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*Reduced Lease Rates
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Tenant Improvement
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\$70 USF!*

CORONA REGIONAL MEDICAL CAMPUS



A NEW VISION FOR MEDICAL EXCELLENCE

MEDICAL OFFICE SPACE FOR LEASE



SC

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EXECUTIVE SUMMARY

The Boureston and Sudweeks Company are pleased to present the Corona Regional Medical Campus, the most anticipated medical office project in western Riverside County. Our new facilities will supply an additional 60,000 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.

With both completed and ongoing development projects in the City of Corona, the Boureston and Sudweeks Company has an established track record of experience and reliability. What we offer is more than just a facilities concept, it is the resources and expertise of an entire team of experts in the healthcare field. We are a team of vetted developers, architects, and contractors that not only stand proudly on their individual accomplishments, but have collaborated successfully on other development projects together. Our combined experience in medical office design and construction ensures timely delivery of a quality product that will support and advance Corona’s desire of promoting public health to its residents.

Corona Regional Medical Campus is currently in the entitlement process with the City of Corona. We anticipate final approval for the project in the 2nd Quarter 2018, with delivery by mid-2019. We are pleased to offer a few select medical groups a unique opportunity to reserve space in this exciting new development.

Thank you for your consideration.



PROPERTY OVERVIEW

CORONA REGIONAL MEDICAL CAMPUS ▶▶▶▶

PROPERTY DETAILS

PROPERTY NAME:	Corona Regional Medical Campus
LOCATION:	Sixth Street Between Sheridan Street and Belle Avenue Corona, California 92882
PROPERTY TYPE:	Medical Office
PROPERTY SIZE:	±60,000 Square Feet
BUILDING CLASS:	A
NUMBER OF BUILDINGS:	Two (±30,000 SF each)
STORIES:	Two (±15,000 SF floorplates)
PARKING RATIO:	5:1,000 SF
ELEVATOR SERVED:	Yes

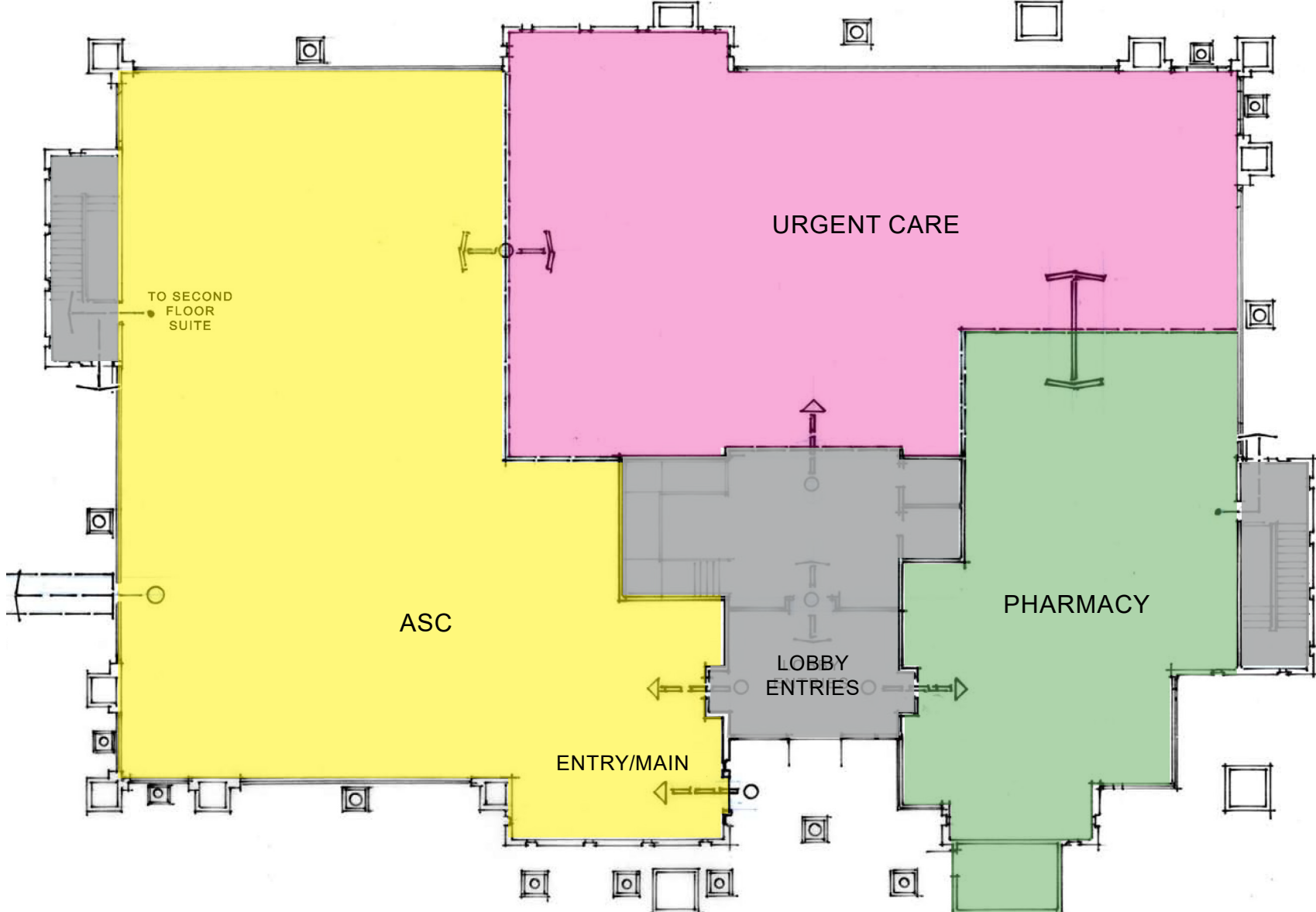
PROPERTY HIGHLIGHTS

- Directly adjacent to Corona Regional Hospital
- Lease rates of \$2.35 PSF NNN
- Up to \$70.00 per USF tenant improvement allowance
- Custom design your new facility with our award-winning healthcare architects
- Ownership opportunities available
- Suites available ranging from ±2,000 SF to ±60,000 SF
- Delivery scheduled for mid-2019

