

**NEWLY
RENOVATED!**

FOR LEASE

COMMUNITY MEDICAL CENTER

900 S. MAIN STREET | 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



OFFERING SUMMARY

LEASE RATE:	\$1.00-1.95/SF/mo. NNN
NNN FEES	\$0.95/SF/mo.
BUILDING SIZE:	±45,229 SF
AVAILABLE SF:	±1,317 - ±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

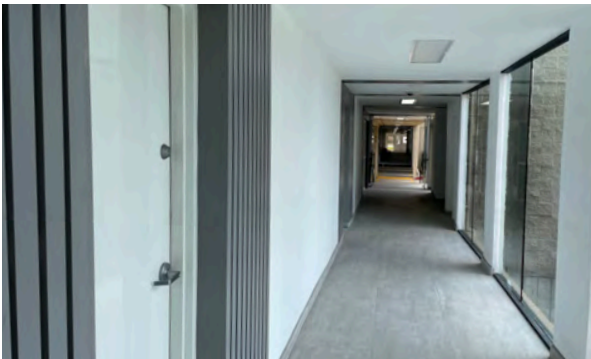
- Directly adjacent to Corona Regional Medical Center
- Flexible suite sizes and layouts available
- Generous TI packages
- Elevator served
- Close proximity to freeways and major thoroughfares
- Large dedicated parking field

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TENANT ROSTER & VACANCIES

