

**NEWLY  
RENOVATED!**

# FOR LEASE

## COMMUNITY MEDICAL CENTER

900 S. MAIN STREET | CORONA, CA



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CalDRE #01947115



**JOHN BOSKO**  
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OFFERING SUMMARY

|                |                        |
|----------------|------------------------|
| LEASE RATE:    | \$1.00-1.75/SF/mo. NNN |
| NNN FEES       | \$0.75/SF/mo.          |
| BUILDING SIZE: | ±45,229 SF             |
| AVAILABLE SF:  | ±968 - 14,749 SF       |
| ZONING:        | C2                     |
| MARKET:        | Inland Empire          |

LOCATION OVERVIEW

The Community Medical Center 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). The Community Medical Center is located on 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
- Flexible suite sizes and layouts available
- Generous TI packages
- Elevator served
- Close proximity to freeways and major thoroughfares
- Large dedicated parking field

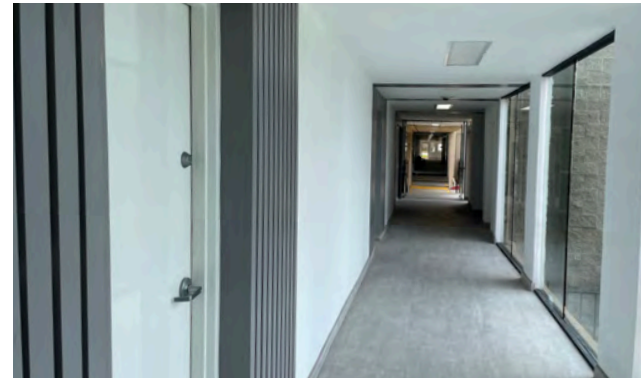
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# TENANT ROSTER & VACANCIES

COMMUNITY MEDICAL CENTER | 900 South Main Street | Corona, CA 92882

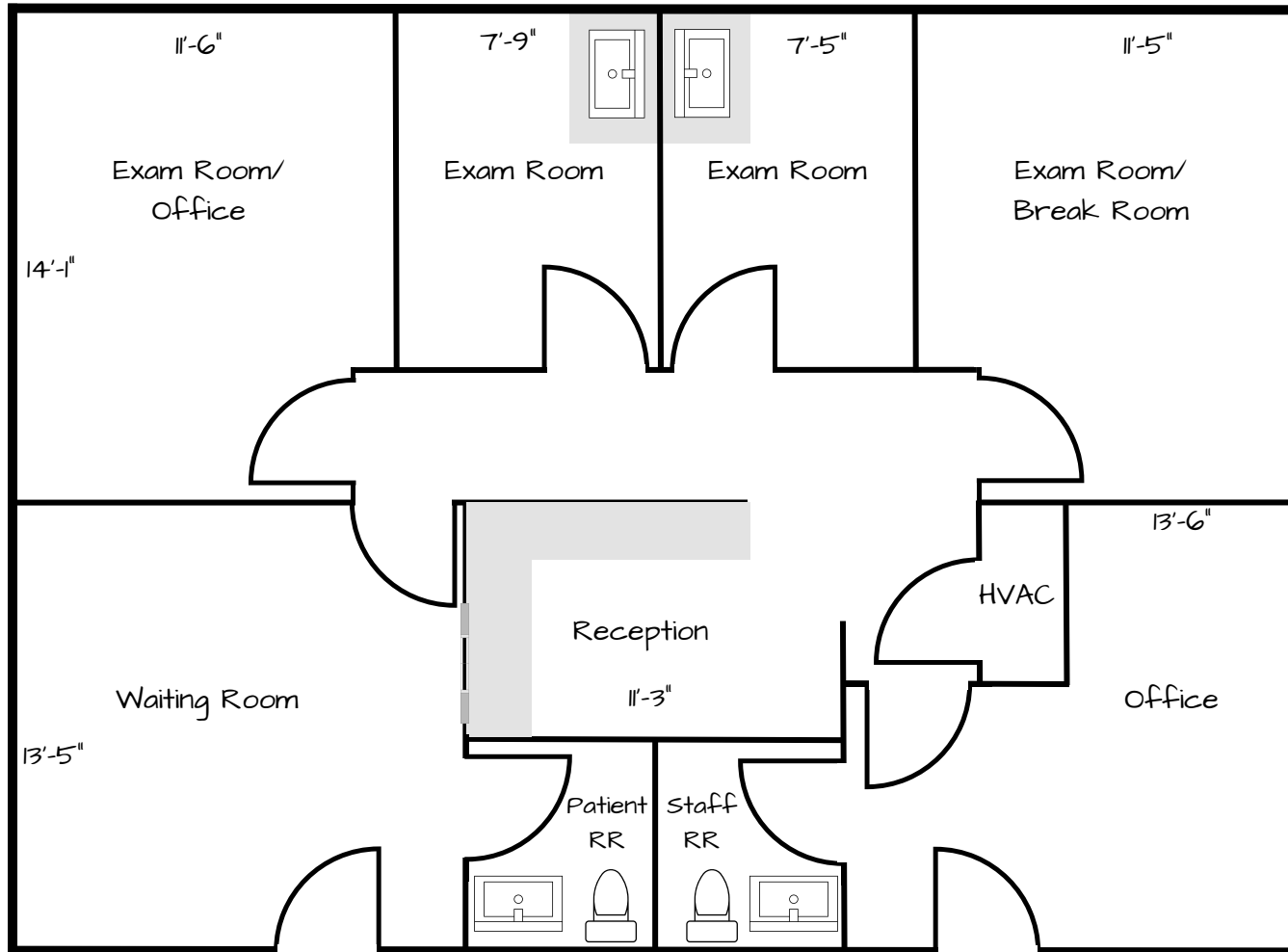
| 1ST FLOOR |             |           |                     |
|-----------|-------------|-----------|---------------------|
