

FOR LEASE

BOURESTON MEDICAL ARTS CAMPUS

308 W. 6TH ST.
Corona, CA 92882



PRESENTED BY:

BRETT LARSON, JD, CCIM
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OFFERING SUMMARY

PROJECT SIZE:	±57,500 SF
# OF BUILDINGS	2
AVAILABLE SF:	±2,079
FLOORS:	2
LEASE RATE:	\$2.35 PSF/mo. NNN
LEASE TERM:	5+ Years
TI ALLOWANCE:	Up to \$70 PSF
PARKING RATIO:	5:1,000 SF

PROPERTY OVERVIEW

On behalf of the Boureston Companies, SVN | Insight is pleased to present the Boureston Medical Arts Campus, the most anticipated medical office project in western Riverside County. These new facilities will supply an additional 57,500 square feet of high-image, Class A medical space directly adjacent to Corona’s local community hospital, Corona Regional Medical Center. Located in the heart of Downtown Corona, the project ensures quality healthcare providers remain accessible to a growing population where demand medical services and household incomes are on the rise.

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LOCATION DESCRIPTION

Located along the western edge of Riverside County, the City of Corona serves as the gateway connecting Orange County to California's Inland Empire. The region is easily accessed via three arterial thoroughfares - Interstate 15, the 91 Freeway, and the 71 Freeway. As of 2020, Corona was the 3rd most populous city in Riverside County with approximately 157,136 residents (Source: U.S. Census Bureau, 2020). The city boasts a median household income is \$88,434 and, of adults 25 and older, 85.9% possess at least a high school diploma while 27.9% possess Bachelor's Degree or higher (Source: U.S. Census Bureau, 2020). Additionally, Corona's population has more comprehensive insurance coverage than most municipalities, outpacing national, state, and county insurance demographics in every category (Source: FI Healthcare Analytics - April 2016).