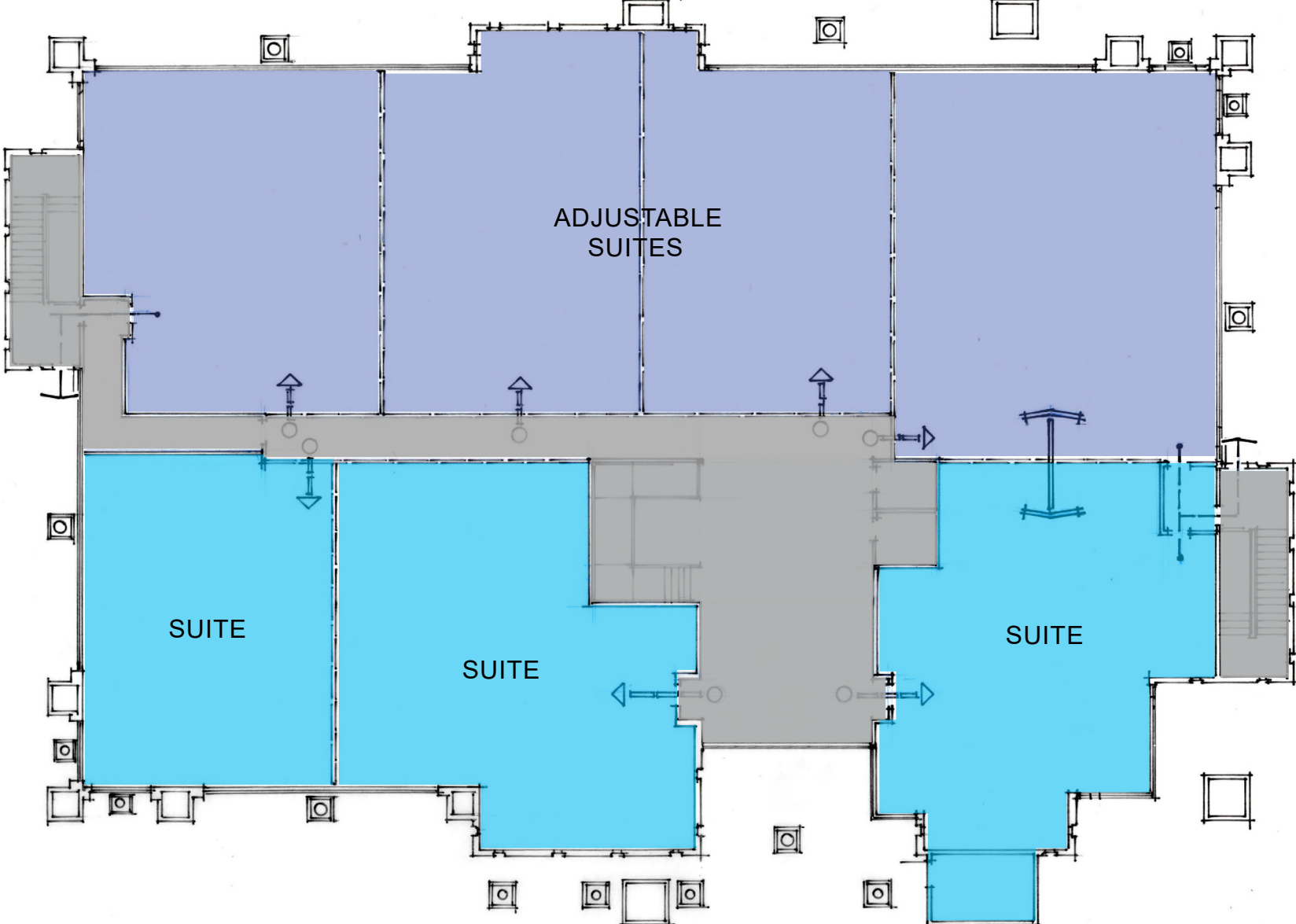


CORONA REGIONAL MEDICAL CAMPUS ▶▶▶▶

FIRST FLOOR (PROPOSED USES)

