

# 2370

**2370 Anselmo Drive**  
Corona, CA 92879

**Corona Summit Surgical Center I**  
**"A Proud Kaiser Affiliate"**  
Absolute Net Lease  
Investment Opportunity  
No Landlord responsibilities



**OFFERING MEMORANDUM**

**NAI Capital**  
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE



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## INVESTMENT OVERVIEW

# OFFERING SUMMARY

NAI Capital is pleased to offer the opportunity to acquire Corona Summit Surgical Center, a single tenant medical center located at **2370 Anselmo Dr, Corona, CA 92879 (the "Property")**.

The Asset is 100% leased to Corona Surgical, LLC, a California LLC, which provides the following services:

- **Gastroenterology**
- **Ophthalmology**
- **Urology**
- **Orthopedics**
- **Podiatry**
- **Gynecology and**
- **Surgery**

Corona Summit Surgical Center is a Medicare Certified Ambulatory Surgical Center (ASC) with 4 Operating Room(s) located in Corona, CA, with service to the surrounding community.

Positioned virtually on the border of Riverside County and Orange County on the 91 Fwy (205,000 CPD), the property is strategically located within a Mile of the intersection of the I-91 and I-15.

Constructed as a build-to-suit for the Tenant in 2011 as a flagship surgical location, the Tenant has operated at this location for 13+ years. The Tenant solidified its long-term commitment to this location by executing a new 8-year lease through June 30th 2032

In addition to their outstanding private physicians, the office serves as a surgical center for premier doctors from **Kaiser Permanente** in Southern California.

**Kaiser Permanente Hospitals** near the property are located in Riverside (10Mi), Moreno Valley (21Mi), Ontario (17Mi), Fontana (28Mi), Anaheim (23Mi), etc.





# OFFERING SUMMARY

## The City of Corona Demographics:

- **Total Population:** Approximately 160,255 residents
- **Median Age:** Around 37.8 years
- **Median Household Income:** \$104,000
- **Homeownership Rate:** Approximately 65%
- **Major industries:** Healthcare, Education, Construction, Retail, Manufacturing

## Health Care Growth Projections

The healthcare landscape in the Inland Empire and Orange County is thriving, driven by demographic shifts, technological advancements, and significant investments in infrastructure. As two of Southern California's fastest-growing regions, they collectively serve a diverse and expanding population of over 8 million people, making healthcare one of the most vital and dynamic sectors in the area.

### Market Expansion:

Healthcare employment in the Inland Empire and Orange County is projected to grow by 18% to 22% by 2030, outpacing other industries.

### Infrastructure Growth:

Continued expansion of hospitals, outpatient surgery centers, and specialty care facilities is anticipated to accommodate increasing patient volumes.

This unique opportunity offers investors the ability to acquire a mission-critical healthcare asset located in a fundamentally strong and growing trade area. The asset offers secure, long-term cash flow backed by a leading healthcare network and a local clinical practice with 5.6 years of occupancy.



**Click Here to  
View Drone Video**





# INVESTMENT HIGHLIGHTS

Corona Summit Surgical Center, accredited by the American Association for Accreditation of Ambulatory Surgery Facilities (AAAASF), is equipped with substantial clinical and surgical equipment.

**View Tenant Website**  
[www.coronasummitsc.com](http://www.coronasummitsc.com)

**2370 Anselmo Drive, Corona, CA**

**8,315 SF**  
Rentable Area

**10,000 SF**  
Lot Size

**2011**  
Year Built

**6.5 Years**  
Leasing Term Remaining

**2, 5-Year**  
Renewal Options

**Abs. NNN**  
Lease Structure

**\$433,943\***  
Net Operating Income

**Zero**  
Landlord Responsibilities

**\$9,000,000**  
Price

**4.8%**  
Cap Rate

\* 7/1/25



# INVESTMENT HIGHLIGHTS

## High Growth Market With Strong Healthcare Concentration

Local healthcare fundamentals are strong with 4.8% vacancy, and medical spending up to \$325M in 2022 (5-mile radius)

22% population growth since 2010 with an aging population where residents 65 years or over account for 21% of the population in a 1-mile radius

## Rapidly Growing Healthcare Services Industry

Local Healthcare employment is expected to grow 22% from 2025 to 2030

## Optimal Long-term Net Lease With Zero Landlord Responsibilities

6.5 years of term remaining with highly replicable contract rent, 2.5% rent escalations annually, and two, five-year extension options offer secured and growing long-term cash flow with high likelihood of renewal.

## Corona Summit Surgical Center

Currently the surgical center is performing at a rate of 280-320 cases a month.

