

FOR LEASE

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
949.468.2323
johnbosko@naicapital.com
CalDRE #00969975

PROPERTY SUMMARY

CORONA MEDICAL ART BUILDING | 760 S. WASHBURN AVENUE | CORONA, CA 92879



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 Art 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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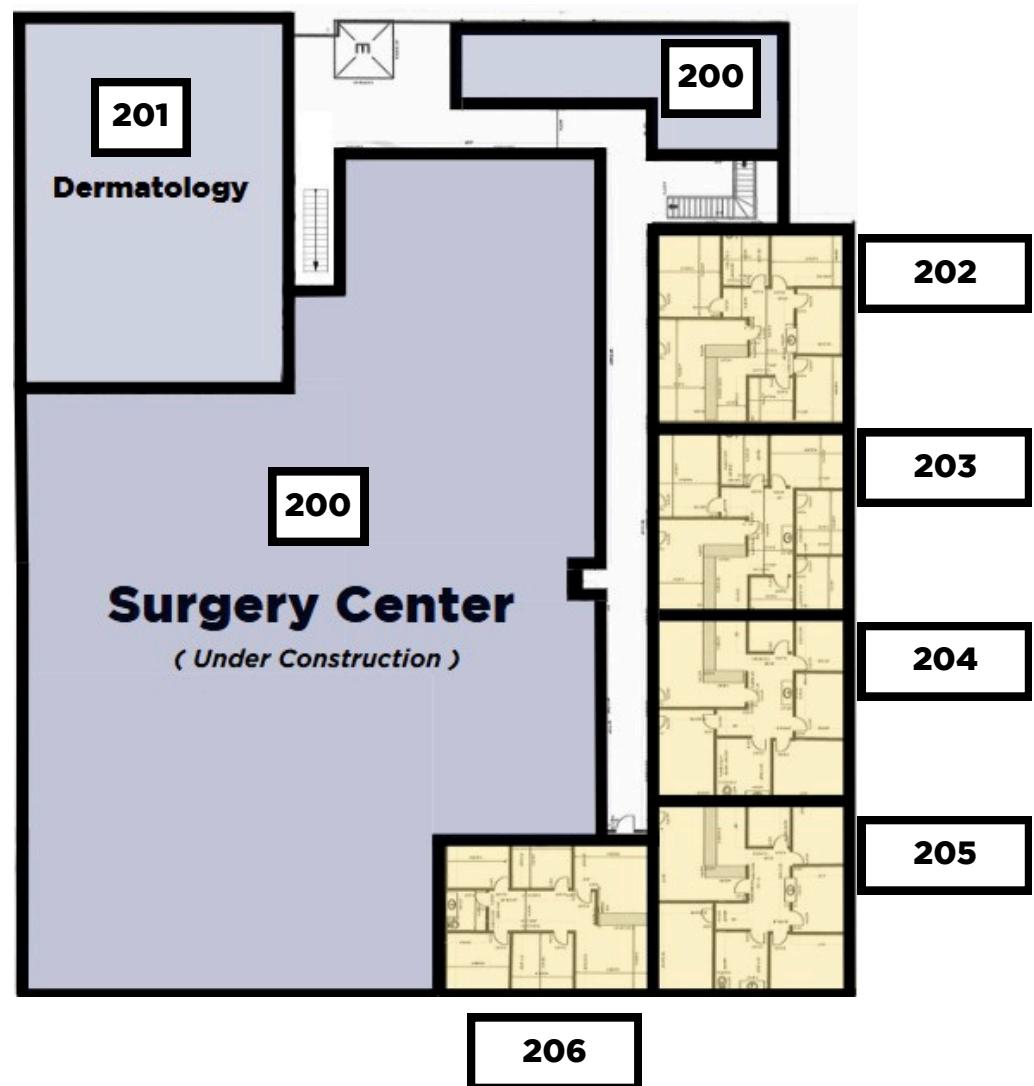
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SECOND FLOOR VACANCIES

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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

