

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

Exclusively Listed by:

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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 Property Website
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

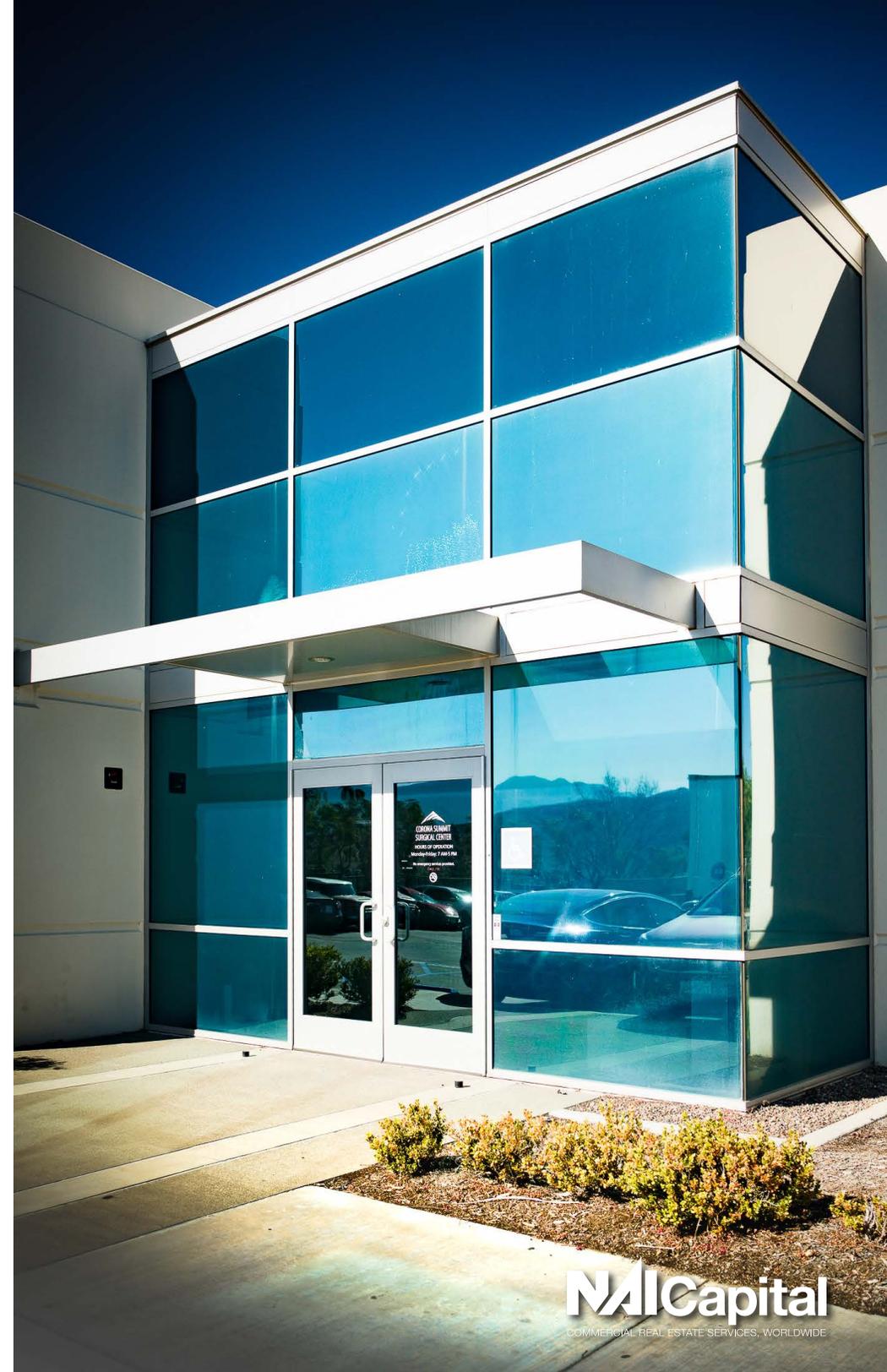
\$9,000,000

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

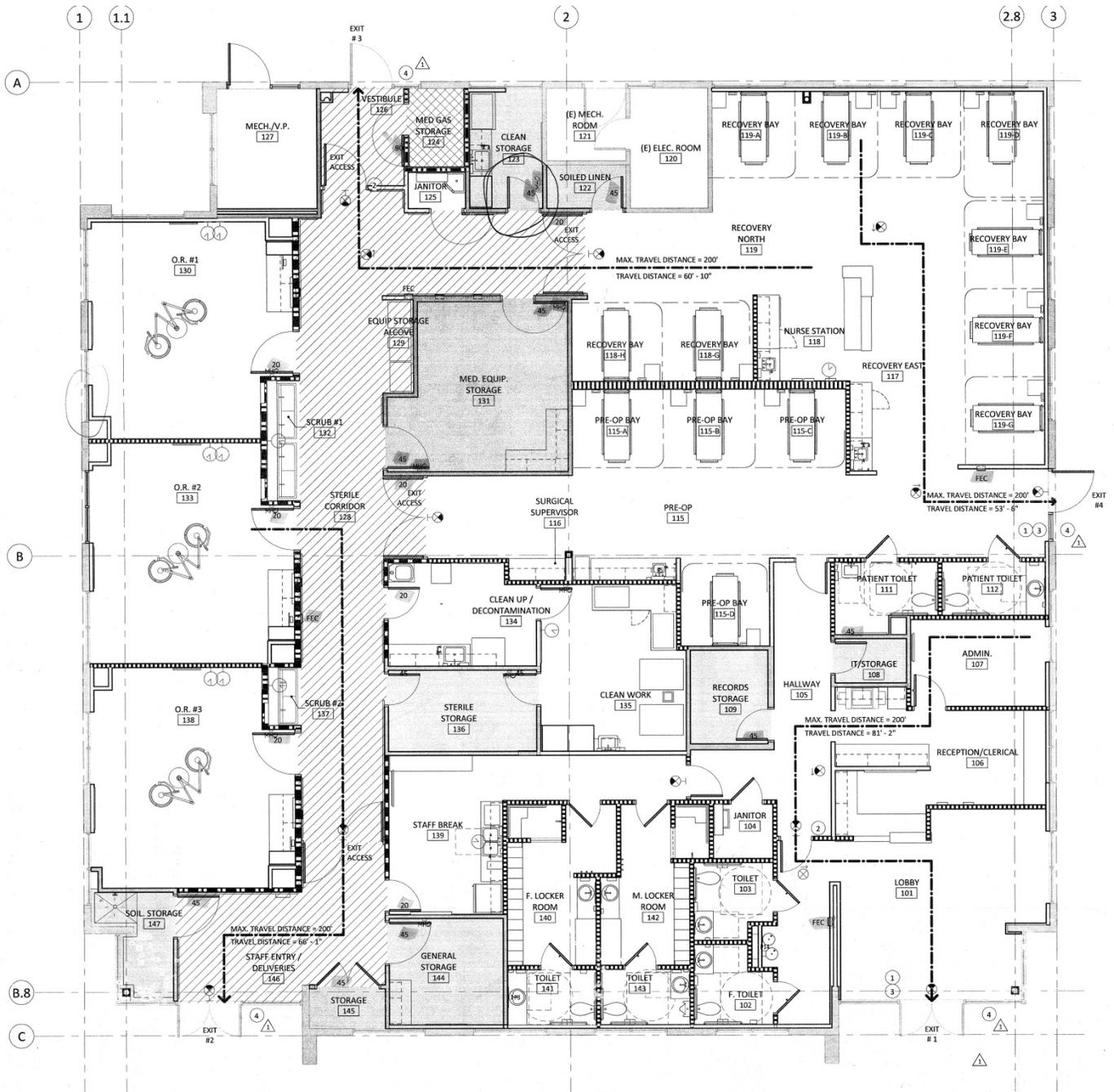
Currently the surgical center is performing at a rate of 280-320 cases a month.

