

Corona Medical Arts Plaza

2815 S. Main Street, Corona, CA 92882

FOR SUBLEASE



2,714± RSF
SUITE 205 (2nd Floor)
AVAILABLE



\$2.40 PSF NNN
MONTHLY LEASE RATE



FEATURES:

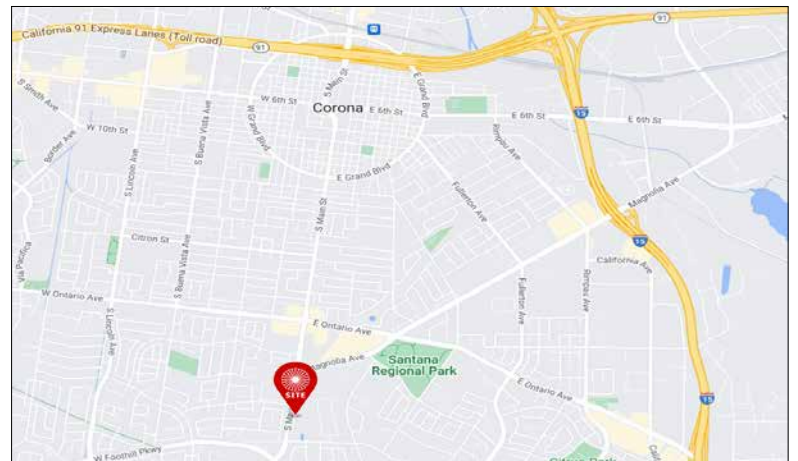
- 2,714± RSF (2,300± USF) former Physical Therapy Office within the Corona Medical Arts Plaza
- Existing lease expires April 30, 2027
- 3% Annual increases beginning May 1, 2024
- Close proximity to I-15 Freeway at Magnolia Avenue Interchange
- Located near restaurant amenities and within 2 mile distance of Corona Regional Medical Center (238 bed community hospital with over 40 specialties including acute and emergency care).

Demographics

Source: CoStar 2023	1 mile	3 mile	5 mile
2023 Population (Estimated)	18,537	110,428	190,481
2028 Population (Projected)	18,229	109,708	189,297
Daytime Employee Population	3,356	44,436	76,842
Average Household Income	\$154,433	\$115,739	\$117,204

Traffic Counts

Source: CoStar 2022	ADT
S. Main Street at Citrus Way N	15,071
S. Main Street at E. Chase Dr. S	15,167



Exclusively Marketed By:

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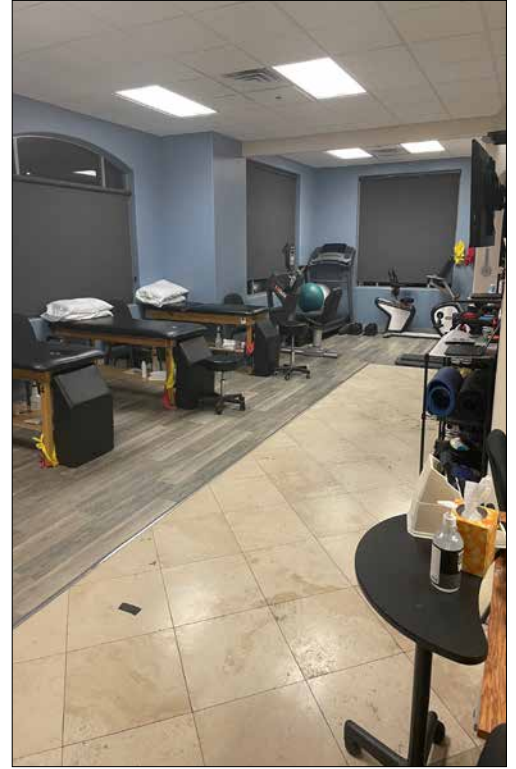
41623 Margarita Road, Suite 100, Temecula, CA 92591 | Ph: 951.491.6300 | www.WestMarCRE.com
The above information, while not guaranteed, has been secured from sources we believe to be reliable.
Floor plan, site plan, price, tenant mix, and availability subject to change without notice.



