

# FOR LEASE

## CORONA MEDICAL ART BUILDING

760 S. WASHBURN AVENUE | CORONA, CA

NEWLY  
RENOVATED!



BRETT LARSON, JD, CCIM  
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brett.larson@svn.com  
CaDRE #01947115



JOHN BOSKO  
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CaDRE #00969975



OFFERING SUMMARY

LEASE RATE:	\$1.95/SF/month (NNN)
NNN FEES	\$0.95/SF/month
BUILDING SIZE:	45,068 SF
AVAILABLE SF:	±996-5,564 SF
ZONING:	C2
MARKET:	Inland Empire

LOCATION OVERVIEW

Corona Medical Art Building 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). Corona Medical At Building is located just off 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
- Tenant Improvement Packages Available
- Elevator served
- Close proximity to freeways and major thoroughfares
- Covered parking
- Storage spaces available for tenants

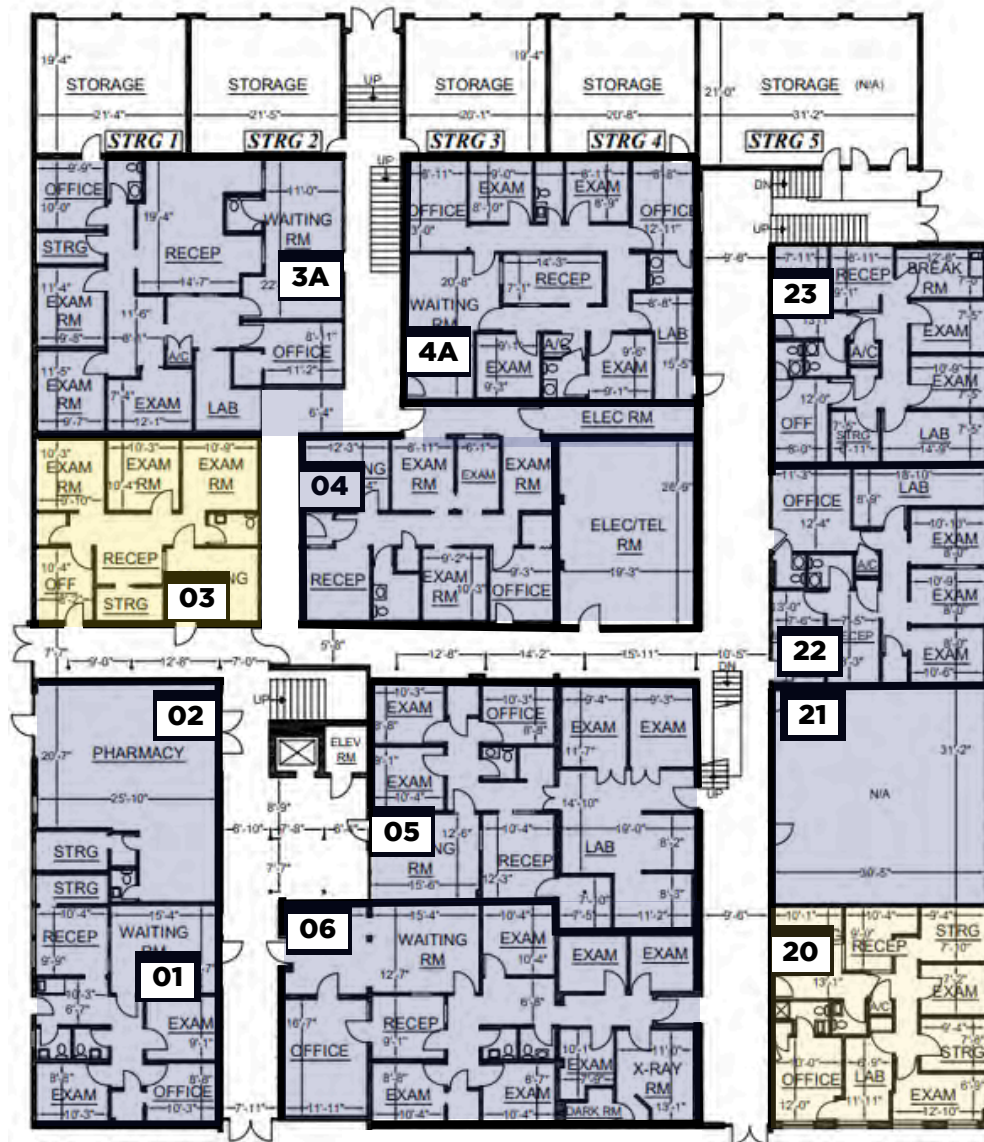
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# FIRST FLOOR VACANCIES