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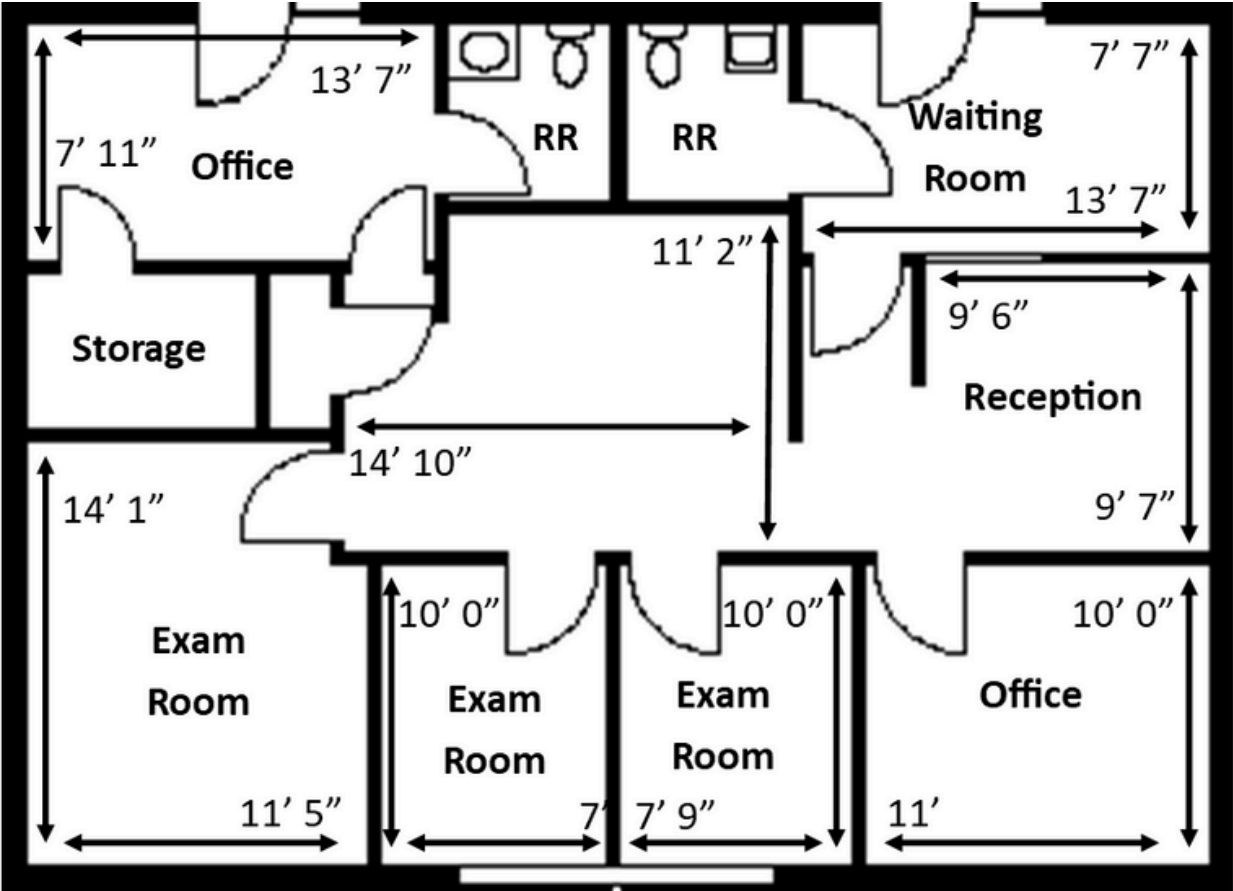
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1ST FLOOR			
SUITE	RENTABLE SF	USABLE SF	TENANT
100	±1,408	±1,206	ENDOCINOLGY
101	±1,202	±1,202	WOMEN'S HEALTH
102	±1,420	±1,065	CHIROPRACTIC
104	±1,299	±1,112	GENERAL DENTISTRY
105	±1,317	±1,128	AVAILABLE
107	±1,660	±1,421	GENERAL DENTISTRY
108	±3,254	±2,785	PEDIATRICS
109	±1,288	±1,102	AVAILABLE
110	±968	±828	HOA NON-PROFIT
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
211	±1,198	±1,019	AVAILABLE
SUBFLOOR			
SUITE	RENTABLE SF	USABLE SF	TENANT
001	±14,749	±14,582	AVAILABLE