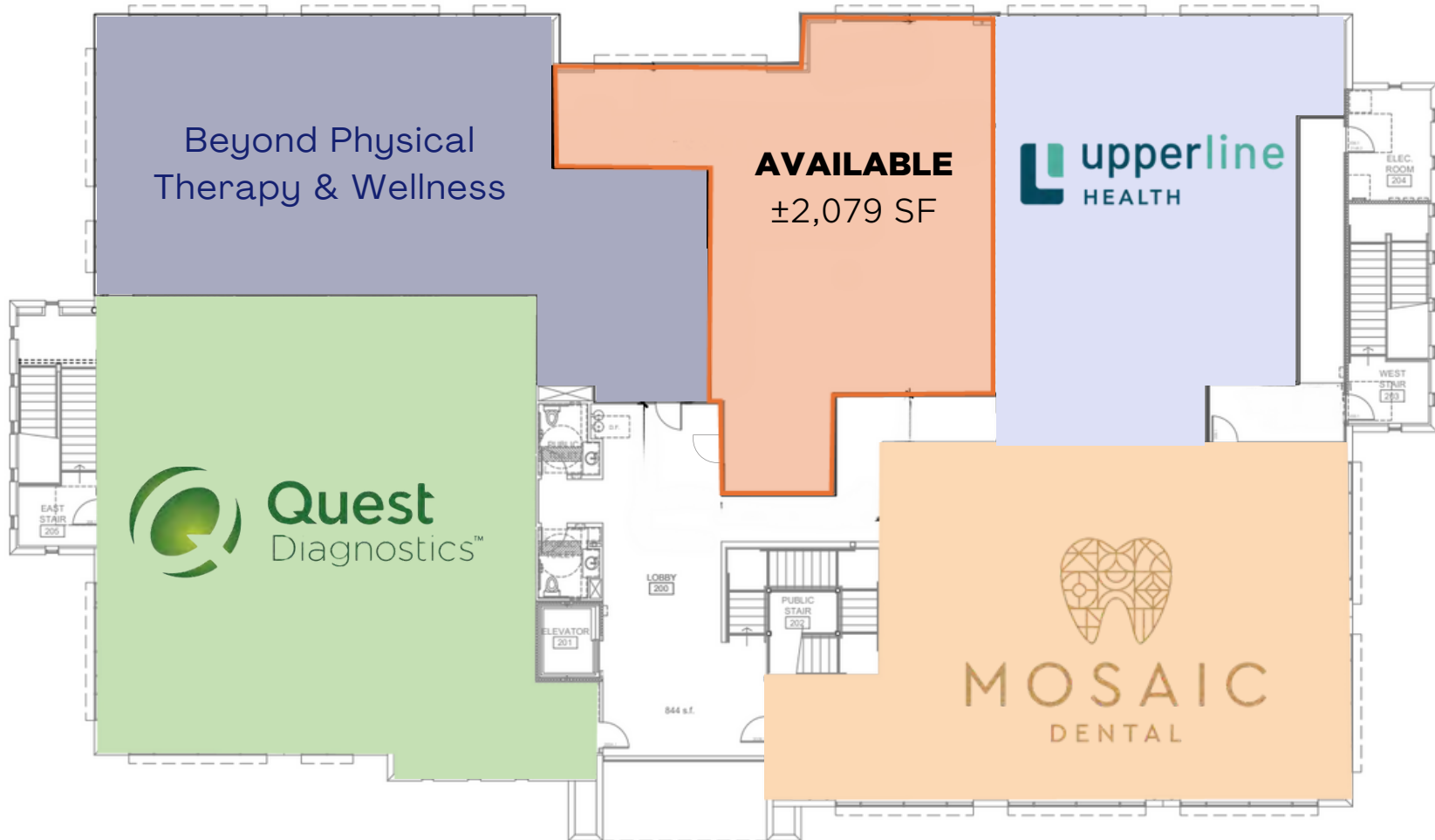
HIGHLIGHTS

- New 'Class A' Construction Designed Exclusively For Medical
- Located In The Heart of Corona's Downtown Core
- Directly Adjacent To Corona's 160-Bed Acute Care Hospital
- Abundant Parking - 5 Spaces Per 1,000 NLA
- Elevator Served
- Professionally Managed

