

STABLE INCOME ASSET | DESIRABLE BUSINESS CORRIDOR

# SOUTH MAIN BUSINESS CENTER

2275 S. Main Street, Corona, CA 92882

 VIDEO TOUR

**Ashwill  
Associates**  
COMMERCIAL REAL ESTATE

100% Occupied | Prime Corona Location | Rising Rents | Affluent Demographics | Declining Vacancy

## ABOUT

**ABOUT:** 2275 S. Main Street, Corona, CA 92882

**South Main Business Center** is a two-story office project with historically **stable occupancy**. Constructed in 2004, the property was **thoughtfully designed** to create a professional and welcoming environment for both tenants and their clients. The project is exceptionally **well maintained and professionally managed**, offering investors a strong multi-tenant office opportunity in the Corona market.

**SIZE:** Building is  $\pm$  44,116 SF on a parcel of 110,642 SF (2.54 Acres)

**TENANCY:** The property consists of **(11) individual office suites**, occupied by (7) different businesses. One suite is configured as three executive offices, one office being owner occupied.

**ZONING:** Specific Plan - Subdistrict 3. Allows for **general office and medical uses** (verify).

[www.2257Main.com](http://www.2257Main.com)



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## PROPERTY DETAILS

<b>ADDRESS:</b>	2275 S. Main Street, Corona, CA 92882
<b>SIZE:</b>	Building is ± 44,116 SF on a parcel of ± 110,642 SF (2.54 Acres)
<b>APN:</b>	113-360-040
<b>YEAR BUILT:</b>	2004
<b>PARKING:</b>	173 SPACES (3.92:1)
<b>ELEVATOR:</b>	(1)
<b># SUITES:</b>	(11)
<b>ZONING:</b>	Main Street South: Subdistrict 3 - North Central
<b>SPRINKLERS:</b>	Yes
<b>METERS:</b>	ELECTRICAL - (1) GAS - (1) WATER - (3)

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This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies.