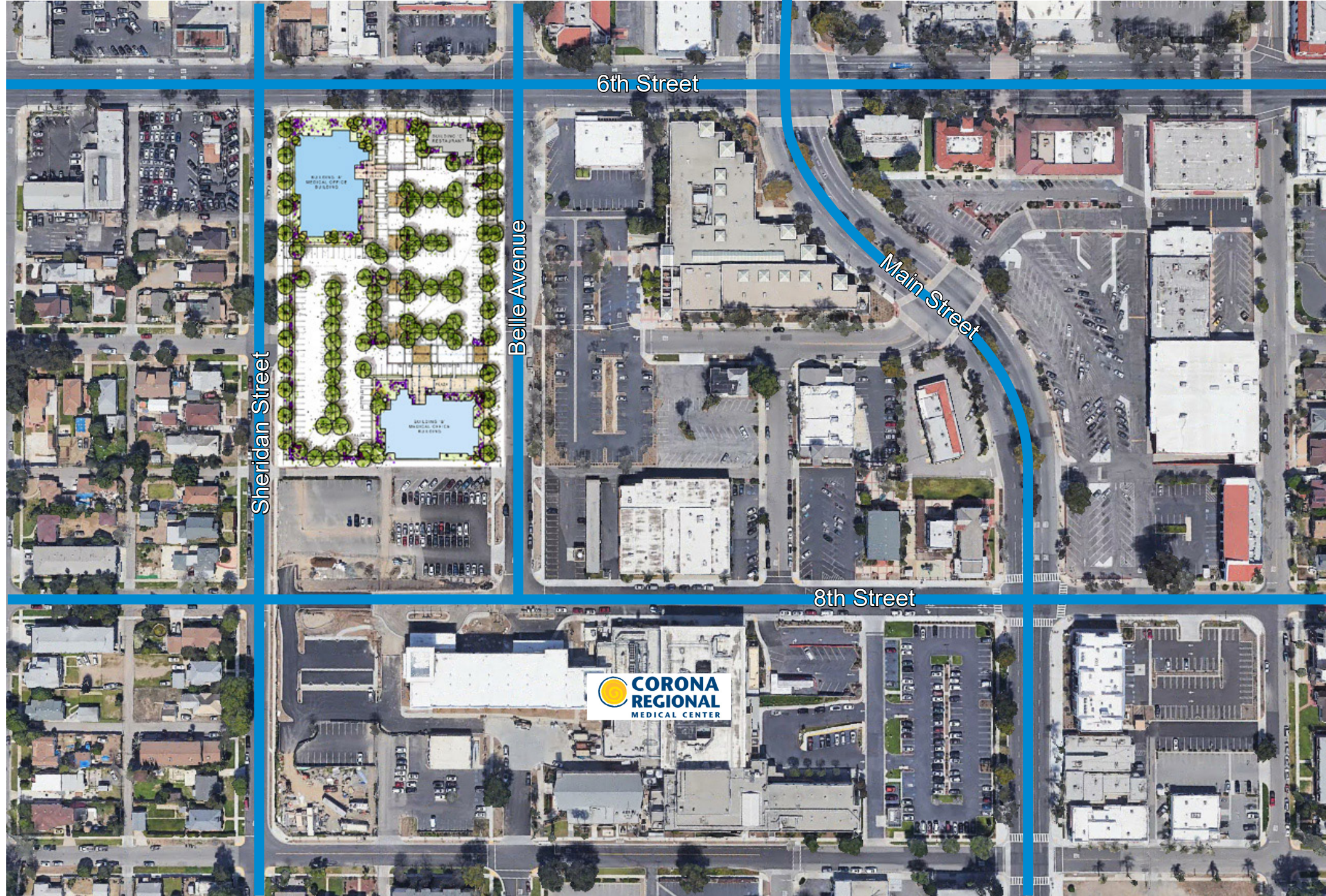


SECOND FLOOR



CORONA REGIONAL MEDICAL CAMPUS ▶▶▶▶

SITE PLAN



CORONA REGIONAL MEDICAL CAMPUS ▶▶▶▶

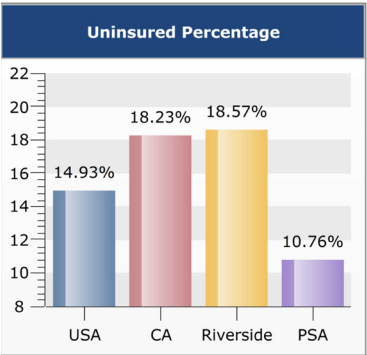
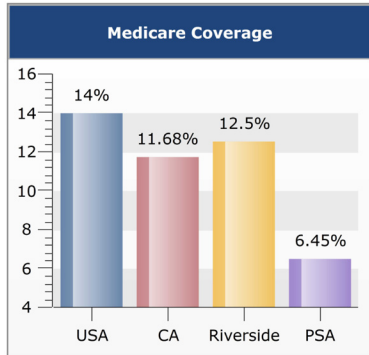
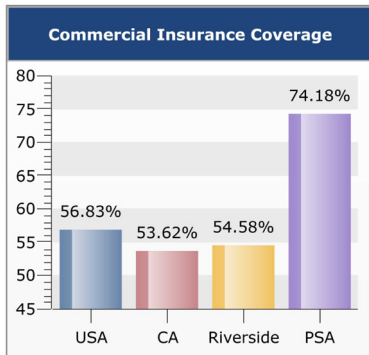
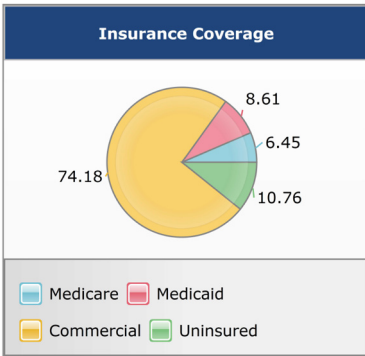
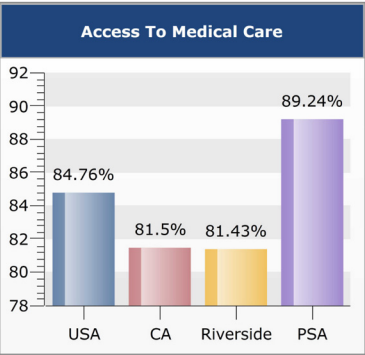


CORONA REGIONAL MEDICAL CAMPUS ▶▶▶▶

DEMOGRAPHICS

Corona is one of the oldest and most well-established municipalities in California’s Inland Empire. Located along the western edge of Riverside County, the City acts as the gateway into Orange and Los Angeles counties and is served by Interstate 15, the 91 Freeway, and the 71 Freeway. According to the U.S. Census Bureau, the population of Corona was projected to reach 164,226 people in 2015 and boasts an average household income is \$74,149. The median age is 32.5 years old and, of adults 25 and older, 84.8% possess at least a high school diploma while 27.1% possess Bachelor’s Degree or higher (Source: 2010 U.S. Census Bureau).

From a healthcare perspective, Corona’s population has greater access to medical care and more comprehensive insurance coverage than most municipalities. As the statistics below demonstrate, Corona outpaces national, state, and county insurance demographics in every category. While the percentage of commercially-insured patients nationally and state-wide is below 57%, more than 74% of Corona residents have some form of commercial insurance. Moreover, only 6.45% of residents are on Medicare, 8.61% are on Medicaid, and less than 11% are uninsured. (Source: FI Healthcare Analytics – April 2016)



MEDICAL OFFICE MARKET

Corona’s medical community is supported by **nearly 780,000 square feet of medical office space** and two hospitals – Corona Regional Medical Center, a 160-bed acute care hospital, and Corona Regional Rehabilitation Center, a 78-bed rehabilitation campus. **Due to an oversaturation of older, poorly managed “Class C” buildings, medical office vacancy rates overall in Corona sit at just over 14%.**

Nonetheless, due to Corona’s relative affluence and location, demand for high-quality medical office product remains strong. Currently, over 292,000 square feet – 37.6% of the overall inventory – can be defined newer “Class A” medical office product. **However, only 13,835 square feet of “Class A” medical office space remains available for lease, representing only 1.7% to the overall vacancy.** In fact, even when “Class A” projects are isolated, vacancy is still less than 5%. (Source: Costar – February 2017).