CORONA MEDICAL ART BUILDING | 760 S. WASHBURN AVENUE | CORONA, CA 92879

SUITE	TENANT	USABLE SF	RENTABLE SF
1	PHARMACY	±879	±1,067
2	PHARMACY	±780	±947
3	AVAILABLE	±846	±1,027
3A	OB/GYN	±1,653	±2,008
4	PRIMARY CARE	±1,155	±1,402
4A	HOSPICE	±1,442	±1,751
5	GASTROENTEROLOGY	±1,530	±1,858
6	PRIMARY CARE	±1,754	±2,130
20	AVAILABLE	±940	±1,142
21	PEDIATRICS	±960	±1,166
22	OCC. MEDICINE	±959	±1,164
23	ACUPUNCTURE	±942	±1,145



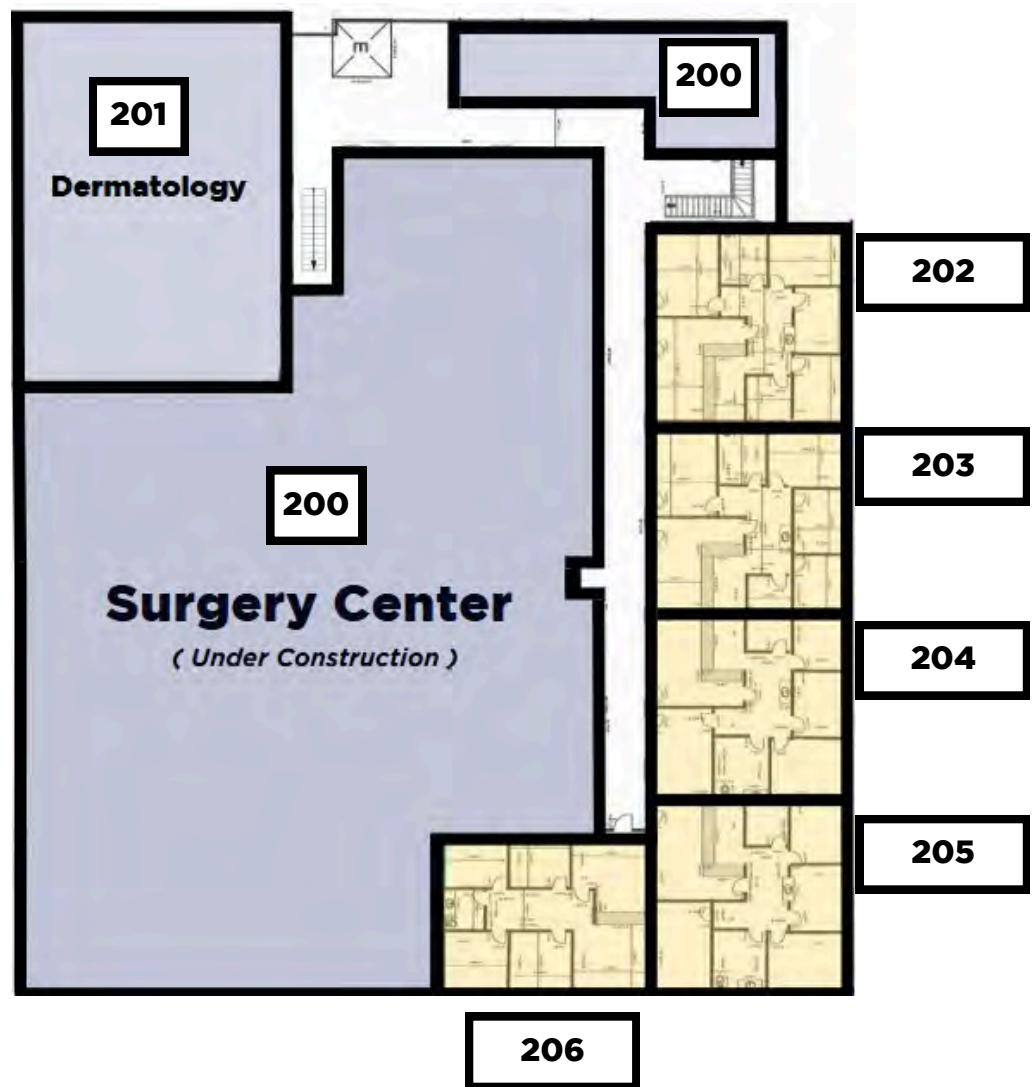
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# SECOND FLOOR VACANCIES