FLOOR PLAN - Suite 105

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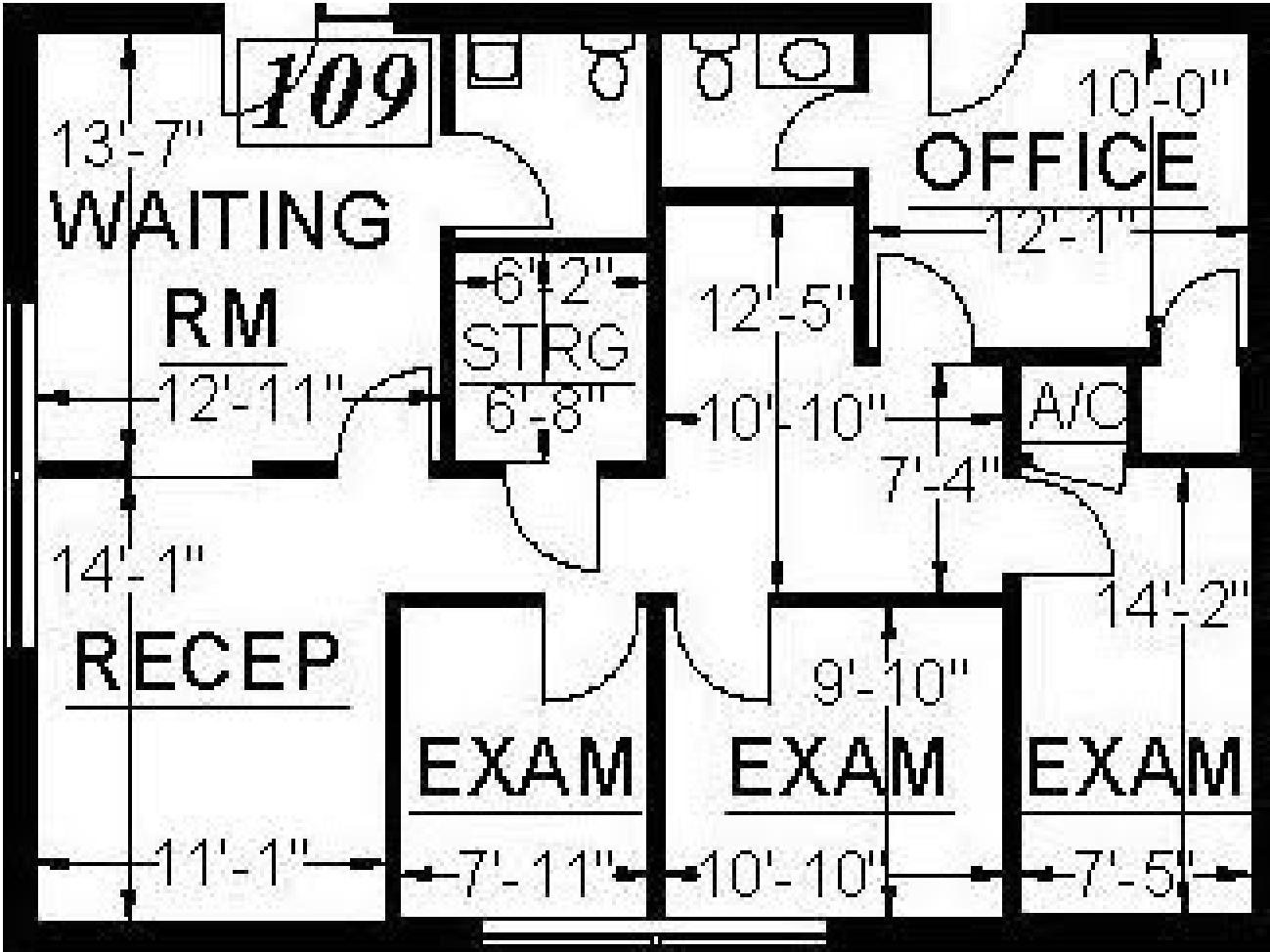
SUITE	RENTABLE SF	USABLE SF	LEASE RATE
105	±1,317	±1,128	\$1.95/SF/MO. NNN



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SUITE	RENTABLE SF	USABLE SF	LEASE RATE
109	±1,288	±1,102	\$1.95/SF/MO. NNN