CORONA MEDICAL OFFICE (AGGREGATE)

Properties	Space Type	Vacant		Vacant Available		Total Available		Avg Rate
		SF	%	SF	%	SF	%	
61 existing properties representing 779,058 SF	Direct	109,939	14.1%	104,523	13.4%	128,758	16.1%	\$25.95/fs
	Sublet	0	0.0%	0	0.0%	0	0.0%	-
	Total	109,939	14.1%	104,523	13.4%	128,758	16.1%	\$25.95/fs

CORONA MEDICAL OFFICE (CLASS A)

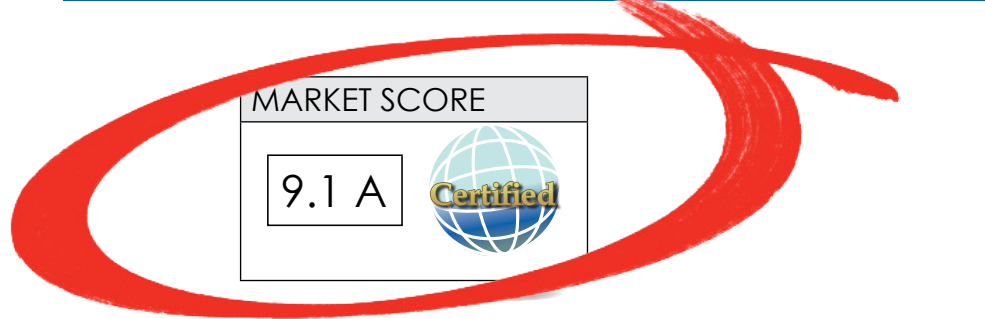
Properties	Space Type	Vacant		Vacant Available		Total Available		Avg Rate
		SF	%	SF	%	SF	%	
14 existing properties representing 292,970 SF	Direct	13,845	4.7%	13,845	4.7%	13,845	4.4%	\$33.21/fs
	Sublet	0	0.0%	0	0.0%	0	0.0%	-
	Total	13,845	4.7%	13,845	4.7%	13,845	4.4%	\$33.21/fs

CORONA REGIONAL MEDICAL CAMPUS ▶▶▶▶

MEDICAL MARKET RANKING

According to FI Healthcare Analytics, the Corona medical market is in great need of additional medical office space. This medical data reporting software compiles the actual reported use of CPT codes, local insurances, demographic information, and other medically relevant information in a given search area to identify excesses and shortfalls in the healthcare market, determine the survivability of new products and services, and rank the market accordingly.