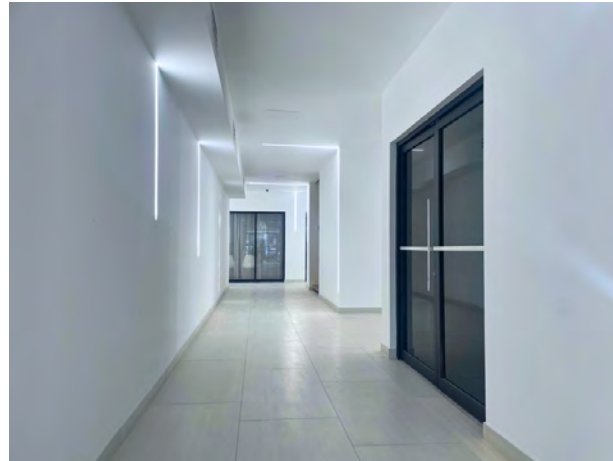
CORONA MEDICAL ART BUILDING | 760 S. WASHBURN AVENUE | CORONA, CA 92879

SUITE	TENANT	USABLE SF	RENTABLE SF
200	FUTURE SURGERY	±10,129	±11,446
201	DERMATOLOGY	±2,500	±2,825
202	AVAILABLE	±1,050	±1,187
203	AVAILABLE	±1,013	±1,145
204	AVAILABLE	±982	±1,110
205	AVAILABLE	±996	±1,126
206	AVAILABLE	±881	±996



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# DEMOGRAPHICS

CORONA MEDICAL ART BUILDING | 760 S. WASHBURN AVENUE | CORONA, CA 92879



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

Source: ESRI  
December 2022

## POPULATION



132,132  
POPULATION



33.8  
MEDIAN AGE



39,847  
HOUSEHOLDS

## EMPLOYMENT



62%  
WHITE COLLAR



26%  
BLUE COLLAR



14%  
SERVICES



4.1%  
UNEMPLOYMENT RATE

## EDUCATION



26%  
HIGH SCHOOL  
GRADUATE



31%  
SOME COLLEGE



27%  
BACHELORS/GRAD/  
PROF DEGREE

## INCOME



\$87,619  
MEDIAN HOUSEHOLD  
INCOME



\$34,628  
PER CAPITA  
INCOME



\$173,185  
MEDIAN NET  
WORTH

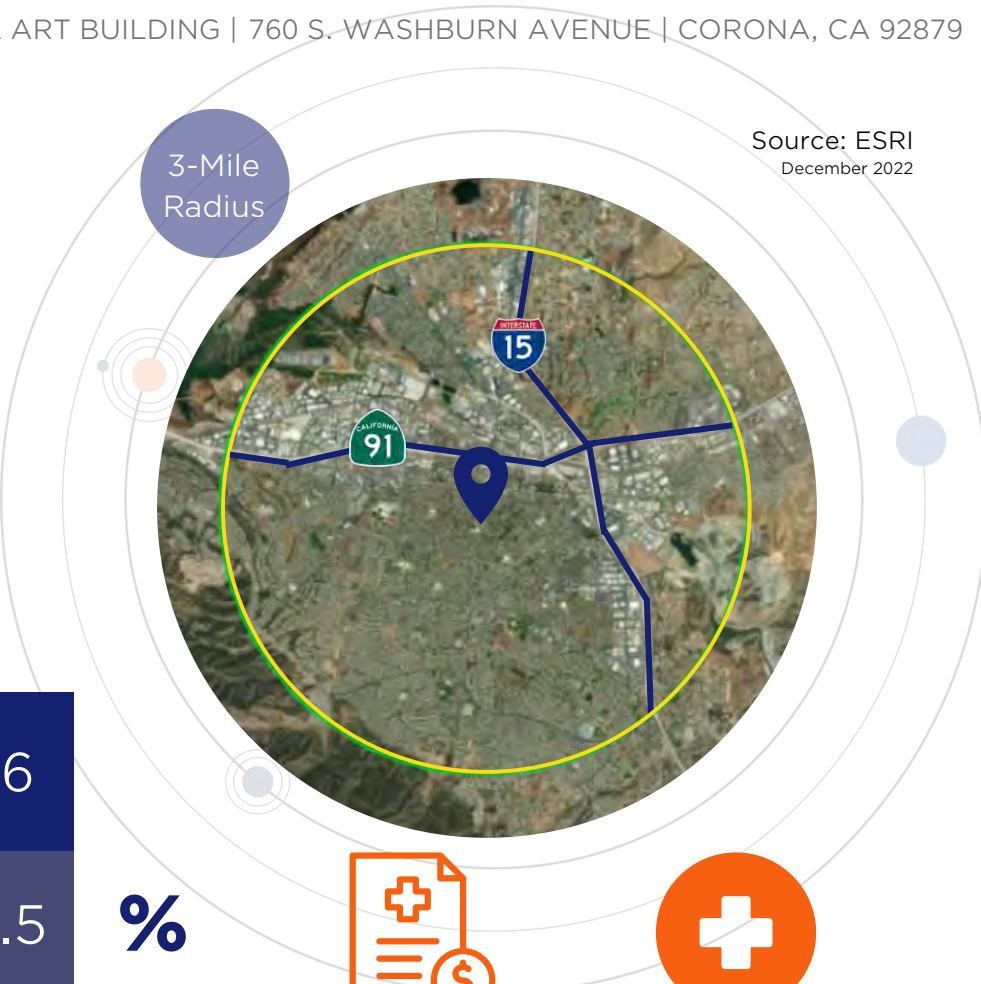
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Health Care	Annual Expenditure
Blue Cross/Blue Shield	\$4,761
Medicare Payments	\$837
Physician Services	\$2,408
Dental Services	\$296
Eyecare Services	\$80
Lab Tests/X-Rays	\$80
Hospital Room/Service	\$234
Convalescent/Nursing Home	\$40

