

AVAILABLE
FOR LEASE

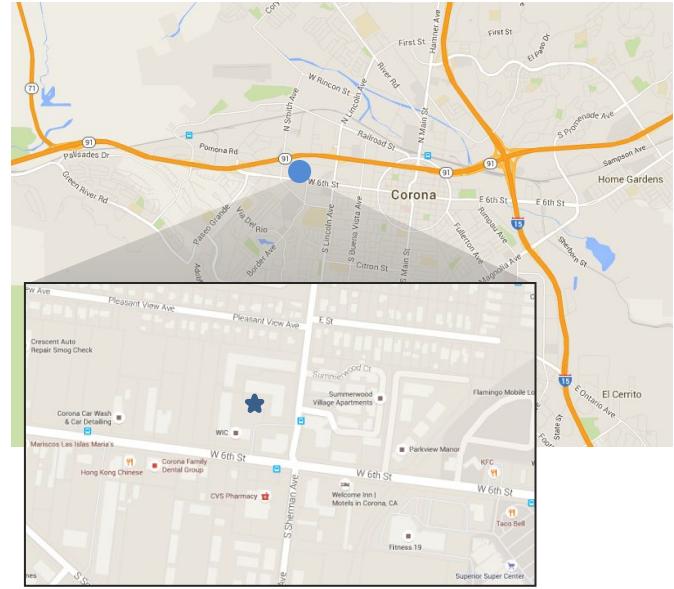
NEW EXCHANGE

1307 West Sixth Street, Corona, California 92882



FEATURES:

- **2 story 78,446 square foot office complex with first floor retail**
- **Conveniently located at high trafficked intersection West Sixth Street and South Sherman Avenue**
- **Conveniently located minutes from Highway 91**
- **Easy access with 5 entrances and ample parking 3.3/1000**
- **Prominent building and pylon signage**



FOR MORE
INFORMATION
PLEASE
CONTACT:

Cal-American
1109 Westwood Blvd.
Los Angeles, CA 90024
(888) 758-4838

DEMOGRAPHIC HIGHLIGHTS

2015	1 Mile	3 Miles	5 Miles	Street	Cars Per Day
Total Population	28,233	121,270	206,205	South Sherman Ave	11,500
Average HH Income	\$67,991	\$88,241	\$94,257	West Sixth Street	44,300
Daytime Population	41,407	121,270	206,205	Source: City of Corona	