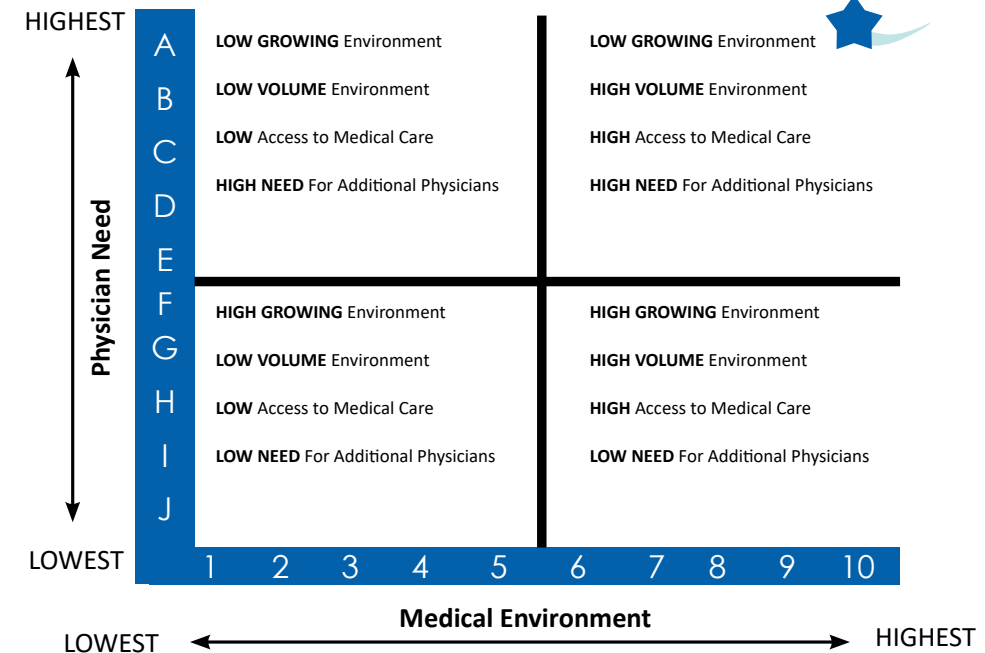
Market Ranking for General Surgery



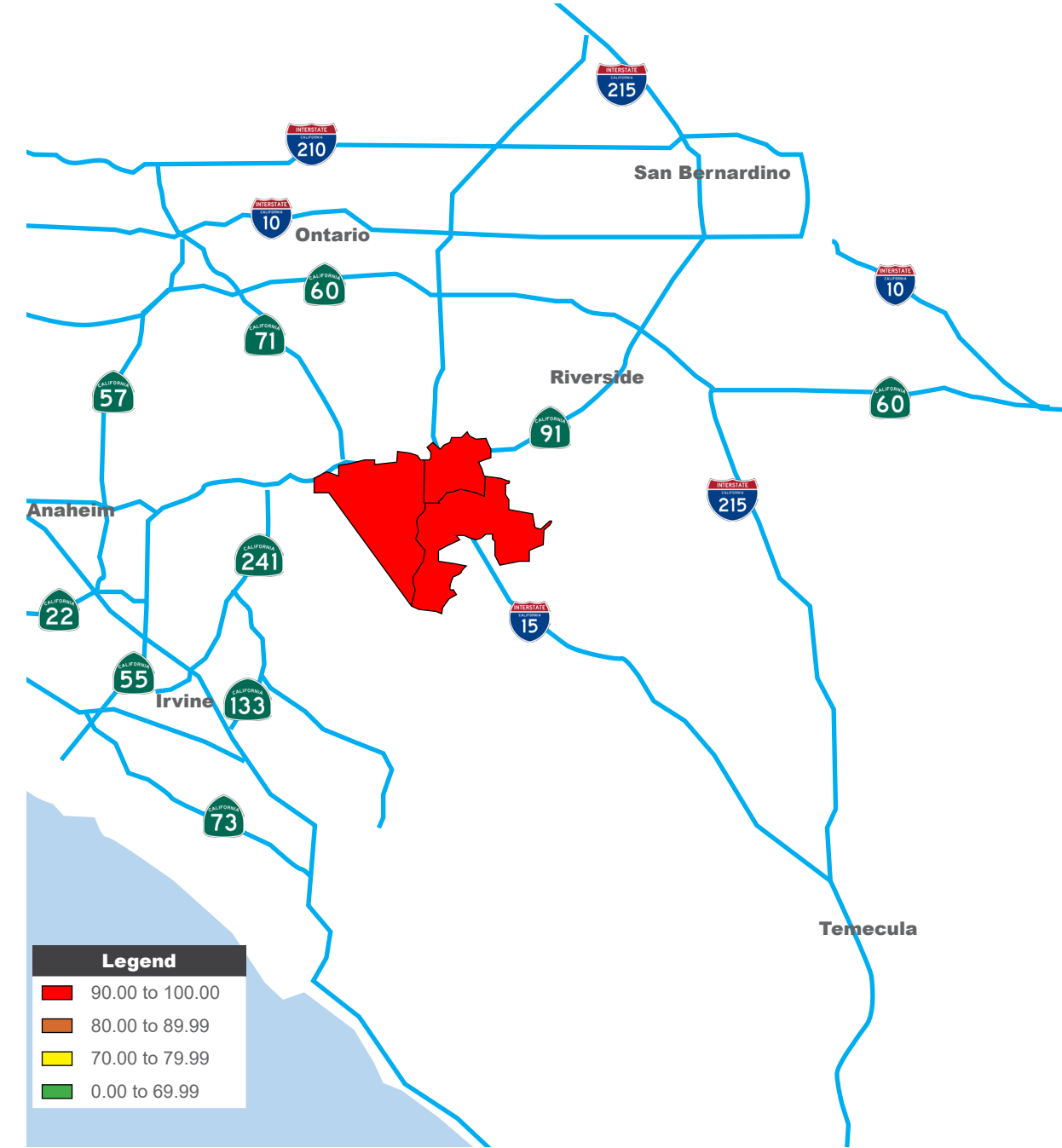
Specialty Target Report Information	
Geography:	92582 - 5 Mile
County:	Corona
State:	California
Service Line:	MOB
Date:	4/28/16

Key Performance Indicators Used

- ❖ Affluence Score
- ❖ Commercial Insurance Coverage Percentage
- ❖ Current Households
- ❖ Household Change Percentage
- ❖ Household Change Volume
- ❖ Inpatient Acute Growth Percent
- ❖ Inpatient SSH Growth Percent
- ❖ Median Household Income
- ❖ Median Household Value
- ❖ Median Household Wealth
- ❖ Outpatient Procedure Growth Percent
- ❖ Projected Households
- ❖ Projected Inpatient Acute Procedures
- ❖ Projected Inpatient Short Stay Procedures
- ❖ Projected Office Visits
- ❖ Projected Outpatient Procedures



Of the 3 zip codes analyzed to obtain the success potential of **92882 - 5 Mile**, the median national percentile score was **96.74** indicating that the **92882 - 5 Mile** market as a whole scored better than **96.74** percent of markets nationally. Also of these 3 zip codes analyzed, 3 fell in the top 10% nationally 0 fell in between the top 10% and top 20% nationally. The zip code of the facility (92882) location scored in the **96.54** percentile nationally

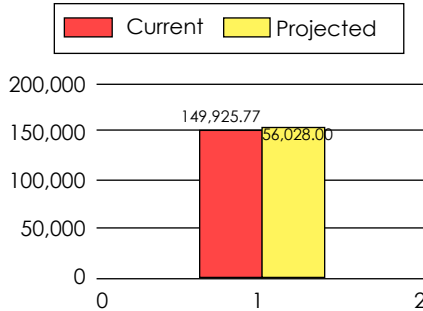


Legend	
Red	90.00 to 100.00
Orange	80.00 to 89.99
Yellow	70.00 to 79.99
Green	0.00 to 69.99

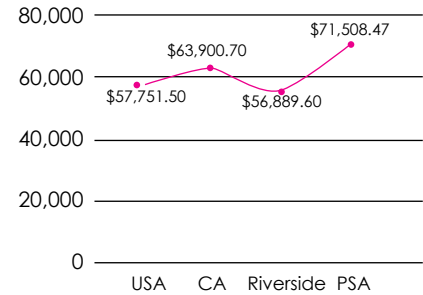
CORONA REGIONAL MEDICAL CAMPUS ▶▶▶▶

The Corona service area is made up of a large, rapidly growing, and affluent patient base. The service area is growing at a rate of 3.40% over the next five years. This patient base has an affluence score of 106.66 and 89.24% of the total population has access to medical care through government or private programs, with 74.18% Commercially Insured, 6.45% Medicare covered, and 8.61% covered by Medicaid. The fastest growing age segment is the 65+ year age range, and currently 8.97% of the total population is 65 years or older (senior).

