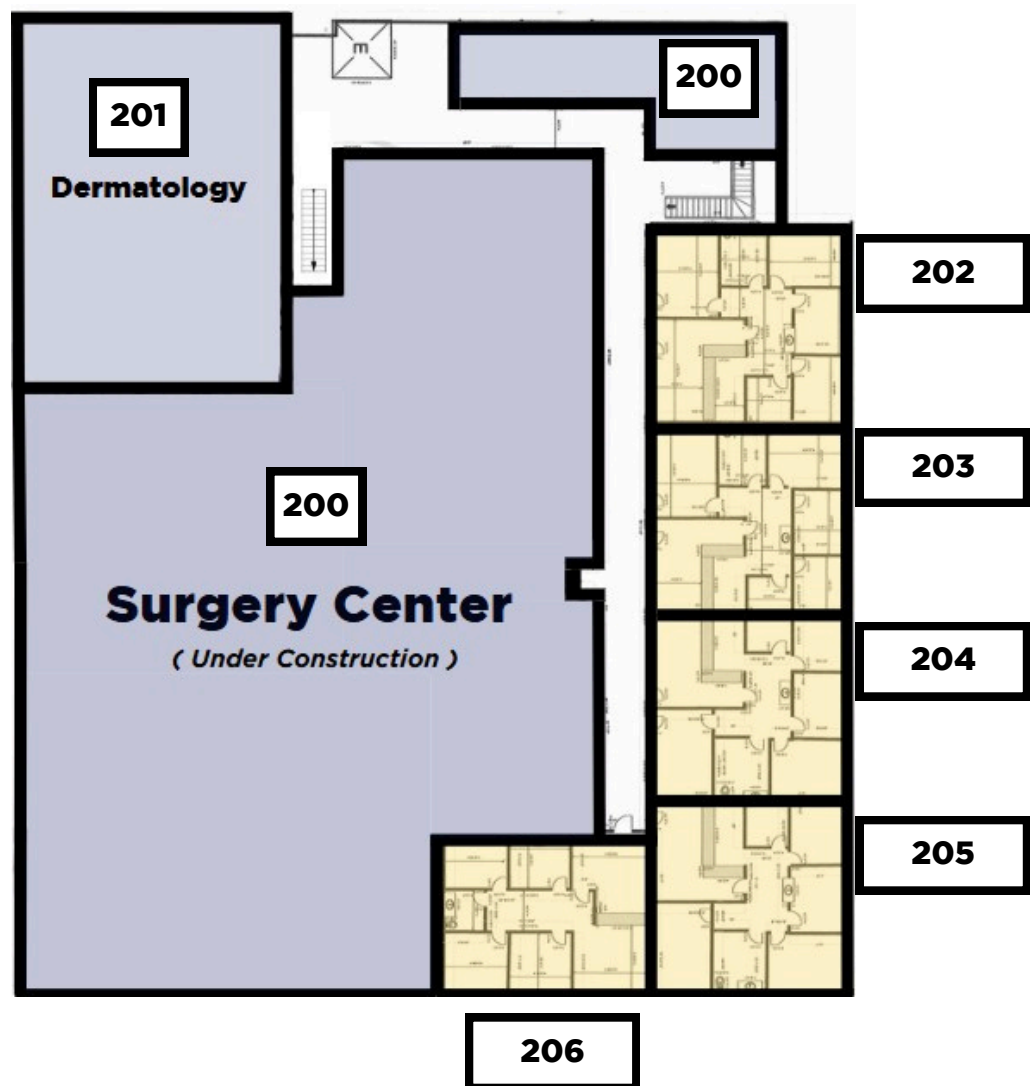
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## SECOND FLOOR VACANCIES

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SUITE	TENANT	USABLE SF	RENTABLE SF
200	FUTURE SURGERY	±10,129	±11,446
201	DERMATOLOGY	±2,500	±2,825
202	AVAILABLE	±1,050	±1,187
203	AVAILABLE	±1,013	±1,145
204	AVAILABLE	±982	±1,110
205	AVAILABLE	±996	±1,126
206	AVAILABLE	±881	±996