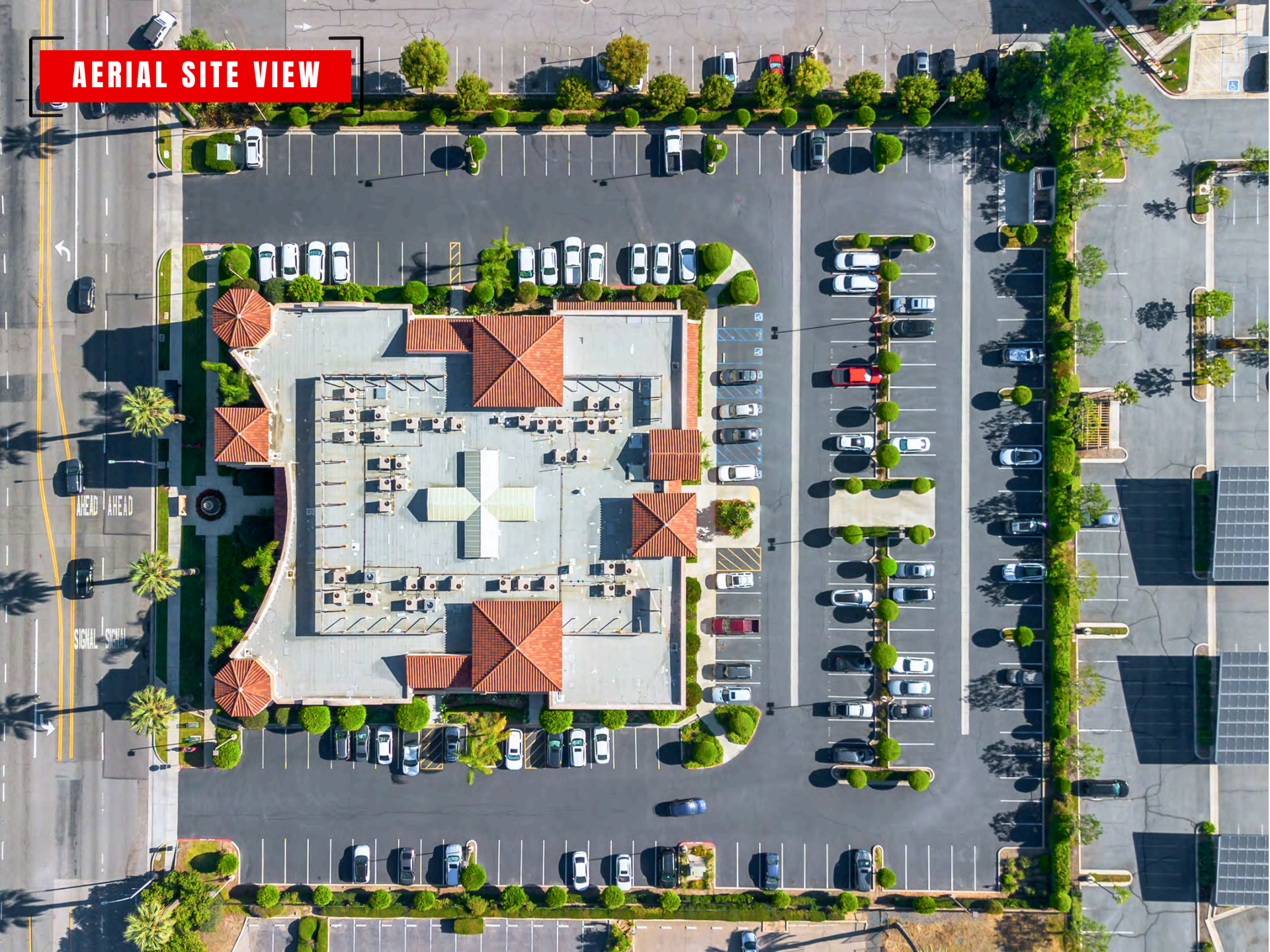
## INVESTMENT HIGHLIGHTS

- **OCCUPANCY:** South Main Business Center has historically maintained **strong and stable occupancy** with a history of long-term tenancy. The property's diverse tenant mix provides dependable cash flow and long-term income stability.
- **INVENTORY:** Corona has **limited new office development** in the pipeline with only 18,000 SF currently under construction, helping support long-term occupancy and rent stability.
- **PRIME CORONA LOCATION:** Located in the heart of Corona's established business corridor, the property offers convenient **access to the 91 and I-15 Freeways** and is surrounded by medical, professional office, retail, and residential developments throughout one of the Inland Empire's strongest growth markets.
- **AFFLUENT DEMOGRAPHICS:** More than **50% of the population** within a one-mile radius of the property earns in excess of \$100,000 annually, supporting a strong surrounding consumer and professional base.
- **FLEXIBLE ZONING:** Allows for medical, retail, and general office uses.

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# AERIAL SITE VIEW



**SITE**



# LOCATION & AMENITIES

TOWN & COUNTRY



MAIN ST. VILLAGE



THE HUB.