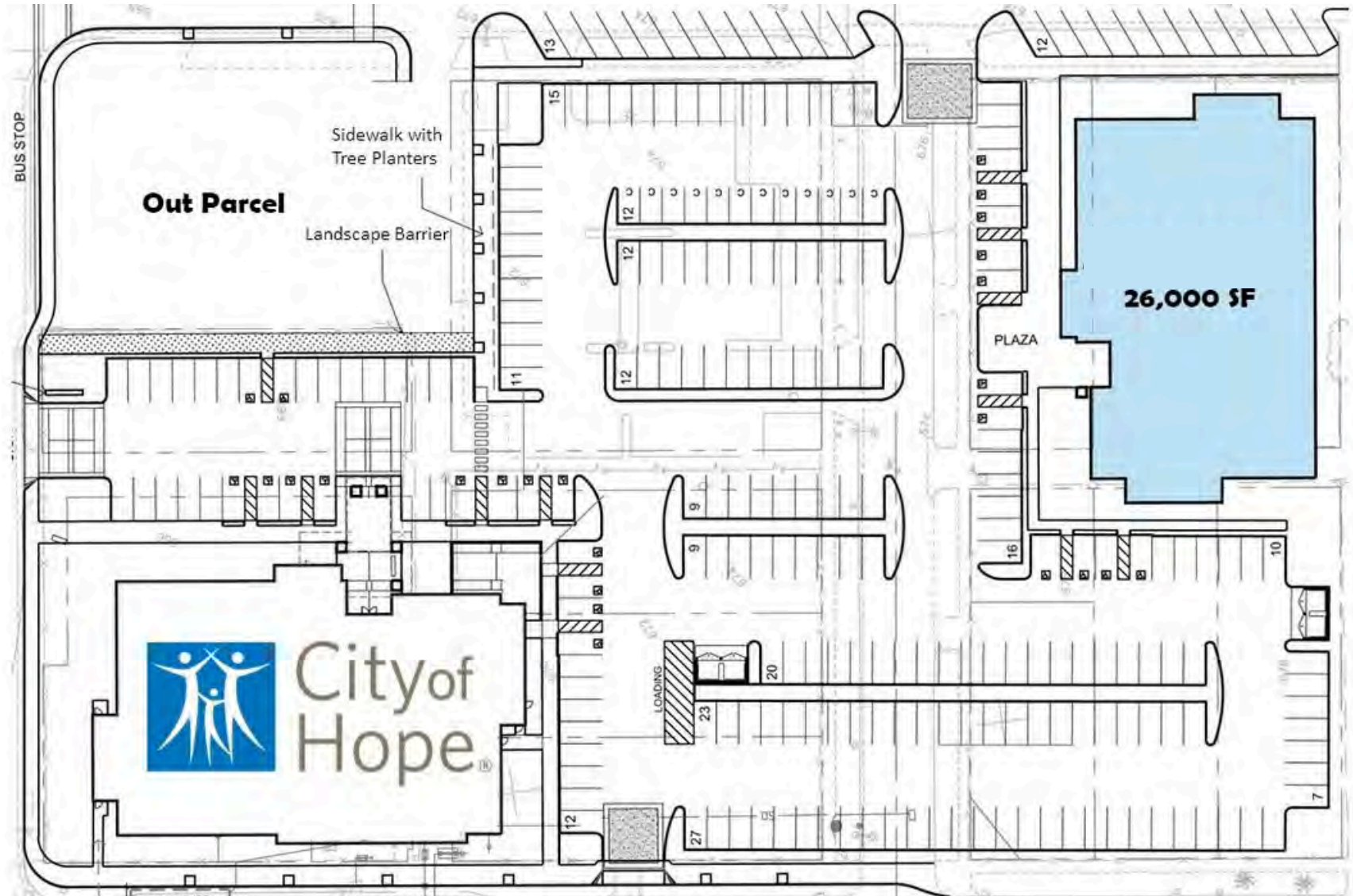
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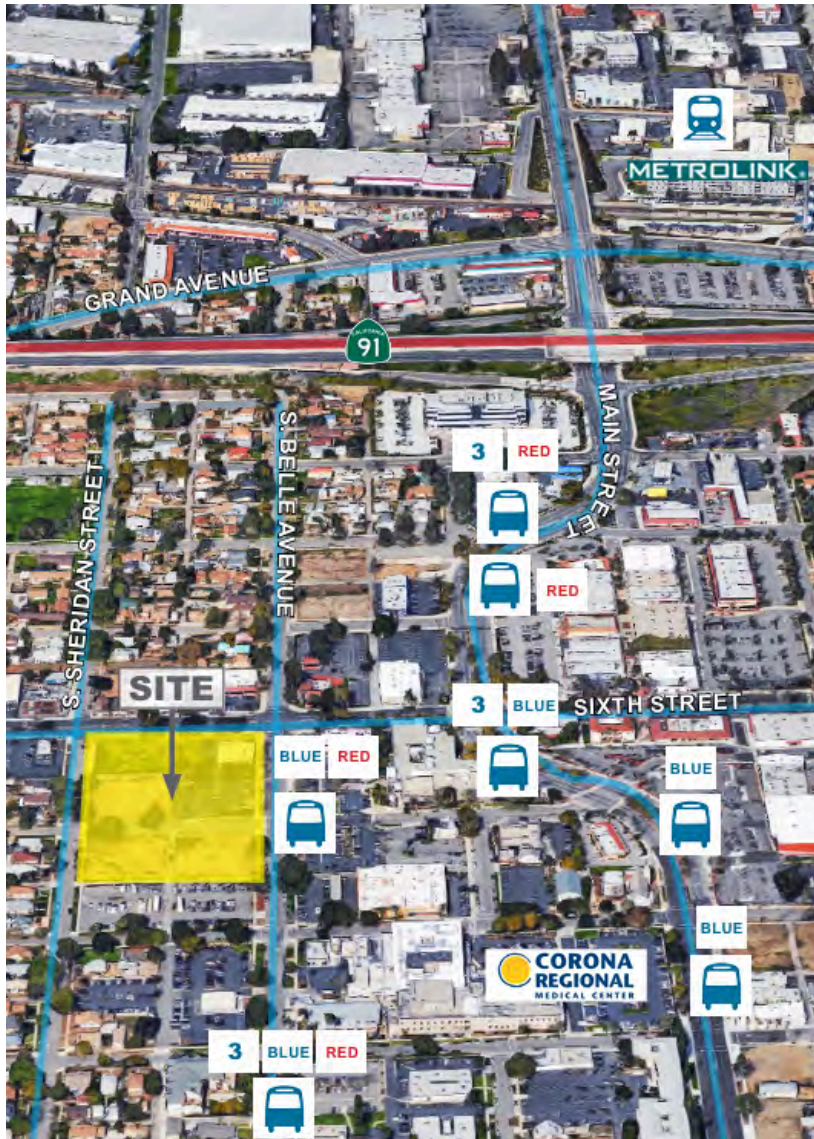
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TRANSPORTATION



METROLINK SERVICE



Boureston Medical Arts Campus is located a half mile from the Corona Transit Center and the North Main Corona Metrolink. This main transportation hub includes four Riverside Transit Agency bus lines, two Corona Cruiser bus lines and two rail lines. The rail line routes include:

- INLAND EMPIRE - ORANGE COUNTY LINE
- 91/PERRIS VALLEY LINE



BUS SERVICE

The property is serviced by two Corona Cruiser bus lines near the property:

BUS LINE BLUE which connects to Corona City Hall, United States Post Office, Social Security Office, Citrus Hills, Lee Pollard High School, Corona Fundamental, Centennial High School, Auburndale Middle School, Corona Hills Plaza, Corona Regional Medical Center

BUS LINE RED which connects to Corona City Hall, United States Post Office, Corona High, Orange Grove High School, Centennial High School, Corona Crossings, Corona Regional Medical Center

The property is serviced by 1 RTA bus line near the property:

BUS LINE 3 which connects Eastvale, Norco, and Corona.