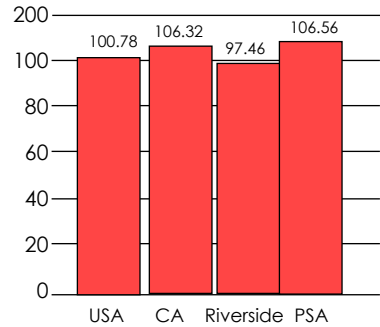
POPULATION VOLUME



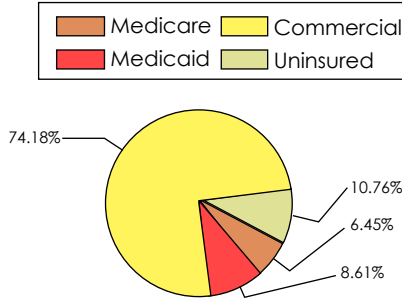
MEDIAN HOUSEHOLD INCOME



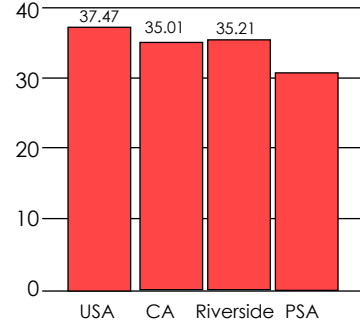
AFFLUENCE SCORE



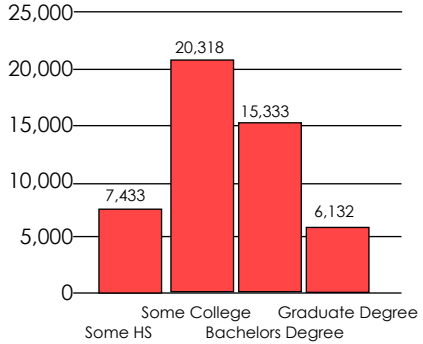
INSURANCE COVERAGE



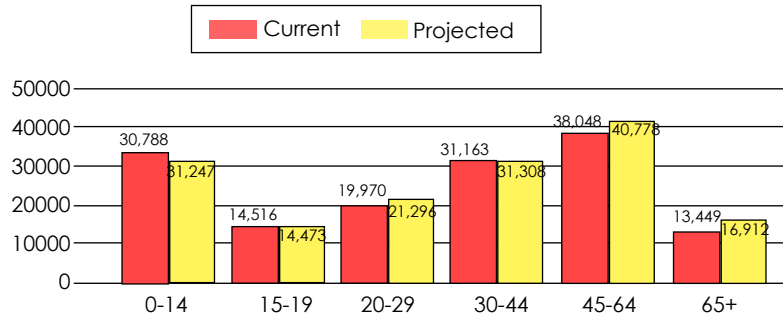
MEDIAN POPULATION AGE



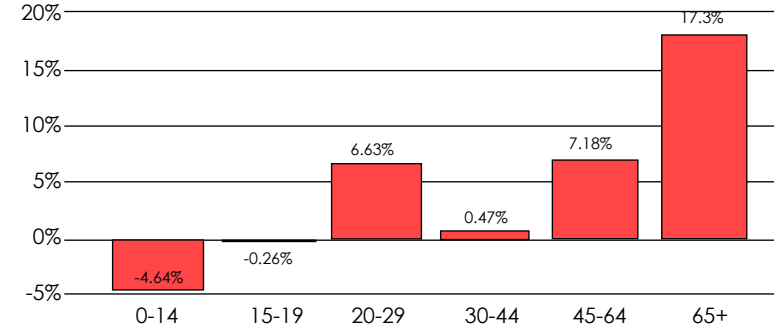
EDUCATION DISTRIBUTION



AGE DISTRIBUTION



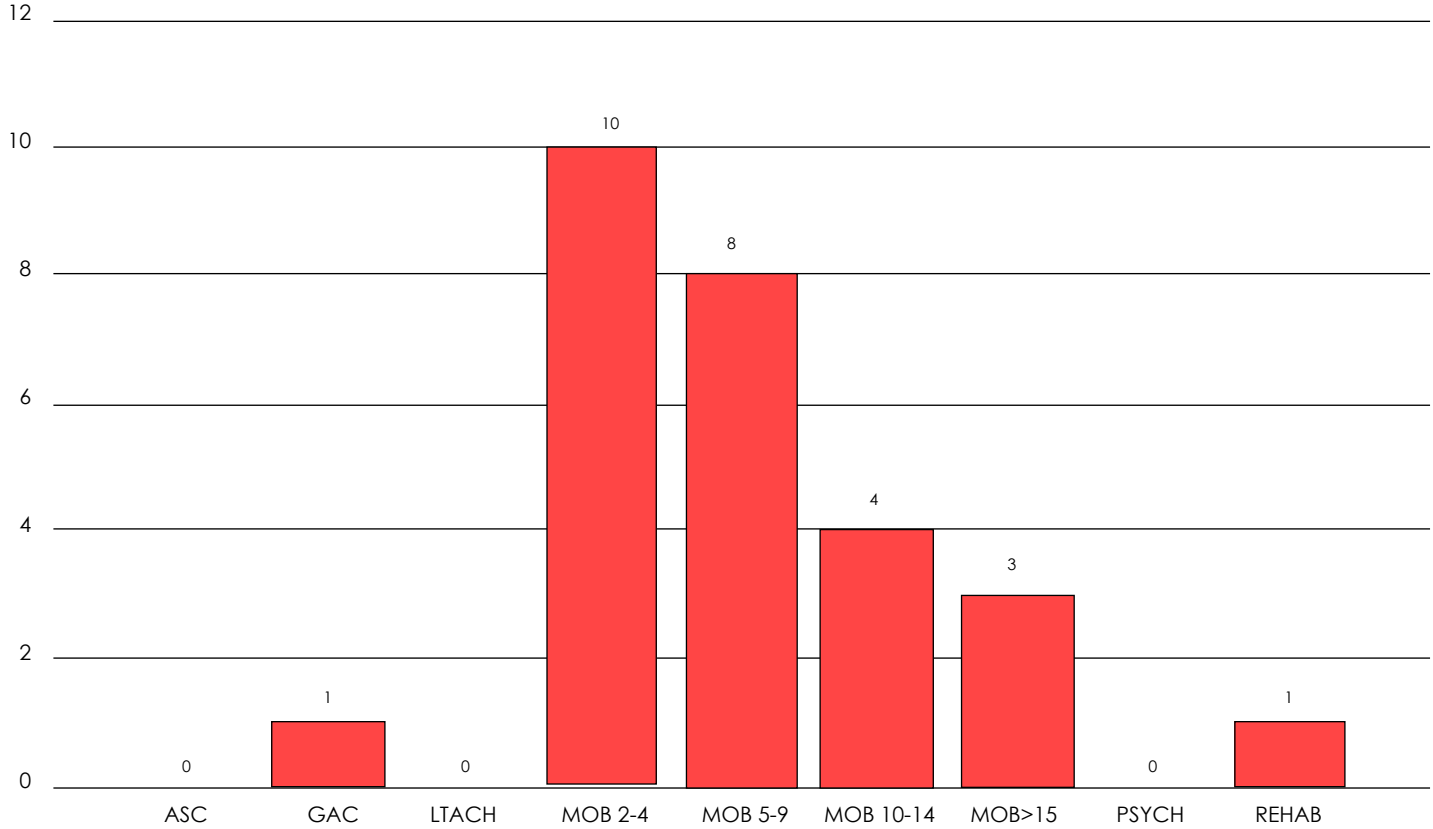
AGE DISTRIBUTION - GROWTH



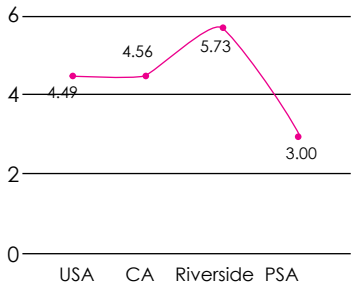
CORONA REGIONAL MEDICAL CAMPUS ▶▶▶▶

The medical environment of Corona is characterized by rapid growth and high procedure volumes. As a result of the Growth and procedure volumes the service area has a current physician gap of 21.19 Primary Care physicians and 19.47 Specialty Physicians. Over the next five years, Inpatient Acute procedures will grow by 7.72% and Outpatient procedures will grow by 6.62%. Within this service area there are 0 ASCs, 1 General Acute Care Hospitals, 25 MOBs, 0 LTACHs, 1 Rehab Hospitals, and 0 Psych Hospitals.

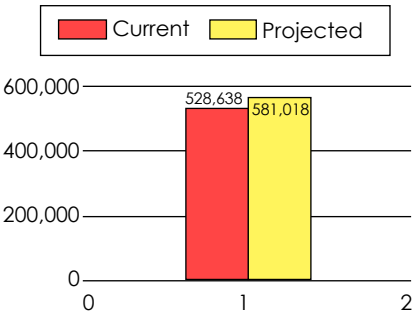
MEDICAL DELIVERY SYSTEM VOLUMES



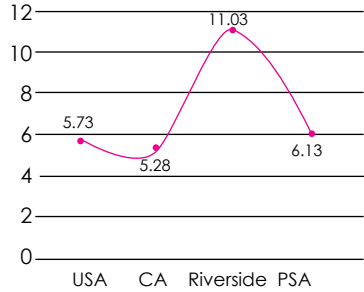
MOBS PER HOSPITAL (NPG)