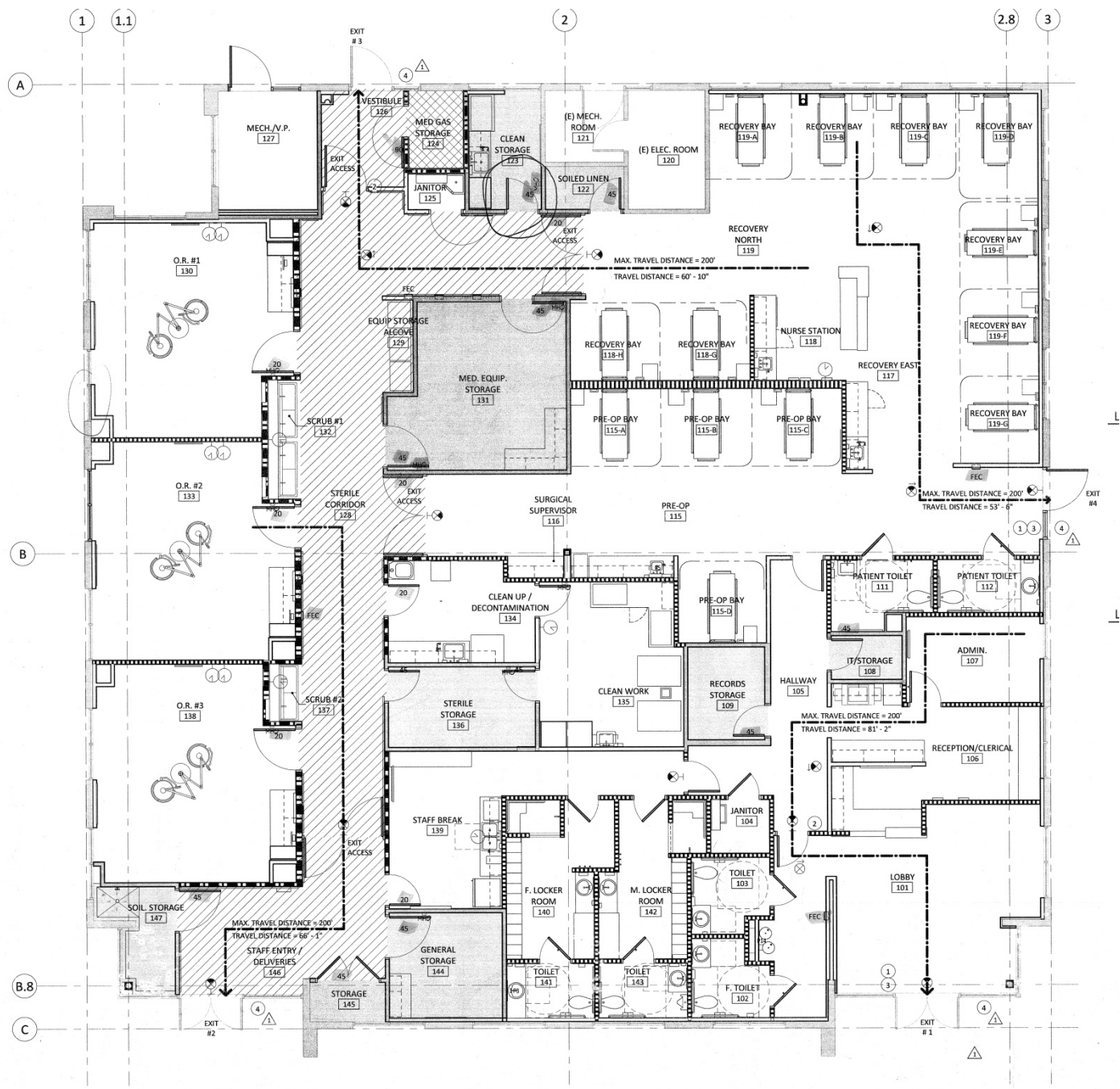
They have been contracted with Kaiser since approx. 2018.

Kaiser is currently 75-80% of volume.