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

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

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



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CORONA HILLS PLAZA

- THE HOME DEPOT
- COSTCO WHOLESALE
- 99 大華超級市場 GO SAM FU MARKET
- UFC GYM
- FedEx Office
- LAZY DOG
- McDonald's
- BIG 5 SPORTING GOODS
- ROSS DRESS FOR LESS
- TJ-MAXX

CORONA HILLS PLAZA

- Applebee's
- VONS
- PET SMART
- WAL-MART SUPERCENTER
- WaBa

CORONA

COUNTRYSIDE CENTER

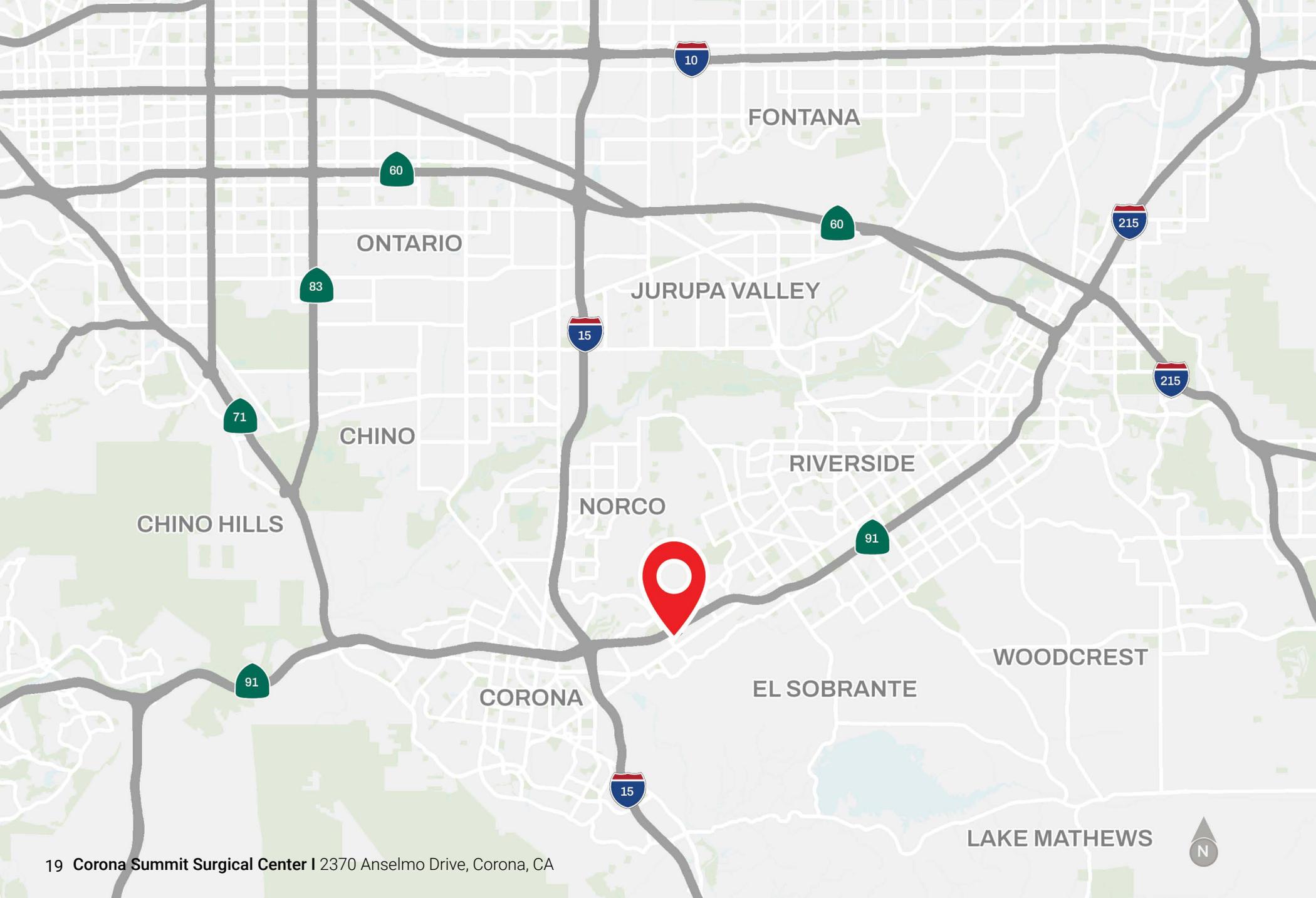
- Mimi's Cafe
- TURNER'S OUTDOORSMAN
- MATTRESS FIRM
- 85°
- AYRES HOTELS

SITE

OFFICE BUILDING



LOCATION MAP



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