Source: Loopnet

TRAFFIC COUNTS

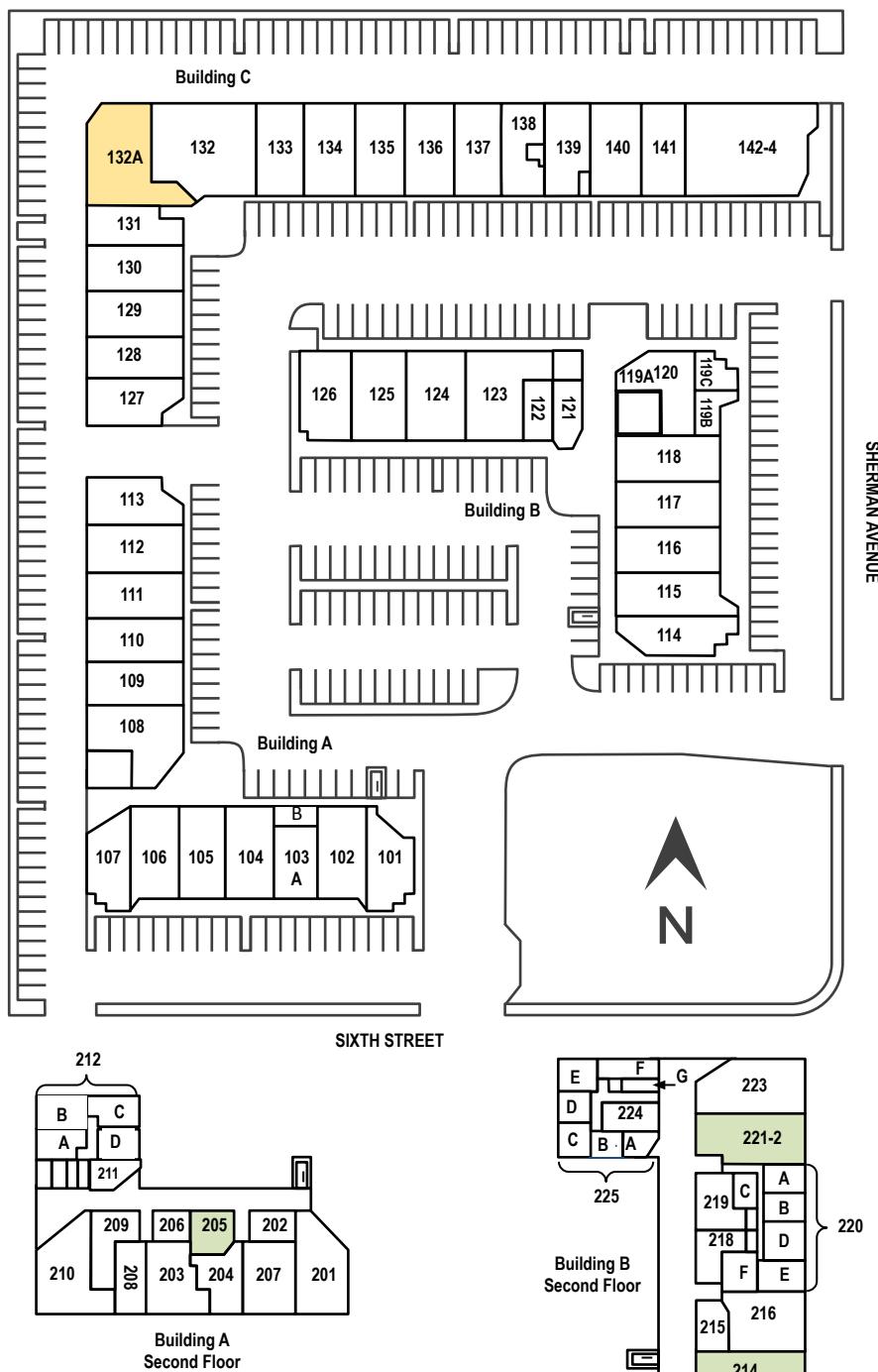
Rev. 1/25/2025

Cal-American
Corporation

No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental, approximate square footage, or other conditions, withdrawal without notice, and to any special listing conditions, imposed by our principals.

NEW EXCHANGE

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Unit	Tenant	Sq. Ft.
101	Medical Office	1,106
102	Tax Office	2,522
103	Insurance Office	961
104	Environmental Services	1,275
105	Pain Specialists	1,261
106	Massage	1,261
107	Pharmacy	1,141
108	Counseling Practice	1,605
109-110	Escape Room	2,488

Unit	Tenant	Sq. Ft.
111-113	Medical Clinic	6,084
127-128	Medical Clinic	2,418
201	Home Healthcare Office	1,568
202	Hospice Care	540
203	Nurse Office	1,260
204	Religious Articles Company	600
205	Available	655
206	Eyewear Distributor	500
207	Real Estate	728
208	Tax Services	516
209	Hospice Care	760
210	Staffing Company	1,420
211	Lash services	337
212A	Facial and Massage Therapy	336
212B	Photography Studio	388
212C	Flooring Company	354
212D	Beauty Services	320
114-115	Addiction Counseling	2,479
116	Body Sculpting	1,261
117	Health Services	1,275
118	Embroidery	1,231
119A	Truck Hauling company	506
119B	Health Services	614
119C	Staffing Services	340
120	Hair Salon and Lash Studio	1,000
121	Photography Studio	526
122	Pool Design Company	707
123-126	Medical Office	5,733
214	Available	1,320
215	Sports Massage	707
216	Construction Company	916
218	Cosmetics Salon	379
219	Financial Services	692
220A	Construction Company	325
220B	Online Car Sales	329
220C	Home Health Care Office	322
220D, E	Engineering Group	624
217	Online Clothing Sales	346
221-222	Available	1,593
223	Home Hospice Care Office	1,235
224	Real Estate Services	366
225A	Real Estate Services	207
225B	Medical Consultation	210
225C	Polygraph Examiner	296
225D	Consulting Services	199
225E	Construction Services	331
225F	Internet Auto Sales	200
225G	Wholesale Used Vehicles	77
129	Hair Shop	1,248
130-131	Nutritional Center	2,435
132	Real Estate and Financial Services	2,455
132A	Not Available	1,784
133	Security Company	1,248
134	Lead Consultants and Inspections	1,248
135	Film Production Equipment Co.	1,248
136	Machine Shop	1,248
137	Beauty School	1,248
138	Vehicle Registration Services	1,126
139	Online Church	1,310
140	Group Meeting Office	1,248
141	Sewing Business	1,248
142-144	Corporate Office	4,649

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