FLOOR PLAN





# PROPERTY PHOTOS





# PROPERTY PHOTOS







## PROPERTY OVERVIEW



# PROJECT SUMMARY

## Property Overview

Address	2370 Anselmo Dr
City, State, Zip Code	Corona, CA 92879
Year Built	2011
Building SF	8,315
Parcel Size SF	10,000
Parking	Common Area

## Lease Overview

Tenant	Corona Surgical LLC
Type of Facility	Building with Ambulatory Surgery Center (ASC)
Lease Type	Absolute NNN
Lease Start Date	5/25/2011
Lease Expiration Date	6/30/2032
Remaining Lease Term	6.5
Rent (NOI)	\$433,943 (7/1/2025)
Rent PSF	\$52.18
Renewal Rental Rate	Greater of Fair Market Rent or \$102.5% above last month's rent
Landlord Responsibilities	None
Financial Reporting	Annually
Right of First Refusal	None
Security Deposit	\$24,333

## Rent Schedule

Annual Rent	Monthly Rent	
Year 2: \$433,943.51	\$36,161.95 per month	Starts 7/1/2025
Year 3: \$444,791.57	\$37,065.96 per month	
Year 4: \$455,911.36	\$37,992.61 per month	
Year 5: \$467,309.15	\$38,942.43 per month	
Year 6: \$478,991.88	\$39,915.99 per month	
Year 7: \$490,966.67	\$40,913.89 per month	
Year 8: \$503,240.84	\$41,936.74 per month	

2.5% Rent increase annually compounded.





# LEASE COMPARABLES

## 1140 W La Veta Ave - St. Joseph Medical Plaza Orange, CA 92868 (Orange County) - Main Place Area Submarket



### Property Summary

<b>RBA (% Leased)</b>	96,000 SF (97.4%)	<b>Built</b>	1992
<b>Stories</b>	8	<b>Elevators</b>	6 passenger
<b>Typical Floor</b>	12,000 SF	<b>Tenancy</b>	Multiple
<b>Available</b>	2,519 SF	<b>Max Contiguous</b>	2,519 SF
<b>Asking Rent</b>	\$53.64 SF/yr/MG	<b>Parking Spaces</b>	600 (6.25/1,000 SF)

### Amenities

Atrium, Food Court, Property Manager on Site, Restaurant

### Available Spaces

Floor	Suite	Use	Type	SF Available	Rent/SF/yr	Occupancy	Term
P7	750	Medical	Direct	2,519	\$53.64 MG	Vacant	Negotiable

## 1041 E Yorba Linda Blvd - Placentia Linda Medical Plaza Placentia, CA 92870 (Orange County) - Placentia/Yorba Linda Submarket



### Property Summary

<b>RBA (% Leased)</b>	43,000 SF (98.1%)	<b>Built</b>	2011
<b>Stories</b>	3	<b>Tenancy</b>	Multiple
<b>Typical Floor</b>	14,233 SF	<b>Max Contiguous</b>	3,175 SF
<b>Available</b>	810 - 3,985 SF	<b>Parking Spaces</b>	172 (4.03/1,000 SF)
<b>Asking Rent</b>	\$48.00 SF/yr/MG		

### Amenities

Bus Line, Signage

### Available Spaces

Floor	Suite	Use	Type	SF Available	Rent/SF/yr	Occupancy	Term
P2	210	Office/Medical	Sublet	3,175	\$48.00 MG	02/2029	Negotiable
P3	302	Office/Medical	Direct	810	Withheld	Vacant	Negotiable





## LOCATION & MARKET OVERVIEW



## MARKET OVERVIEW

Corona, located in Riverside County, is part of the rapidly growing Inland Empire region of Southern California.

- **Real Estate Market:** Known for suburban living, Corona offers a mix of residential communities, commercial developments, and industrial hubs. Home prices are generally more affordable than those in nearby Orange and Los Angeles counties.
- **Commercial Growth:** The city has experienced significant growth in industrial, retail, and office sectors, making it an attractive area for businesses.

## Transportation and Access

Corona boasts strategic connectivity for residents and businesses:

### Highways:

- Interstate 15 (I-15) and State Route 91 (SR-91) are key highways connecting the city to Los Angeles, Orange County, and San Diego.
- SR-71 provides an additional route north to Pomona and the Inland Valley.

### Public Transit:

- Metrolink: The Corona-North Main and West Corona stations provide commuter rail services to Los Angeles and other parts of Southern California.
- Riverside Transit Agency (RTA): Offers bus services across Corona and nearby regions.

### Airports:

- Ontario International Airport is approximately 20 miles from Corona, providing domestic and international flight services.





# ECONOMY & EMPLOYMENT

## Key Industries:

- Manufacturing: Corona is home to aerospace, electronics, and plastics manufacturing firms.
- Retail and Services: The city's retail sector, including major shopping centers, contributes to its vibrant local economy.
- Logistics and Distribution: The city's location near major transportation routes supports warehousing and distribution businesses.

## Major Employers:

- Fender Musical Instruments Corporation
- Kaiser Permanente
- Monster Energy
- Watson Pharmaceuticals

## Business-Friendly Environment:

Corona promotes business development through streamlined processes and incentives for companies relocating or expanding.