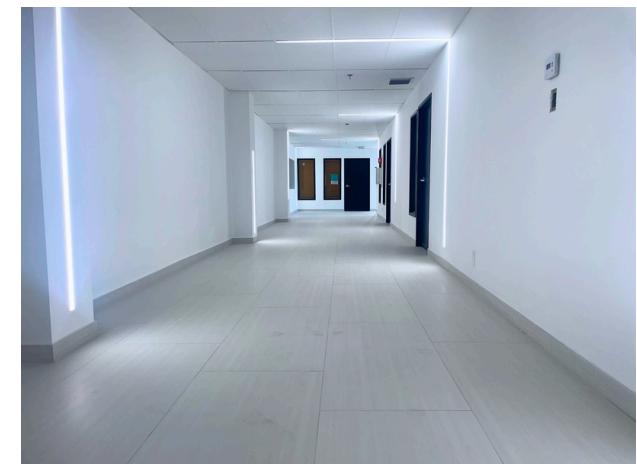
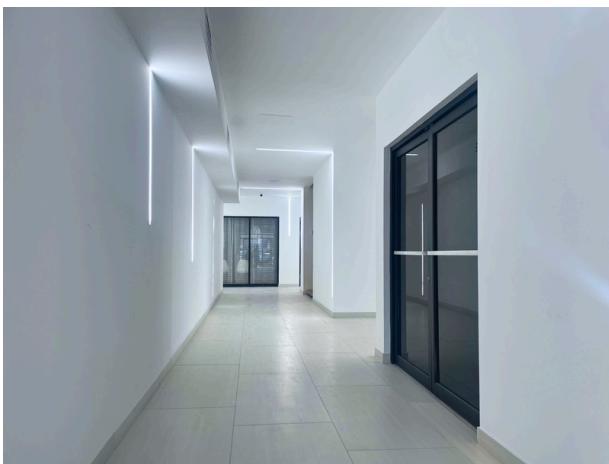
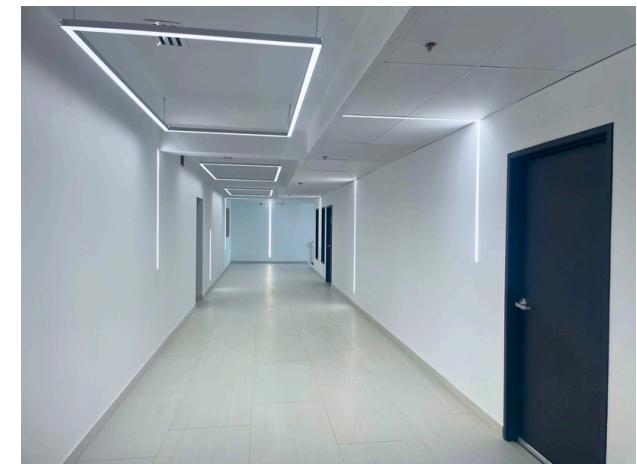
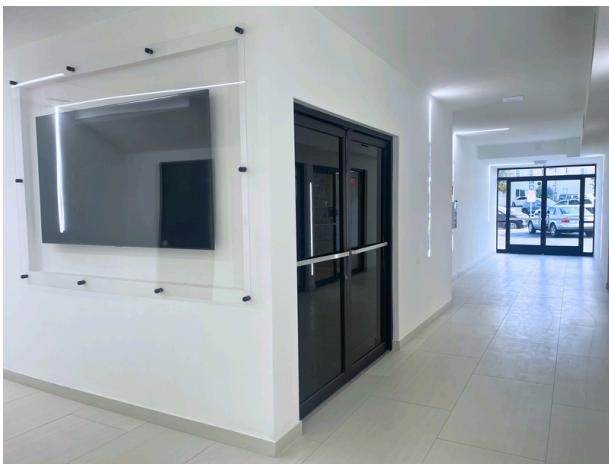