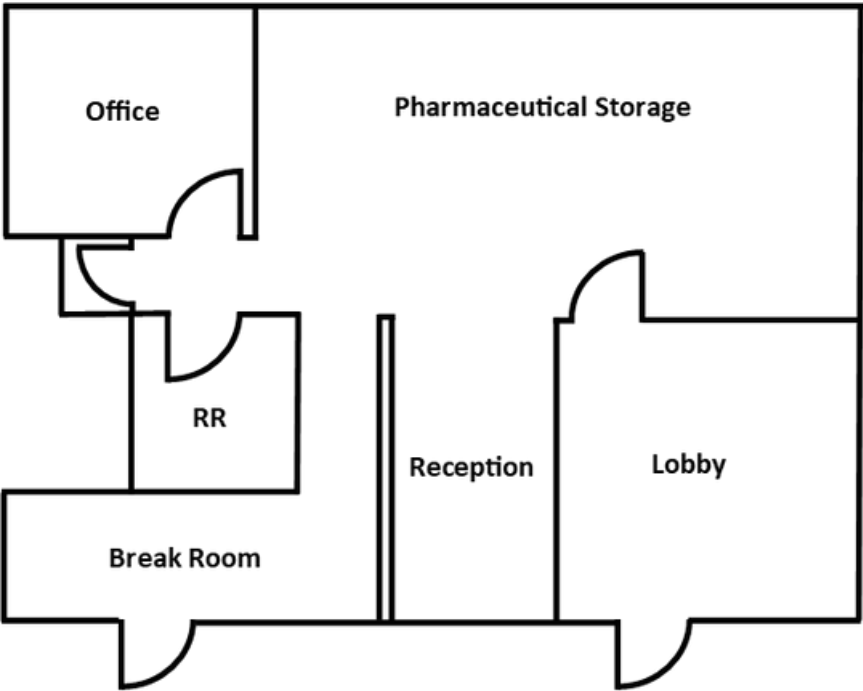


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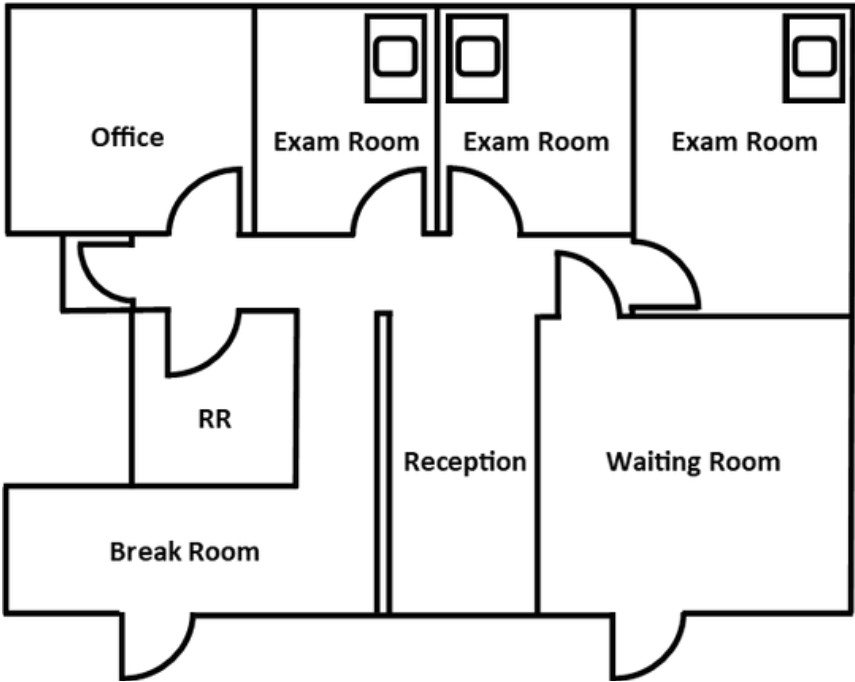
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SUITE	RENTABLE SF	USABLE SF	LEASE RATE
211	±1,198	±1,019	\$1.95/SF/MO. NNN

EXISTING FLOOR PLAN



PROPOSED FLOOR PLAN



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FLOOR PLAN - Subfloor

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SUITE	RENTABLE SF	USABLE SF	LEASE RATE
001	±14,749	±14,582	\$1.00/SF/MO. NNN



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DEMOGRAPHICS

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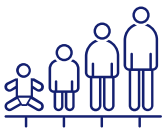
- State California
- County Riverside
- Mayor Jim Steiner
- Website coronaca.gov