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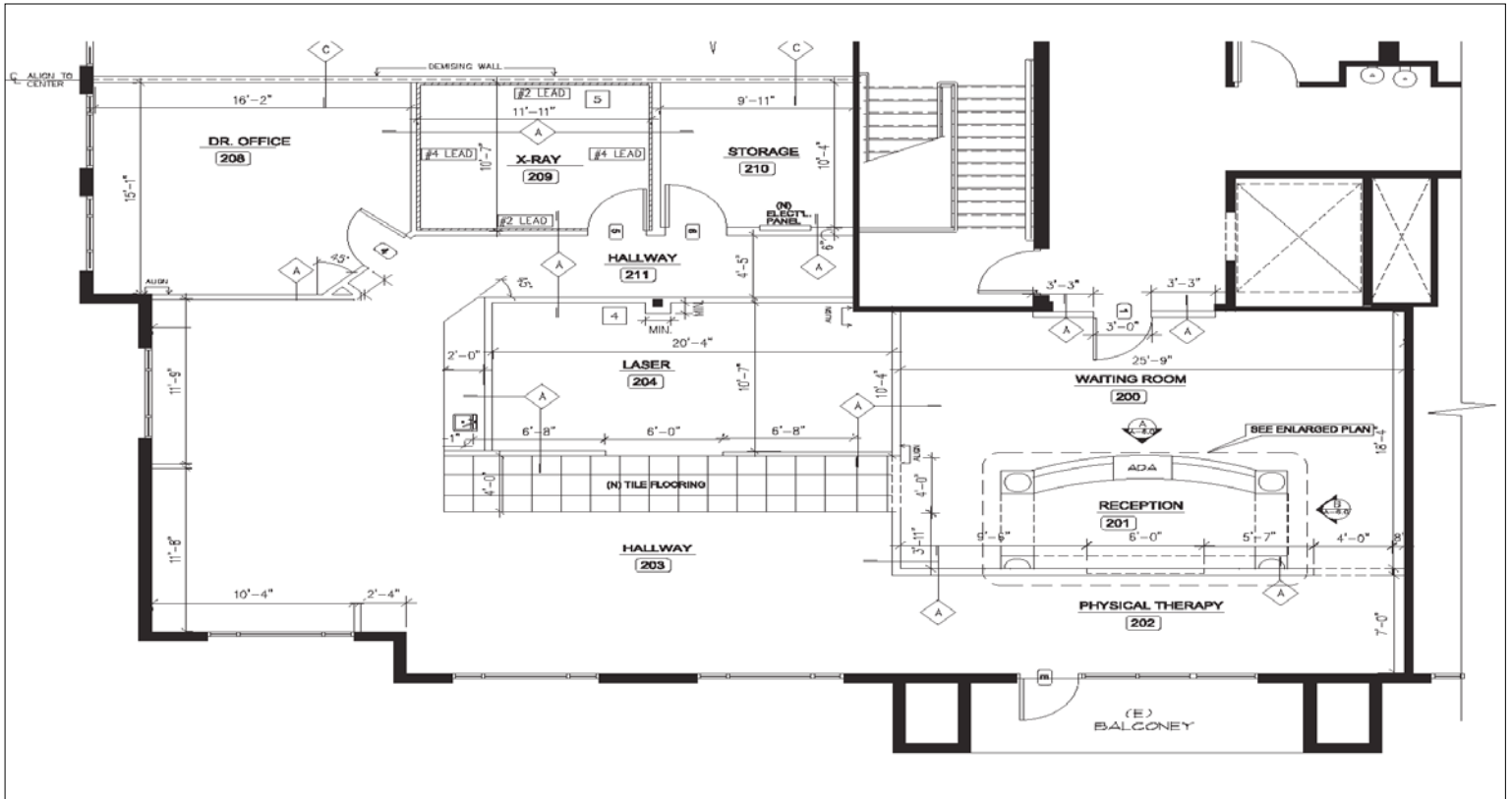


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Existing Floor Plan



Potential Built-Out