Source: ESRI  
December 2022



%



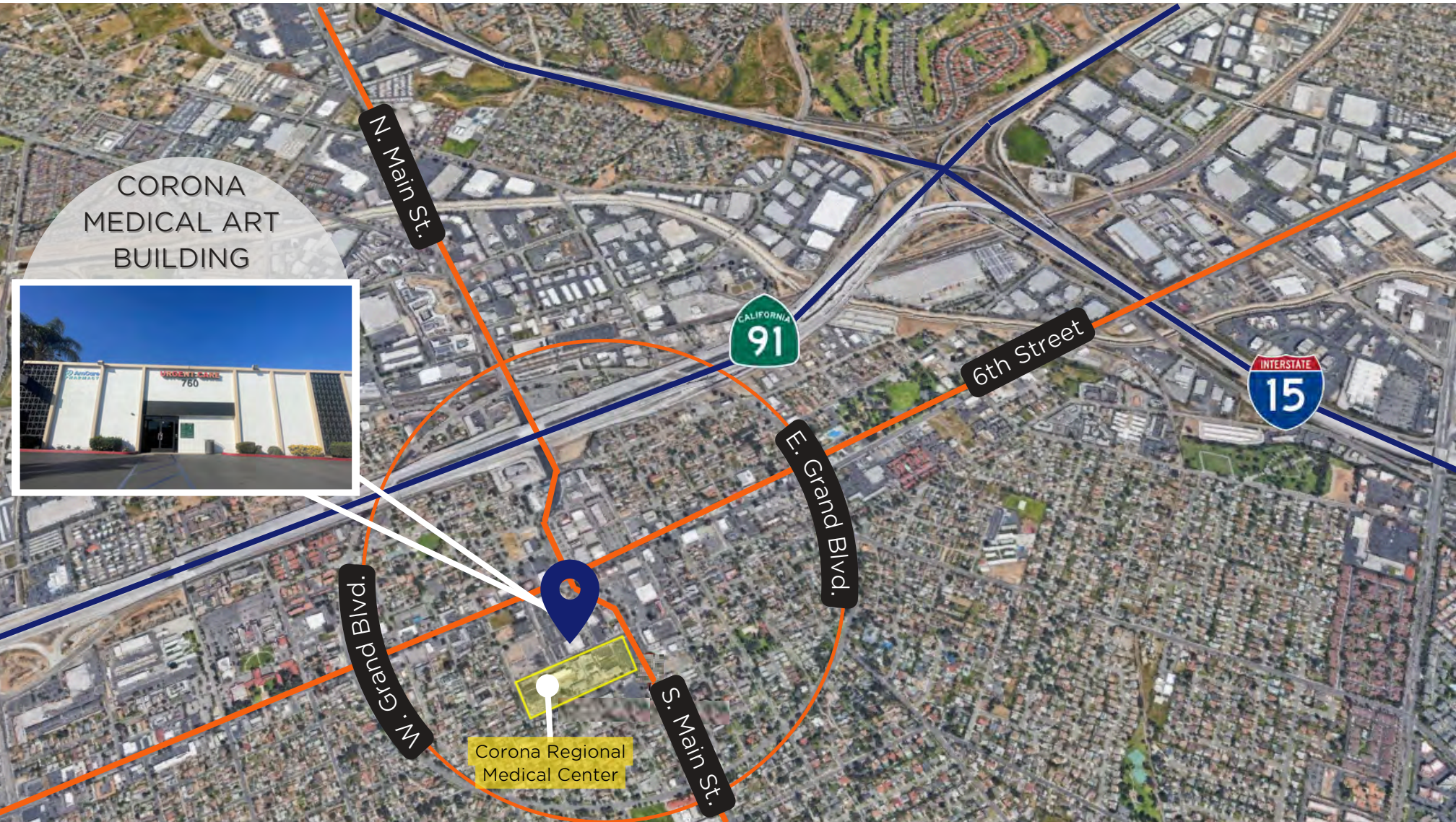
**\$4,761**  
Annual Health Insurance Expenditures



**\$2,408**  
Annual Medical Care Expenditures

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