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LOCATOR MAP

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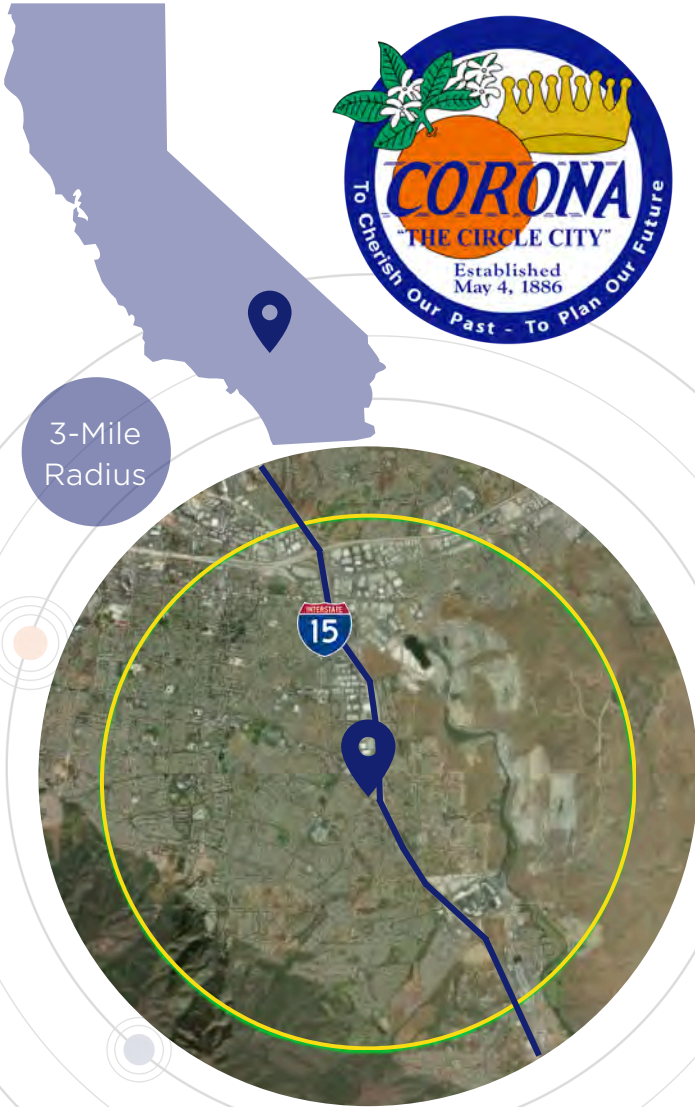
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DEMOGRAPHICS

BOURESTON MEDICAL ARTS CAMPUS | 308 W. 6TH STREET | CORONA, CA 92882



-  **State** California
-  **County** Riverside
-  **Mayor** Tom Richins
-  **Website** coronaca.gov