MAIN ST. VILLAGE

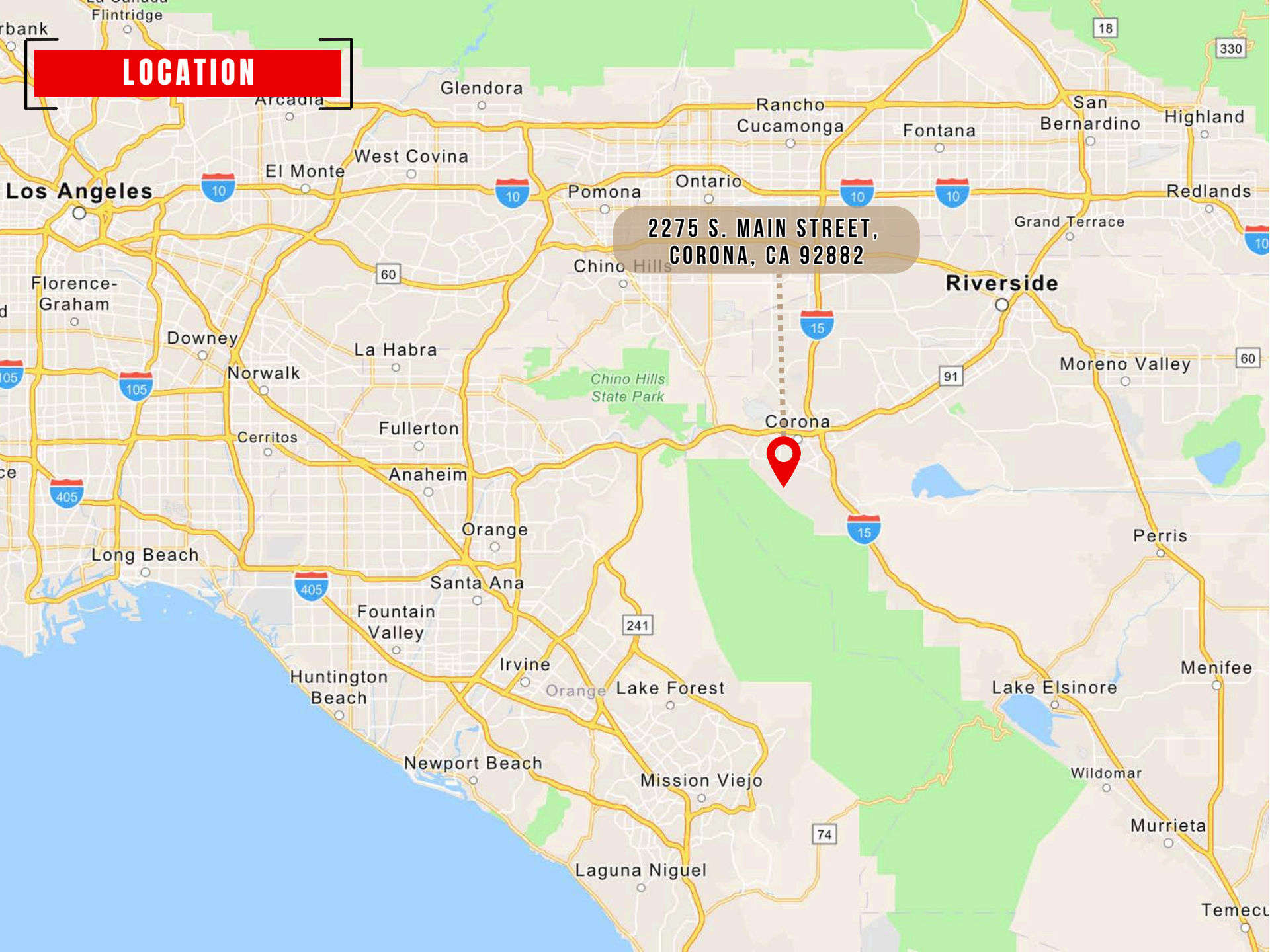


ONTARIO PLAZA



**LOCATION**

**2275 S. MAIN STREET,  
CORONA, CA 92882**



# ZONING

## MAIN STREET SOUTH PLAZA - SUB DISTRICT THREE: NORTH CENTRAL

### ▶ FOOD

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- BAKERY
- COFFEE SHOP
- DELICATESSEN
- GROCERY
- ICE CREAM SHOP
- CAFE

### ▶ OFFICE

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- DESIGN STUDIO
- BUSINESS PROFESSIONAL

### ▶ RETAIL

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- DRUG STORE
- GIFT SHOP
- OFFICE SUPPLY STORE
- PHARMACY SUPPLIES
- MEDICAL SUPPLIES