| SUITE     | RENTABLE SF | USABLE SF | TENANT              |
| 100       | ±1,408      | ±1,206    | ENDOCINOLGY         |
| 101       | ±1,202      | ±1,202    | WOMEN'S HEALTH      |
| 102       | ±1,420      | ±1,065    | AVAILABLE           |
| 104       | ±1,299      | ±1,112    | PERIDONTICS         |
| 105       | ±1,317      | ±1,128    | DERMATOLOGY         |
| 107       | ±1,660      | ±1,421    | GENERAL DENTISTRY   |
| 108       | ±3,254      | ±2,785    | PEDIATRICS          |
| 109       | ±1,288      | ±1,102    | BARIATRICS          |
| 110       | ±968        | ±828      | AVAILABLE           |
| 2ND FLOOR |             |           |                     |
| SUITE     | RENTABLE SF | USABLE SF | TENANT              |
| 200       | ±3,260      | ±2,777    | R&D                 |
| 201       | ±2,444      | ±2,082    | HEALTHCARE STAFFING |
| 204       | ±1,599      | ±1,362    | ONCOLOGY            |
| 205       | ±1,340      | ±1,142    | PEDIATRICS          |
| 207       | ±1,670      | ±1,422    | PAIN MANAGEMENT     |
| 209       | ±2,168      | ±1,855    | NEUROPSYCHIATRY     |
| 210       | ±4,183      | ±3,557    | PHYSICAL THERAPY    |
| SUBFLOOR  |             |           |                     |
| SUITE     | RENTABLE SF | USABLE SF | TENANT              |
| 001       | ±14,749     | ±14,582   | AVAILABLE           |