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# INTERIOR PHOTOS

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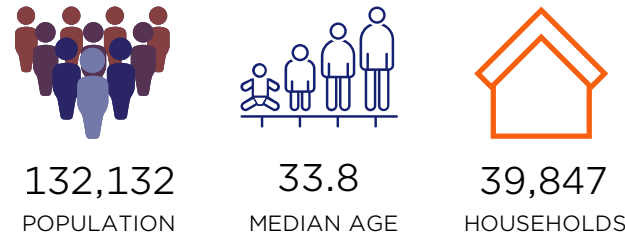
DEMOGRAPHICS

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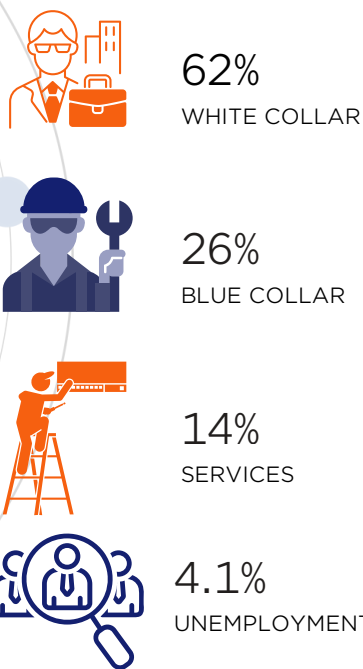
- State California
- County Riverside
- Mayor Tom Richins
- Website coronaca.gov