Source: ESRI

POPULATION



131,843
POPULATION



37.1
MEDIAN AGE



39,939
HOUSEHOLDS

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



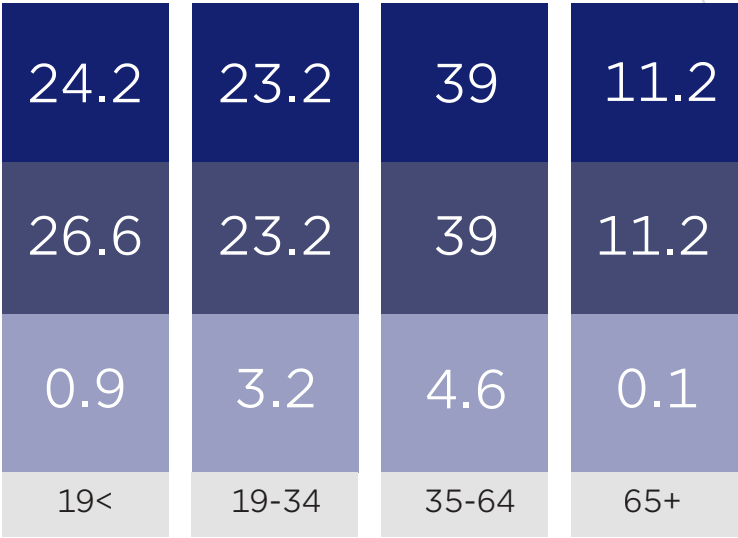
\$292,308
MEDIAN NET
WORTH

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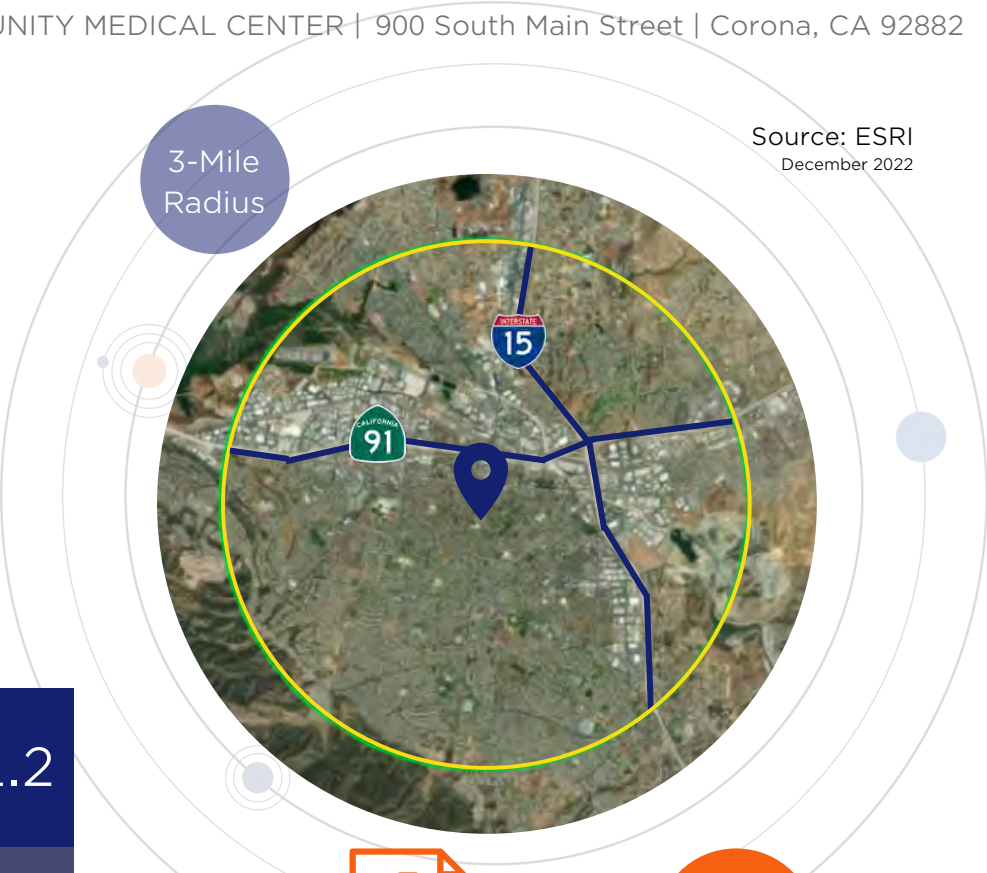
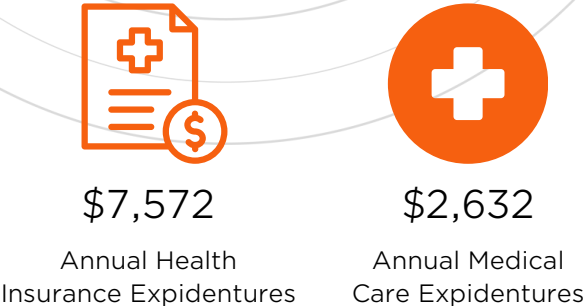
DEMOGRAPHICS

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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



%



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