### Population:

Approximately 160,000



### Gender:

Female: 51%

Male: 49%



### Median Household Income:

\$104,000



### Homeownership Rate:

Approximately 65%



### Age Distribution:

Under 18 years: 26%

18 to 64 years: 61%

65 years and older: 13%



### Ethnic Composition:

Hispanic or Latino: 48%

White (Non-Hispanic): 32%

Asian: 10%

Black or African American: 5%

Other/Mixed: 5%



### Educational Attainment:

High school diploma or higher: 89%

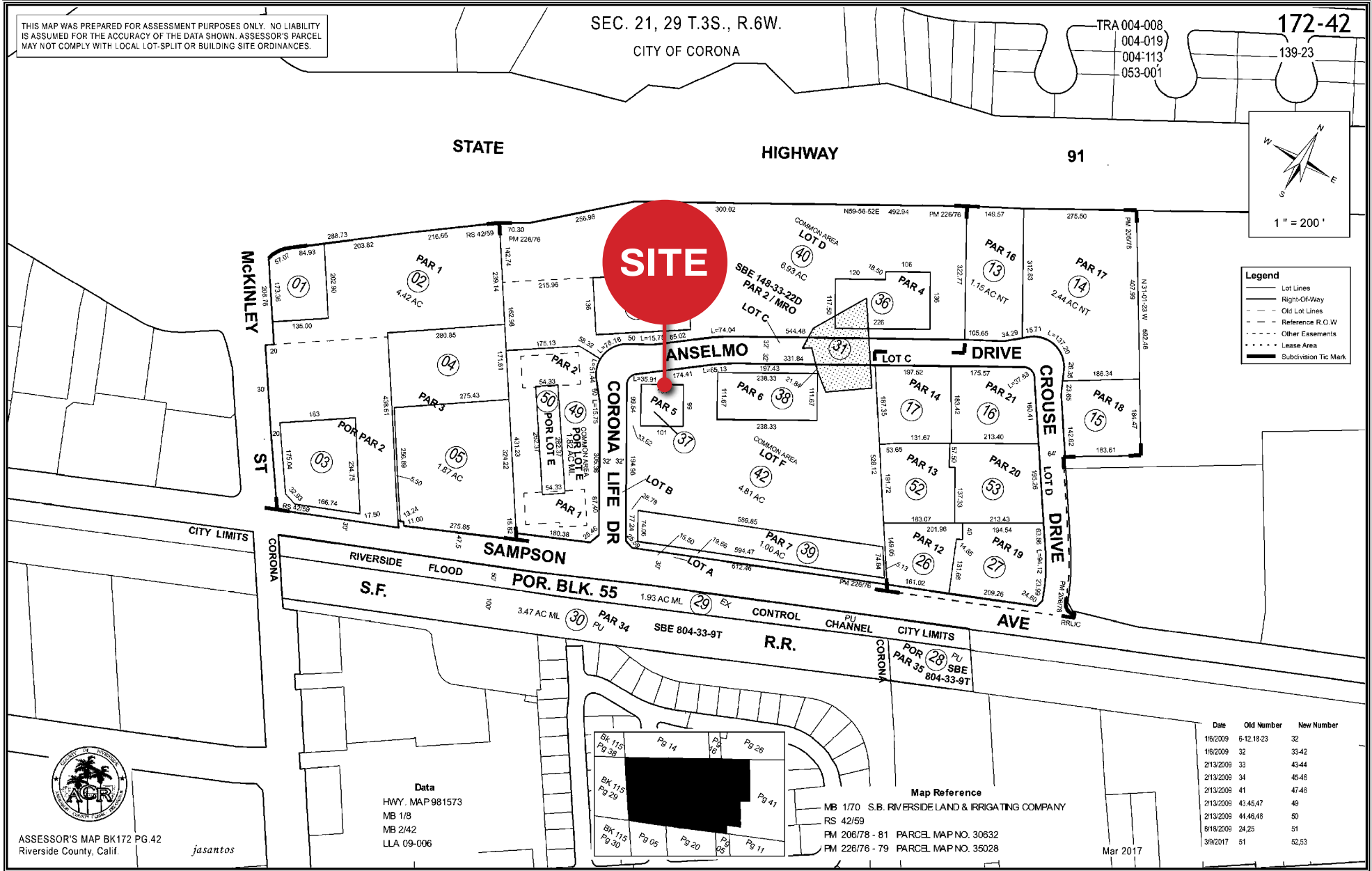
Bachelor's degree or higher: 32%



### Median Home Value:

Around \$650,000







# RETAILER MAP



N

**CORONA HILLS PLAZA**

Logos: THE HOME DEPOT, COSTCO WHOLESALE, 99 CENTS ONLY, LATY D's, McDonald's, BIG 5 SPORTING GOODS, FedEx Office, ROSS DRESS FOR LESS, TJ-MAXX