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INTERIOR PHOTOS

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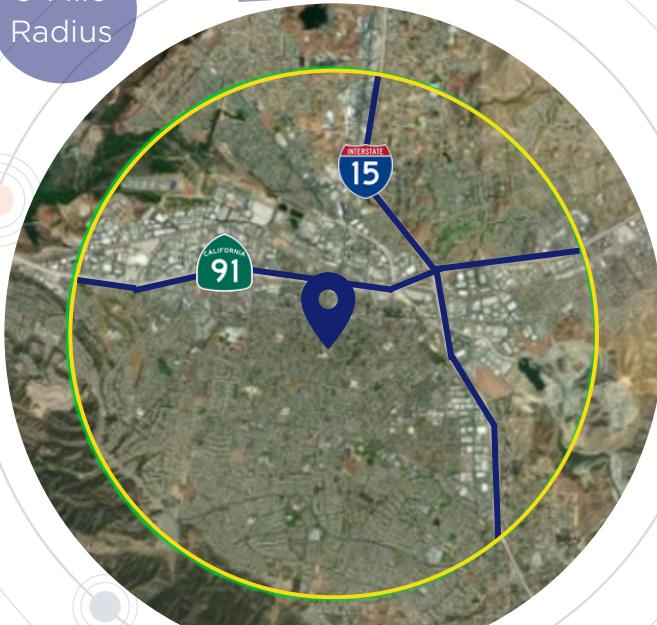
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DEMOCRAPHICS

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3-Mile Radius



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	State	California
	County	Riverside
	Mayor	Tom Richins
	Website	coronaca.gov

POPULATION



132,132
POPULATION



33.8
MEDIAN AGE

Source: ESRI
December 2022



39,847
HOUSEHOLDS

EMPLOYMENT



62%
WHITE COLLAR



26%
BLUE COLLAR



14%
SERVICES



4.1%
UNEMPLOYMENT RATE

EDUCATION



26%
HIGH SCHOOL
GRADUATE



31%
SOME COLLEGE



27%
BACHELORS/GRAD/
PROF DEGREE

INCOME



\$87,619
MEDIAN HOUSEHOLD
INCOME



\$34,628
PER CAPITA
INCOME



\$173,185
MEDIAN NET
WORTH

DEMOGRAPHICS

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Health Care | Annual Expiditure

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



Has One Type Of Health Insurance

25 18.9 31.6 5.6



Population (ACS)