### ▶ SERVICES

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- BARBERSHOP
- BEAUTY SHOP
- BUSINESS COLLEGE
- CATERING
- MAILING CENTER
- COUNSELING SERVICES
- DAY CARE FACILITIES
- FINANCIAL INSTITUTION (BANK/SAVINGS)
- HEALTH CARE OR MEDICAL FACILITY
- MEDICAL/DENTAL LAB
- MEDICAL/DENTAL OFFICES
- PLAYGROUND AND COURTYARDS
- PHOTOGRAPHY
- PRIVATE SCHOOL
- TRAVEL AGENCY

[CLICK HERE](#)



[VIEW PERMISSIBLE USES](#)

# BUILDING PHOTOS



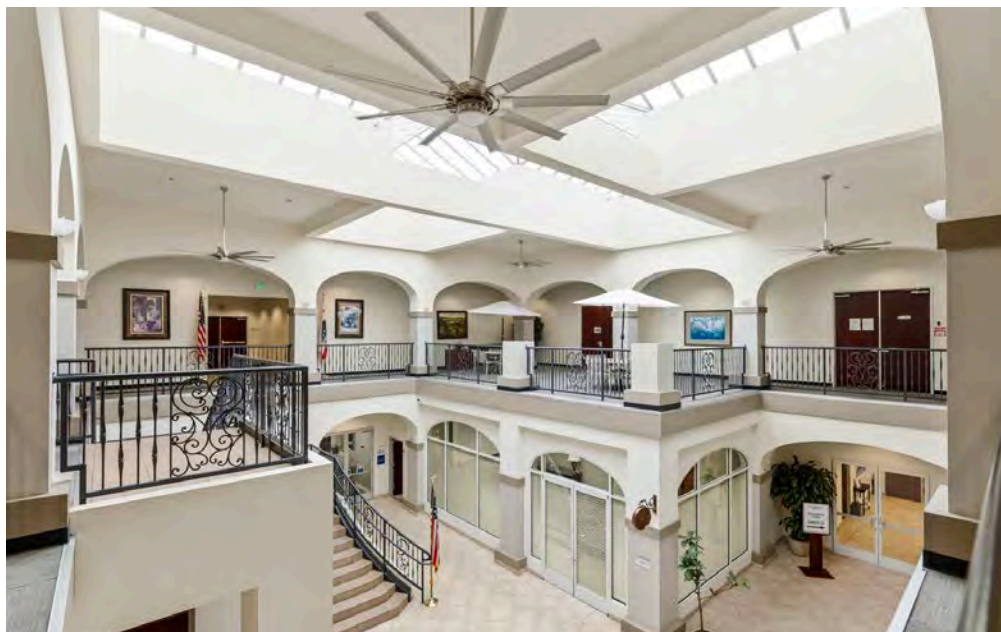
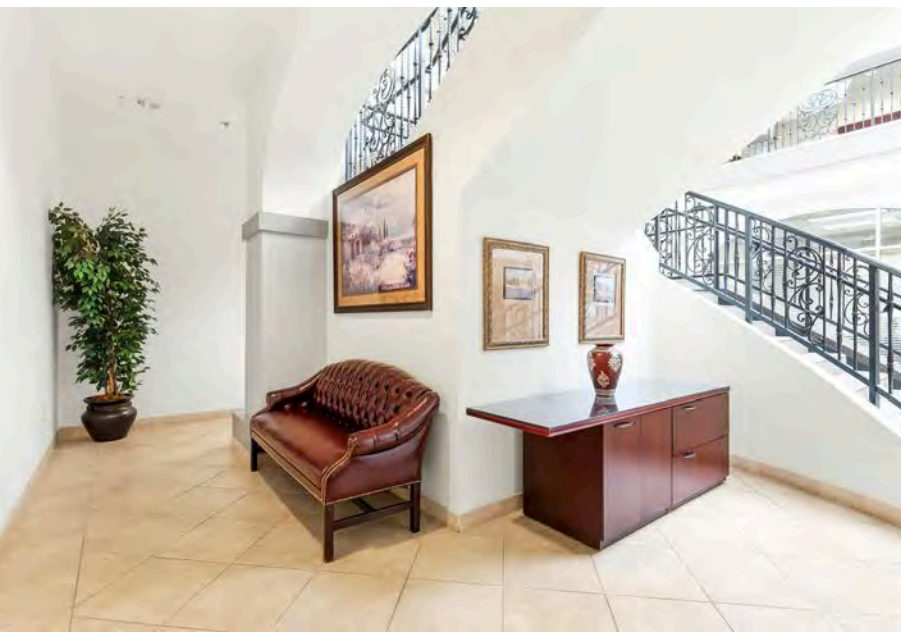
# BUILDING PHOTOS