**CORONA HILLS PLAZA**

Logos: Applebee's, VONS, PETSMART, WALMART SUPERCENTER, WaBa

**COUNTRYSIDE CENTER**

Logos: Mimis Cafe, TURNER'S OUTDOORSMAN, MATTRESS FIRM, 85° (red square), AYRES HOTELS

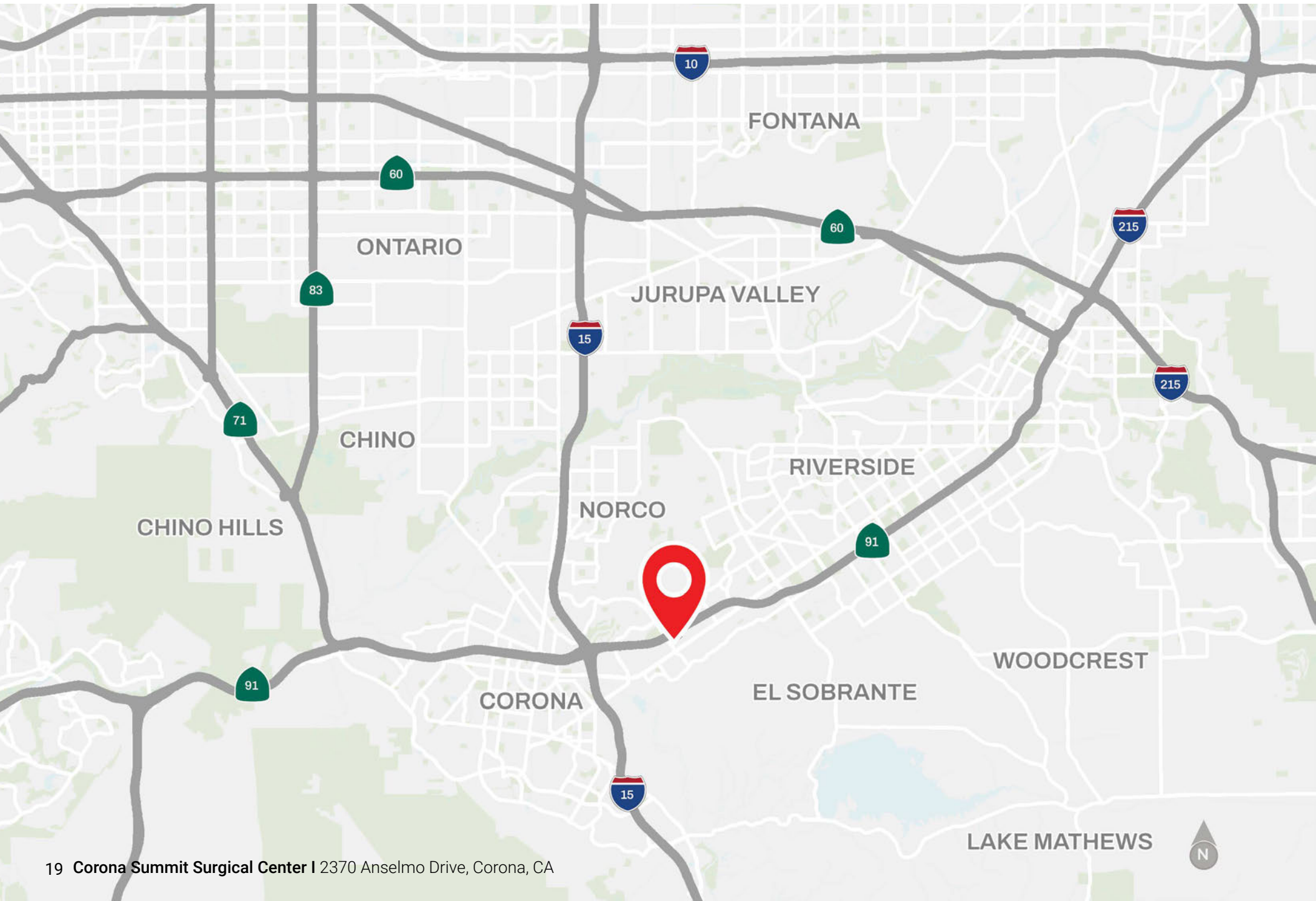
**SITE**

**OFFICE BUILDING**

Logos: MONSTER ENERGY



# LOCATION MAP





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