POPULATION

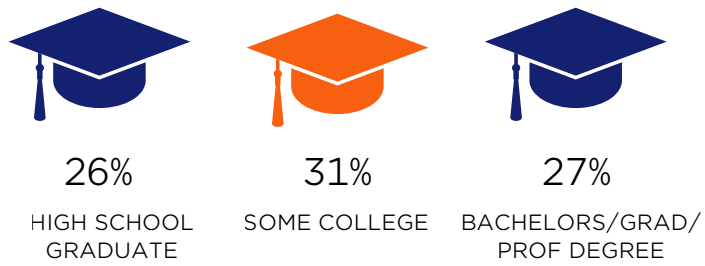


Source: ESRI  
December 2022

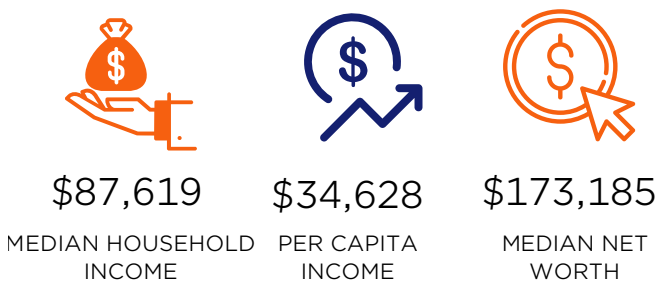
EMPLOYMENT



EDUCATION



INCOME



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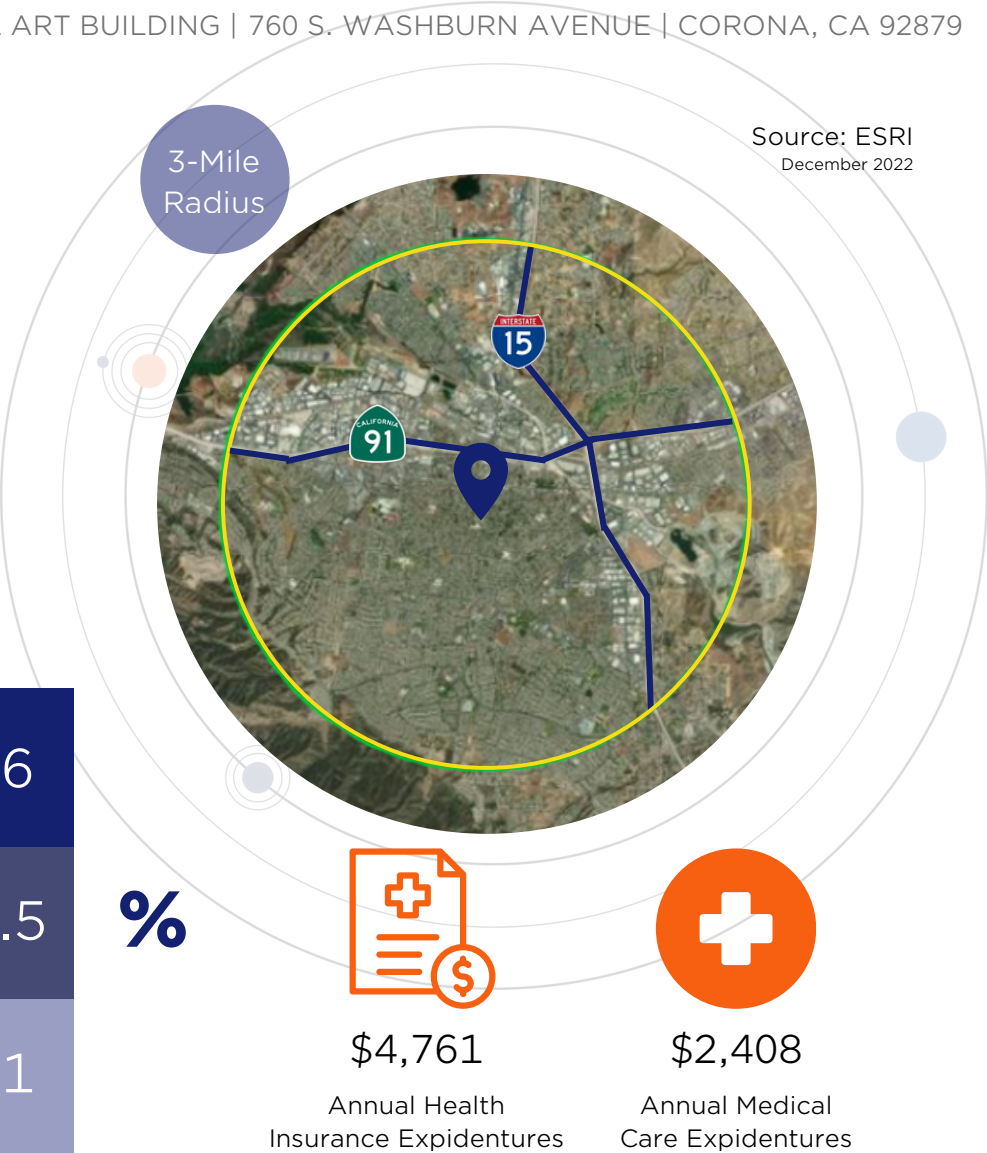
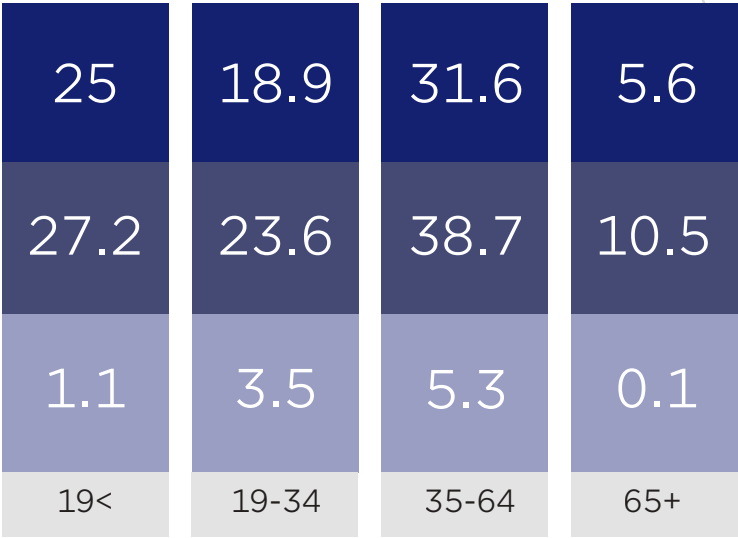