# INTERIOR PHOTOS



# INTERIOR PHOTOS



# PROFORMA CASH FLOW ANALYSIS

**10-YEAR PROFORMA CASH FLOW  
AVAILABLE ON REQUEST**

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**RENT ROLL**

**RENT ROLL AVAILABLE UPON REQUEST**

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# OFFICE SALE COMPS

## SUBJECT PROPERTY

Address	City	Building Size (SF)	Asking Price	Price Per SF	Year Built
2275 S. Main St	Corona	44,116	\$8,900,000	\$201.00	2004

## COMPARABLE SALES

Address	City	Building Size (SF)	Sale Price	Price Per SF	Year Built	Sale Date
10737 Laurel St.	Rancho Cucamonga	31,415	\$7,100,000	\$226/sf	1993	5/15/2026
1901 Orange Tree Ln.	Redlands	23,088	\$5,000,000	\$216.00	2004	4/17/2026
255 E. Rincon St.	Corona	59,096	\$12,000,000	\$203.00	2001	1/30/2026
265 E. 4th St.	San Bernardino	50,082	\$12,950,000	\$258.00	2008	11/21/2025
1450 Iowa Ave.	Riverside	53,608	\$12,329,850	\$230.00	2007	10/23/2025
440 N. Mountain Ave.	Upland	46,527	\$9,000,000	\$193.00	1987	10/9/2025

Comparable sales support a broad pricing range, with smaller-format buildings, portfolio transactions, and tenant-driven purchases achieving premium pricing relative to mid-size owner-user office properties.

# DEMOGRAPHICS

# CORONA, CA

## POPULATION



15-MIN	30-MIN	45-MIN
1,596,111	1,596,111	6,736,871

**Corona, California** has established itself as one of the Inland Empire's **premier business and investment destinations**, driven by continued economic growth, strategic infrastructure, and significant public and private development initiatives. Conveniently located at the intersection of the SR-91 and I-15 freeways, Corona provides **exceptional regional connectivity** to Orange County, Los Angeles, and the greater Inland Empire, making it highly attractive for businesses, tenants, and investors alike.

The City of Corona maintains a **proactive, business-friendly economic development** program focused on attracting new investment, streamlining business operations, and supporting long-term economic expansion. The City actively assists companies with relocation, expansion, permitting, workforce resources, and site selection, reinforcing Corona's reputation as a **strong environment for business growth**.

Several transformative **projects are underway or planned**, including the proposed North Mall mixed-use redevelopment project, which includes retail, residential, and hospitality components intended to serve as a major catalyst for downtown growth and investment.

Corona offers a compelling combination of **strong demographics, sustained tenant demand**, and a city government committed to fostering economic growth and redevelopment.

## AVERAGE HH INCOME



15-MIN	30-MIN	45-MIN
\$107,457	\$109,086	\$103,636

## # OF EMPLOYEES



15-MIN	30-MIN	45-MIN
88,105	615,370	2,647,111

## # OF BUSINESSES



15-MIN	30-MIN	45-MIN
9,477	63,401	271,248



**17 MILES FROM ONTARIO AIRPORT**  
**30 MILES FROM JOHN WAYNE AIRPORT**

**THE LISTING TEAM**



**VIDEO TOUR**



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INFORMATION**



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