



# LEASE OPPORTUNITY

## CORONA SOUTH MAIN MEDICAL PLAZA

260 E. Ontario Avenue, Corona, CA 92879



### Multi-Tenant Medical Office Building

Available suite size: 2,000(+/-) s.f.

Lot size: 10,843 (+/-) s.f.

Excellent for medical uses

**Kavita Bhatia (Gurjeet)**

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**CAL BRE # 01895064**

Z Real Estate

909.999.6888

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208, San Dimas, CA 91773

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Information was obtained from sources believed to be reliable but it is not guaranteed, all information is subject to change at anytime.



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Corona South Main Medical Plaza is a professional medical office building with an ideal location near the Main Street and Ontario Ave. intersection. The building is home to Compassion Cancer Care Center, Dental Care of Corona, California Cosmetics, Inland Empire Imaging, and more.

The vacant unit is a fully built-out turn-key medical office with multiple exam rooms, nurse's station, procedure rooms, and doctor's office. In addition, there are shared waiting rooms, breakrooms, and multiple restrooms. This is a full service office with electricity and janitorial services provided.

Suite is located within the Compassion Care Center office condo. Rent includes common area access: waiting area, kitchen, restrooms, and front desk space.

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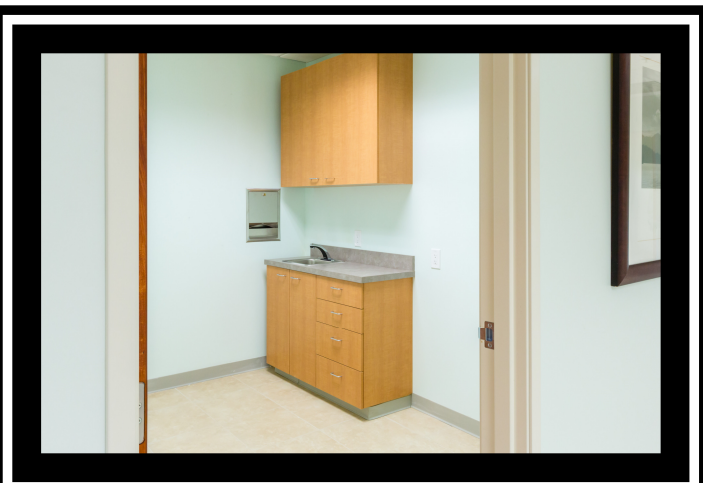
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• Easy access to CA-91 and CA-15 freeways

• Abundant Parking

• Move -in ready

• Two story medical office building

• Full Service includes electricity and Janitorial Services.

• Close to Corona Regional Hospital

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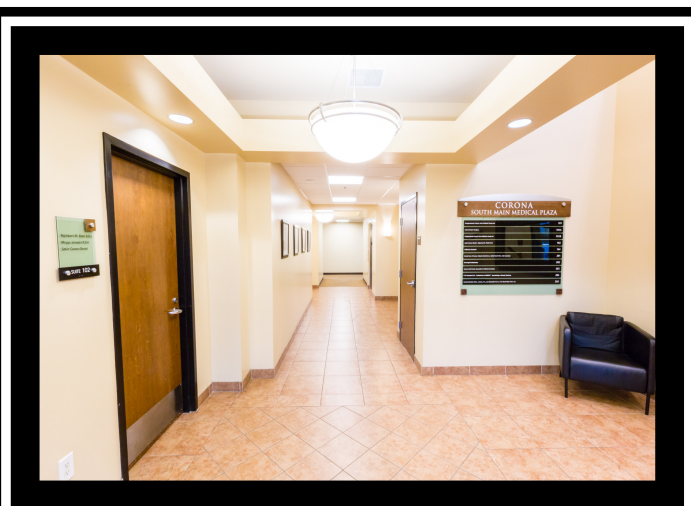
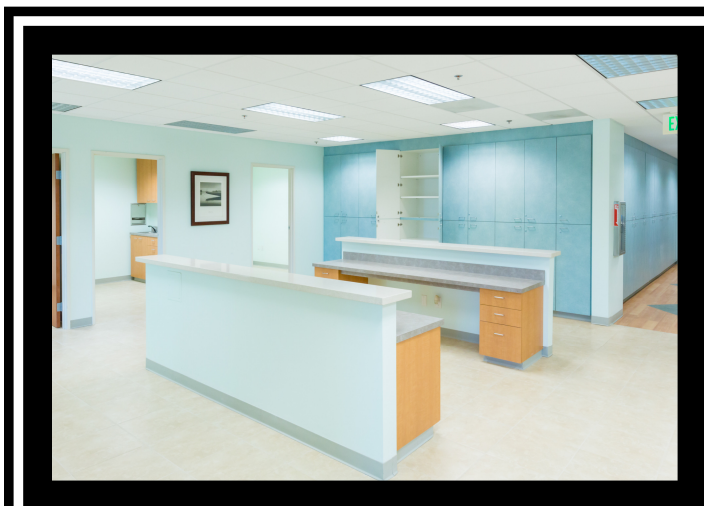
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Available Suite	Area	Rate per square feet
Suite 101	2,000 (+/-) s.f.	\$2.49 Full Service (FS) includes electricity and Janitorial services. Multiple exam rooms, Nurse's station, Procedure room, Doctor's Office, Shared waiting room, Break room and multiple rest rooms.

