



# CORONA CORPORATE CENTER

2071 COMPTON AVE | SUITES 104 & 105  
CORONA, CA 92881

MEDICAL OFFICES FOR LEASE



BRETT LARSON, JD, CCIM  
O: 951.600.8634 x701  
[brett.larson@svn.com](mailto:brett.larson@svn.com)  
CalDRE #01947115



## OFFERING SUMMARY

AVAILABLE SF:	±6,247 SF
LEASE RATE:	\$2.65/SF/MO. NNN
NNN FEE:	\$0.75/SF/MO.
YEAR BUILT:	2008
BUILDING SIZE:	±12,837 SF
ZONING:	PO (Prof. Office)
MARKET:	Inland Empire
SUBMARKET:	SW Riverside County

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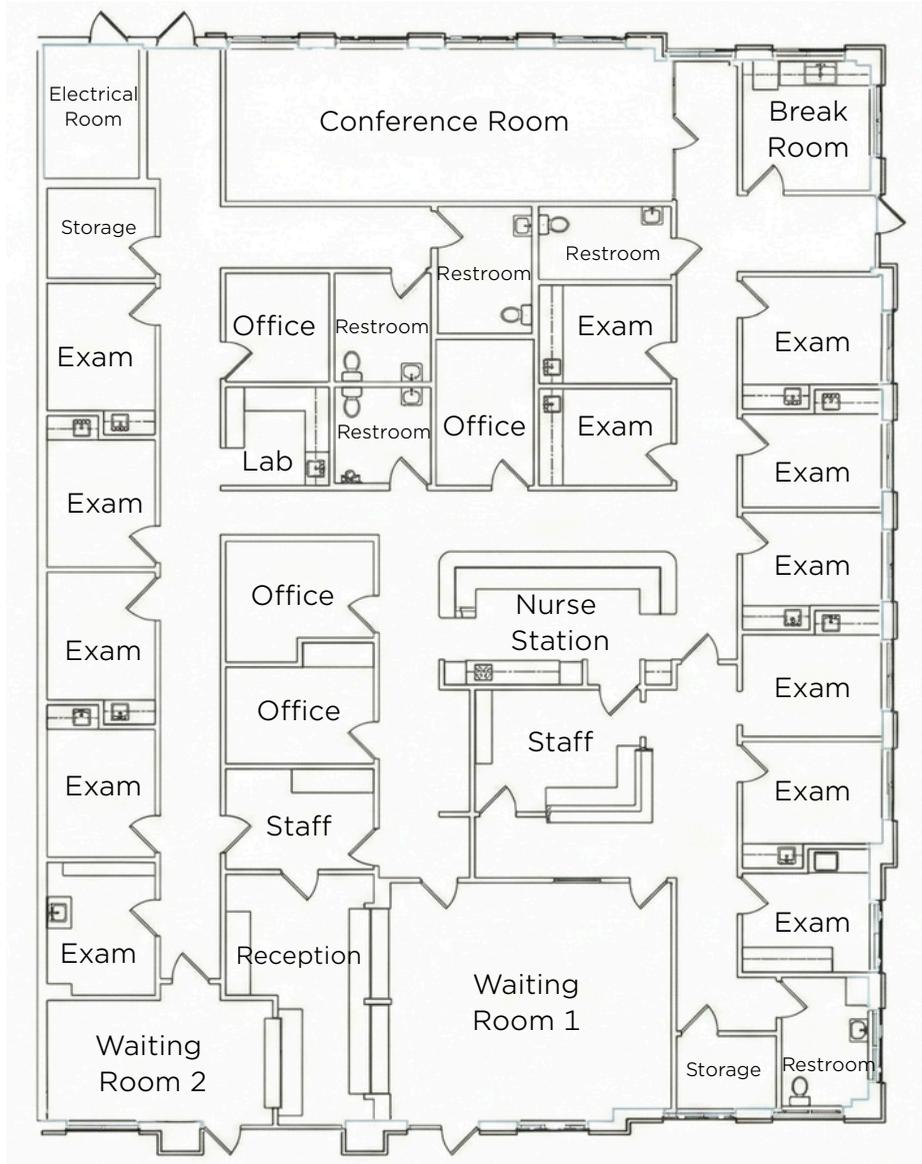
## Location Description

Corona Corporate Center is located along the western edge of Riverside County in the City of Corona, which serves as the gateway between Orange County and the Inland Empire.

## PROPERTY HIGHLIGHTS

- Fully improved ± 6,247 SF medical office (can be demised)
- Newer Class A construction
- Close proximity to freeways and major surface arteries
- Large parking field
- Building signage available facing Interstate 15
- No load factor / all usable space
- Diverse medical tenant mix within the project





## FEATURES:

- Central reception area
- Waiting rooms
- Thirteen (13) exam rooms
- Four (4) offices/ consult rooms
- Two (2) staff work areas
- One (1) lab
- One (1) break room
- Five (5) interior restrooms
- Two (2) storage areas
- One (1) large conference room

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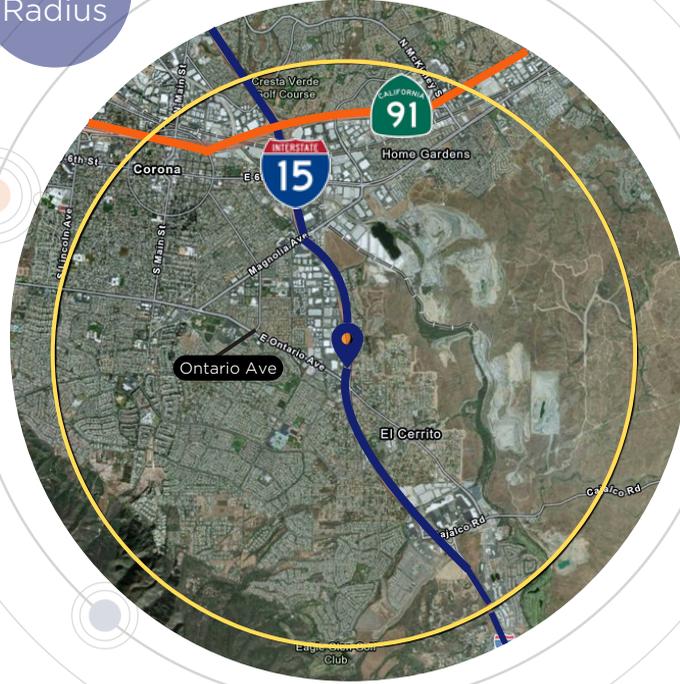


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3-Mile Radius



## POPULATION



91,028  
POPULATION



27,233  
HOUSEHOLDS



\$116,519  
MEDIAN HH INCOME

## EMPLOYMENT



62.4%  
WHITE COLLAR



23.0%  
BLUE COLLAR



14.6%  
SERVICES



3.9%  
UNEMPLOYMENT RATE

## EDUCATION



28%  
HIGH SCHOOL GRADUATE



27%  
SOME COLLEGE



31%  
BACHELORS/GRAD/ PROF DEGREE

- State** California
- County** Riverside
- Mayor** Jacque Casillas
- Website** coronaca.gov



Source: Esri

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**INSIGHT**

**COMMERCIAL REAL ESTATE ADVISORS**

41856 IVY STREET, SUITE 112  
MURRIETA, CA 92562

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