27.2 23.6 38.7 10.5

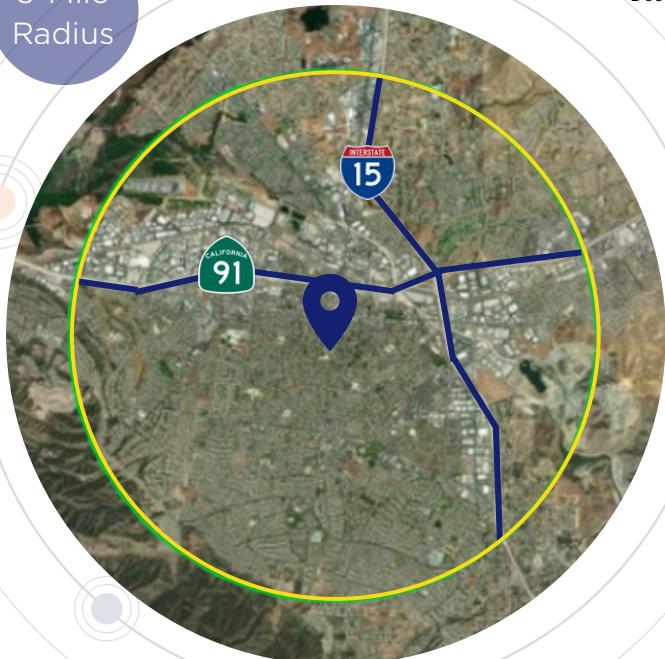


No Health Insurance

1.1 3.5 5.3 0.1

19< 19-34 35-64 65+

3-Mile
Radius



Source: ESRI
December 2022



\$4,761

Annual Health
Insurance Expiditure



\$2,408

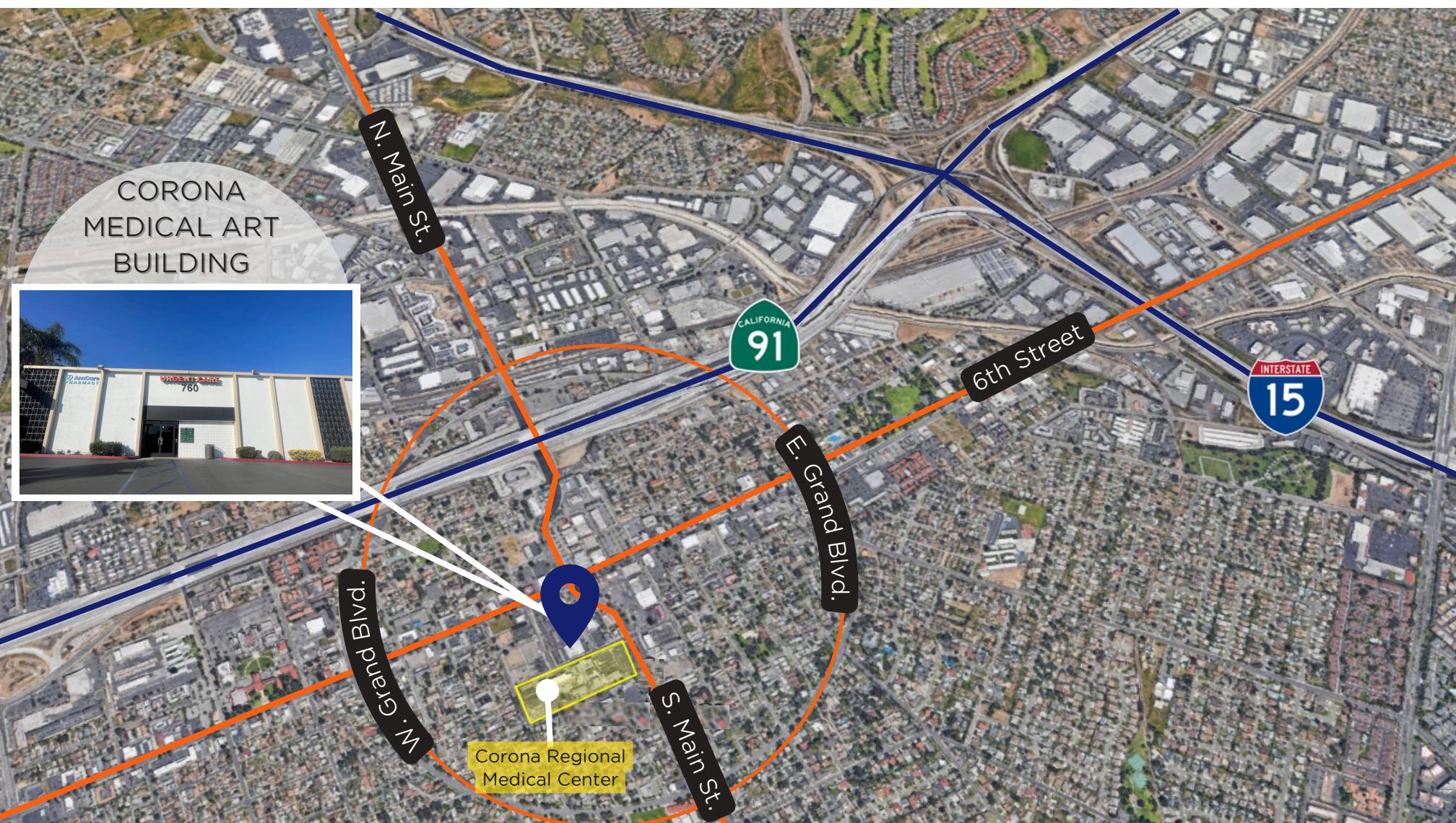
Annual Medical
Care Expiditure

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AERIAL LOCATOR

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