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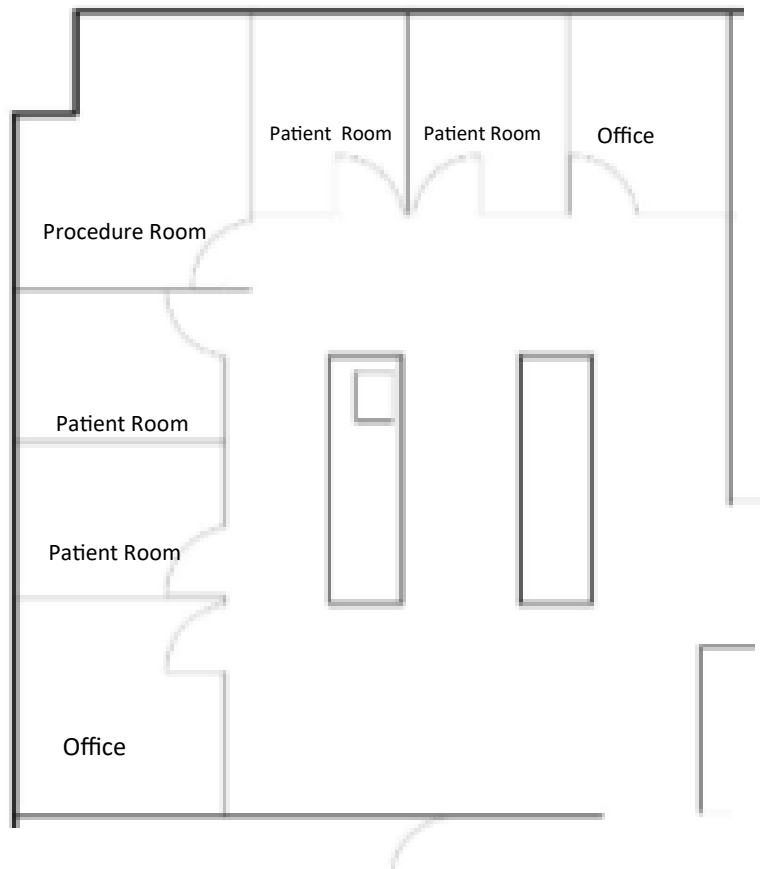
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## Layout



**Suite 101– 2,000(+/-) s.f**

Not Drawn to scale. Exact measurements and proportions may vary. Tenant/ buyer to conduct own due diligence.

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## Area Map



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## Demographics

	1 Mile	3 Mile	5 Mile
<b>Population</b>			
<b>2016 Estimate Population:</b>	18,910	122,055	197,461
<b>Population Trends 2016-2021:</b>	0.78%	0.84%	0.81%
<b>Median Age:</b>	37.4	32.7	33.9

<b>Households</b>			
<b>2016 Estimate Households:</b>	5,685	34,464	56,257
<b>HH Trends 2016-2021:</b>	0.68%	0.73%	0.72%
<b>2016 Median Household Income:</b>	\$82,013	\$72,318	\$77,951

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