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| SUITE | RENTABLE SF | USABLE SF | \$/SF/MONTH |
|-------|-------------|-----------|-------------|
| 102   | ±1,420      | ±1,065    | \$1.75 NNN  |



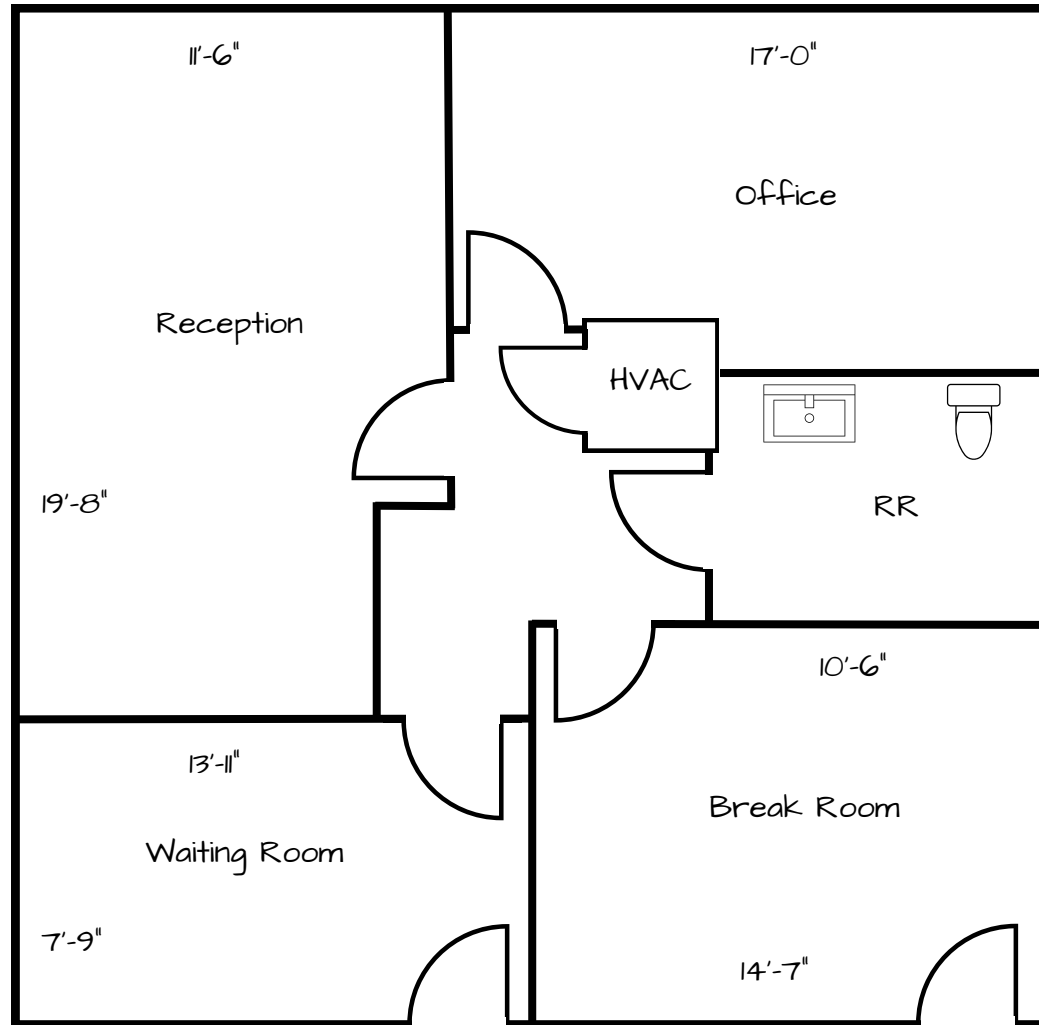
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# FLOOR PLAN - Suite 110

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| SUITE | RENTABLE SF | USABLE SF | \$/SF/MONTH |
|-------|-------------|-----------|-------------|
| 110   | ±968        | ±828      | \$1.75 NNN  |



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| SUITE | RENTABLE SF | USABLE SF | \$/SF/MONTH |
|-------|-------------|-----------|-------------|
| 001   | ±14,749     | ±14,582   | \$1.00 NNN  |