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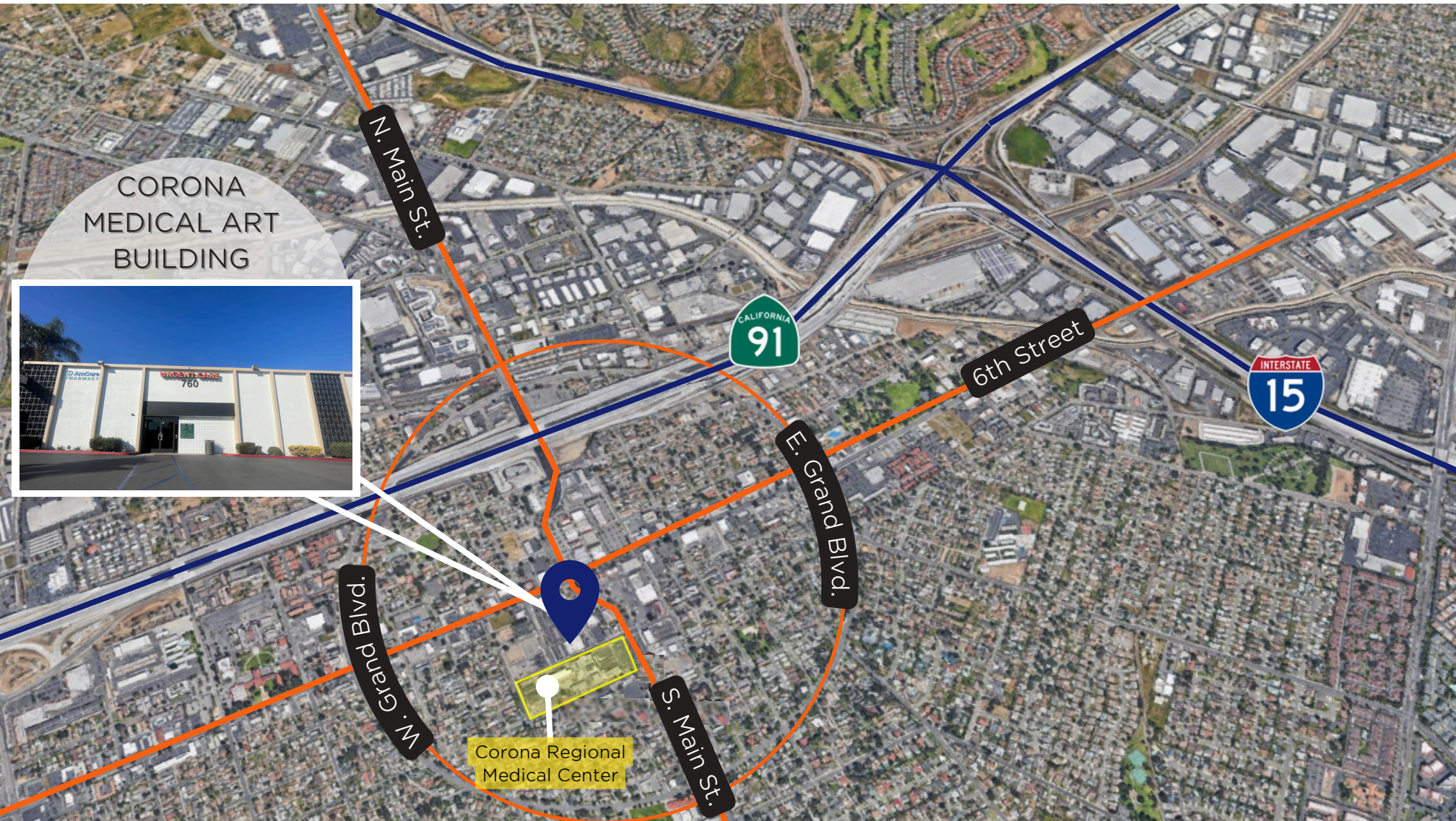
Health Care	Annual Expenditure
Blue Cross/Blue Shield	\$4,761
Medicare Payments	\$837
Physician Services	\$2,408
Dental Services	\$296
Eyecare Services	\$80
Lab Tests/X-Rays	\$80
Hospital Room/Service	\$234
Convalescent/Nursing Home	\$40



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