Source: ESRI
December 2022

POPULATION



84,199
POPULATION



38.8
MEDIAN AGE



24,620
HOUSEHOLDS

EMPLOYMENT



67%
WHITE COLLAR



22%
BLUE COLLAR



15%
SERVICES



4.0%
UNEMPLOYMENT RATE

EDUCATION



26%
HIGH SCHOOL GRADUATE



28%
SOME COLLEGE



32%
BACHELORS/GRAD/ PROF DEGREE

INCOME



\$115,790
MEDIAN HOUSEHOLD INCOME



\$42,806
PER CAPITA INCOME



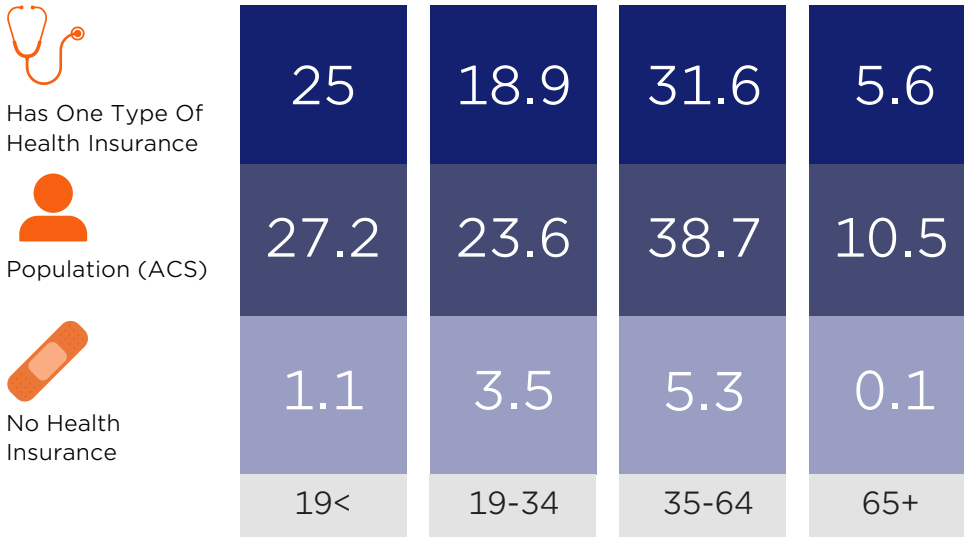
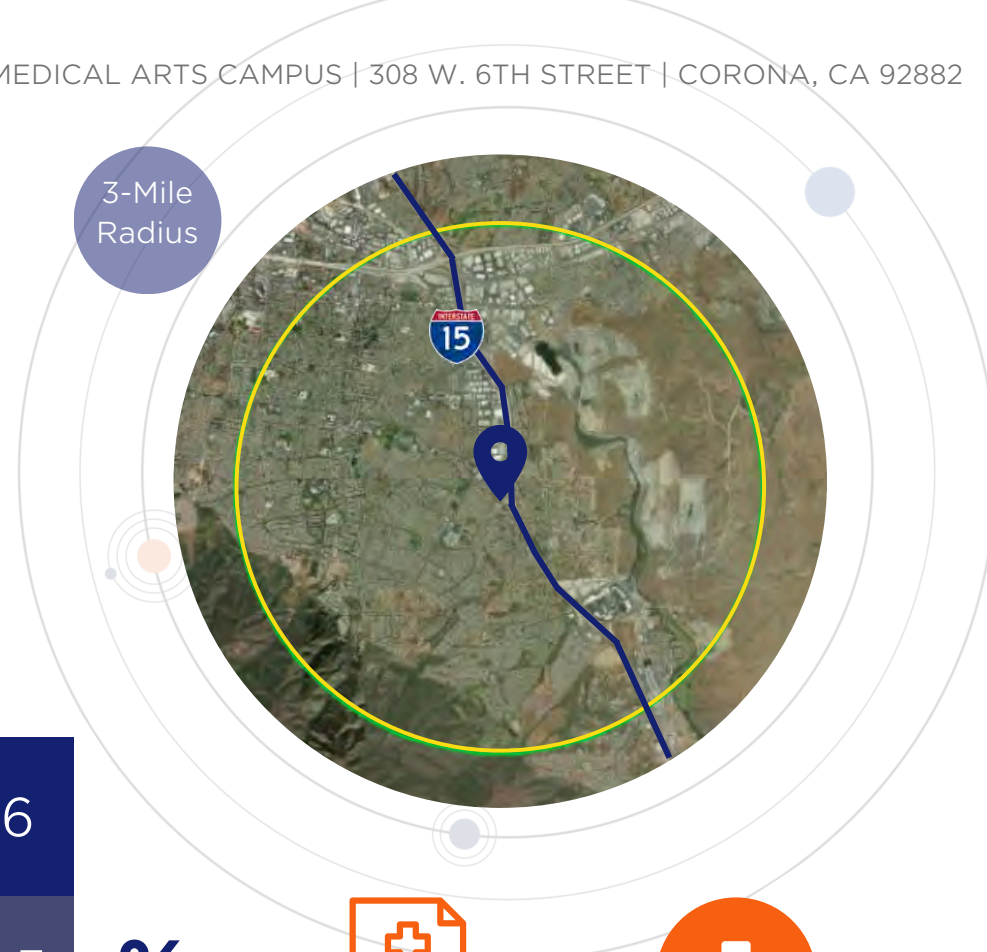
\$518,315
MEDIAN NET WORTH

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Health Care	Annual Expenditure
Blue Cross/Blue Shield	\$5,848
Medicare Payments	\$1,246
Physician Services	\$3,120
Dental Services	\$672
Eyecare Services	\$107
Lab Tests/X-Rays	\$96
Hospital Room/Service	\$268
Convalescent/Nursing Home	\$69



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INSIGHT
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