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# DEMOGRAPHICS

COMMUNITY MEDICAL CENTER | 900 South Main Street | Corona, CA 92882



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

Source: ESRI

## POPULATION



131,843  
POPULATION

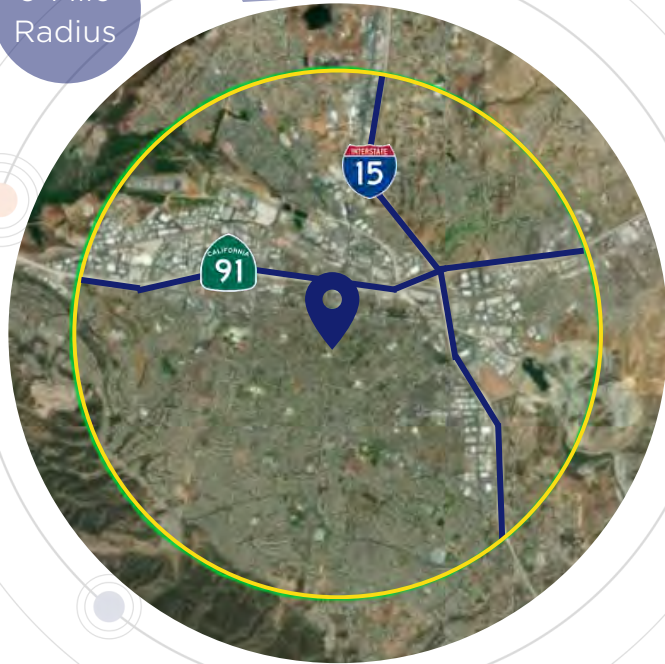


37.1  
MEDIAN AGE



39,939  
HOUSEHOLDS

3-Mile  
Radius



## EMPLOYMENT



61%  
WHITE COLLAR



25%  
BLUE COLLAR



17%  
SERVICES



4.1%  
UNEMPLOYMENT RATE

## EDUCATION



28%  
HIGH SCHOOL  
GRADUATE



28%  
SOME COLLEGE



29%  
BACHELORS/GRAD/  
PROF DEGREE

## INCOME



\$100,961  
MEDIAN HOUSEHOLD  
INCOME



\$37,821  
PER CAPITA  
INCOME



\$292,308  
MEDIAN NET  
WORTH

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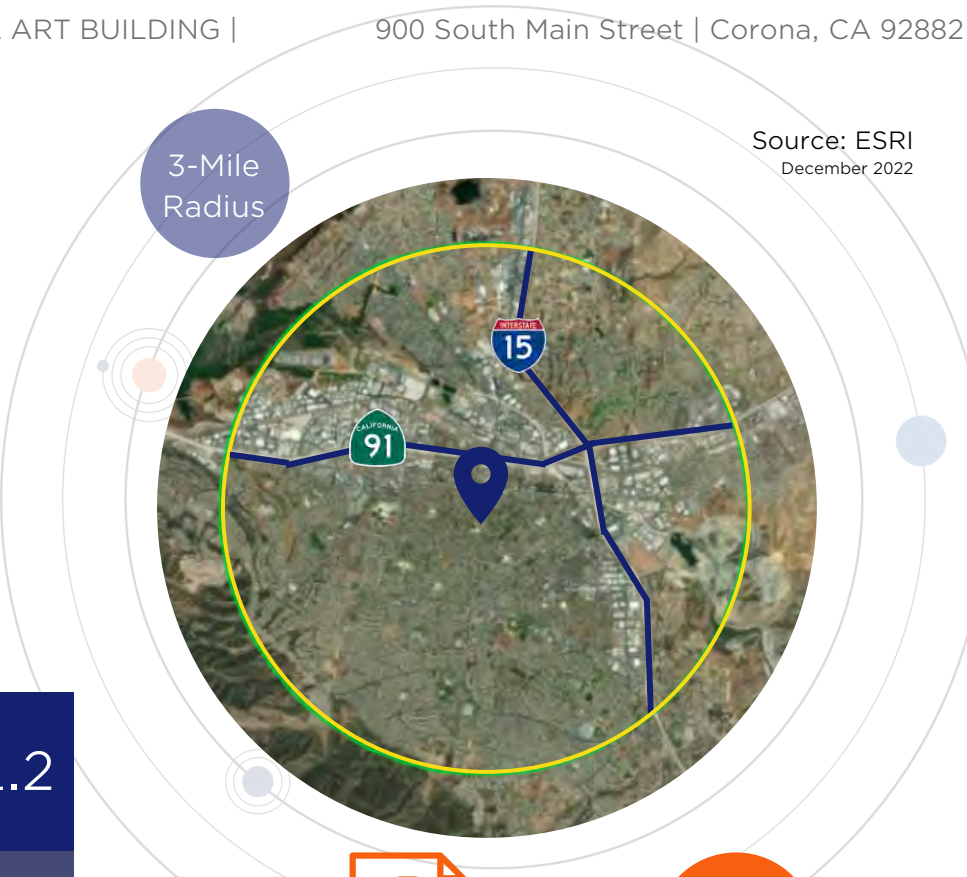
# DEMOGRAPHICS

CORONA MEDICAL ART BUILDING |

900 South Main Street | Corona, CA 92882

| Health Care               | Annual Expenditure |
|---------------------------|--------------------|
| Blue Cross/Blue Shield    | \$4,939            |
| Medicare Payments         | \$1,069            |
| Physician Services        | \$293              |
| Dental Services           | \$293              |
| Eyecare Services          | \$89               |
| Lab Tests/X-Rays          | \$80               |
| Hospital Room/Service     | \$223              |
| Convalescent/Nursing Home | \$59               |

Source: ESRI  
December 2022



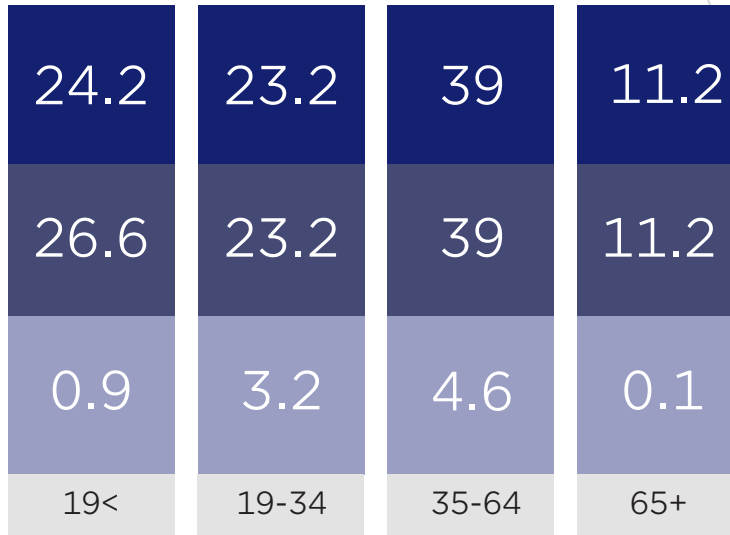
Has One Type Of Health Insurance



Population (ACS)



No Health Insurance



%



\$7,572

Annual Health Insurance Expenditures



\$2,632

Annual Medical Care Expenditures

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