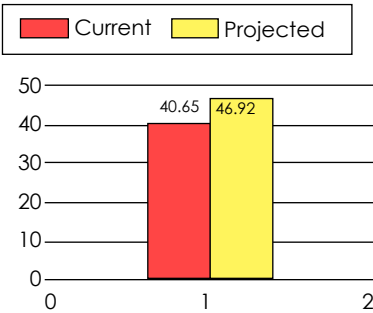
OFFICE VISITS



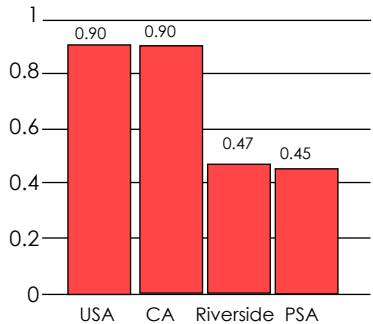
OFFICE VISITS - GROWTH



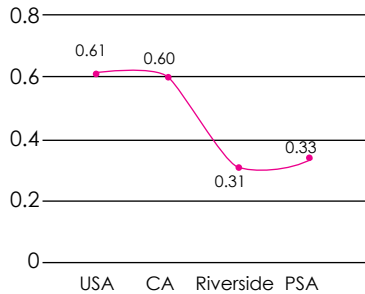
PHYSICIAN NEED



PRIMARY CARE PHYS PER 1,000 PATIENTS

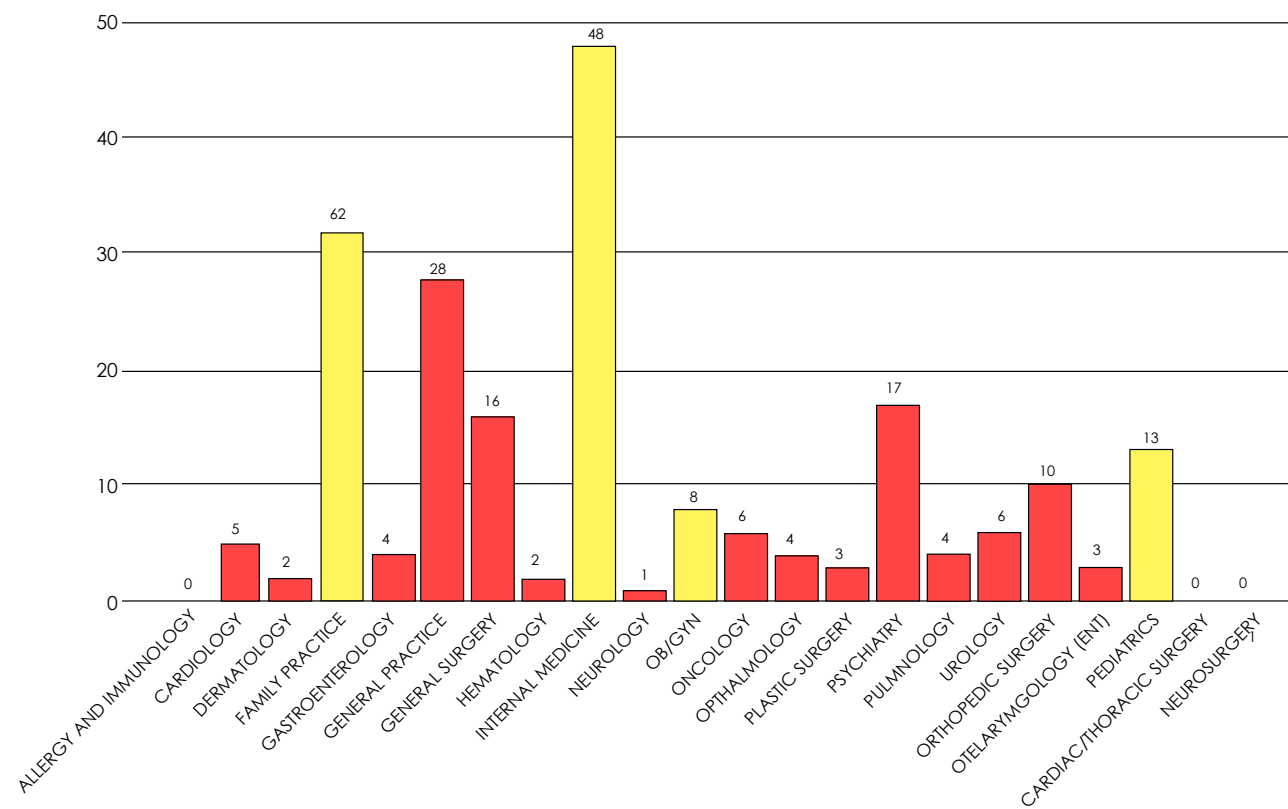


SPECIALTY PHYSICIANS PER 1,000 PATIENTS



PHYSICIAN NEED ANALYSIS

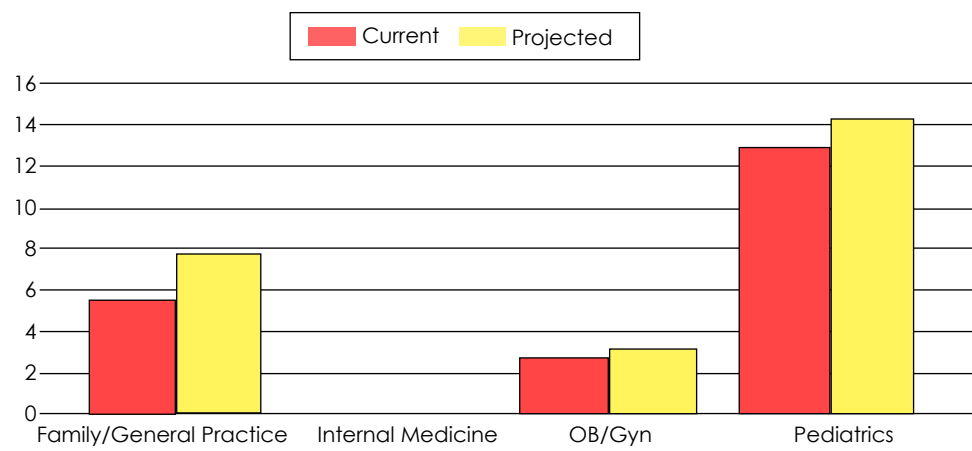
PHYSICIAN SUPPLY BY CLINICAL CATEGORY



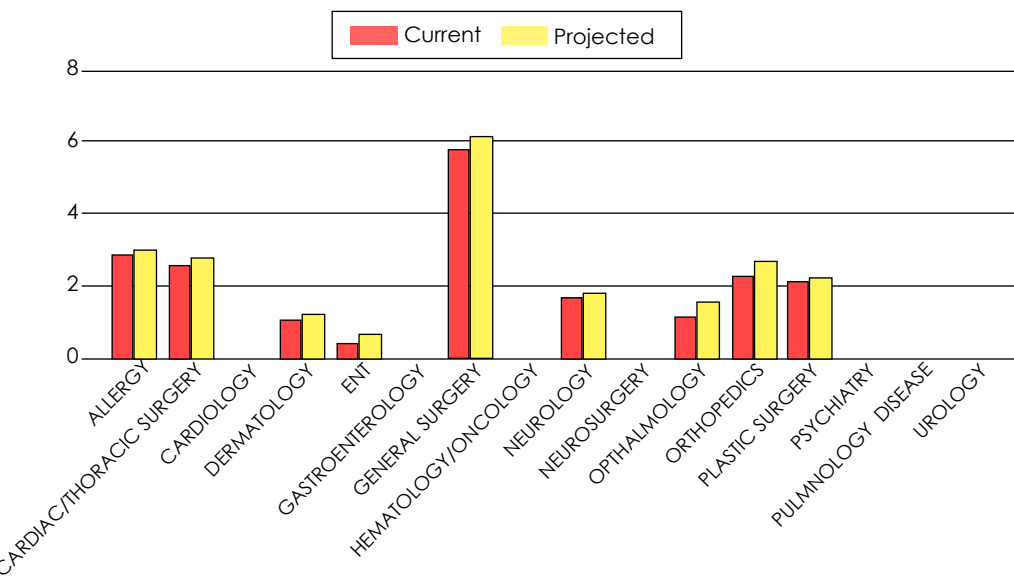
The Physician Need Analysis analyzes the supply and demand of the 92882 - 5 Mile service area in order to determine if an adequate supply of physicians exist to support the needs of the patient base. If there is an inadequate supply of physicians, or a gap, patients must leave the service area to receive care and thus medical revenue is exiting.

Over the next five years, there will be growth of 6.13% in office visits, 6.62% growth in outpatient procedures, and 7.65% growth in inpatient procedures. There are currently 101 Primary Care physicians and 111 Specialists practicing in this service area. Due to these volumes and the volumes and growth of procedures and office visits, this service area has the ability to support 21.19 additional Primary Care physicians and 19.47 Specialists. The following graphs indicate the Primary Care and Specialty physician needs within this service area. These needs represent a market demand that is not currently being met by physician volumes in the service area.

PHYSICIAN NEED BY CLINICAL CATEGORY - PRIMARY



PHYSICIAN NEED BY CLINICAL CATEGORY - SPECIALTY



	Specialty	"Current Need"	Projected Need
1	Pediatrics	12.90	14.32
2	Family/General Practice	5.59	7.70
3	General Surgery	5.75	6.13
4	OB / GYN	2.70	3.12
5	Allergy	2.82	2.96
6	Cardiac/Thoracic Surgery	2.51	2.75
7	Orthopedics	2.20	2.64
8	Plastic Surgery	2.08	2.19
9	Neurology	1.61	1.77
10	Ophthalmology	1.09	1.55
11	Dermatology	1.01	1.18
12	ENT	0.40	0.60
13	Cardiology	0.00	0.00
14	Gastroenterology	0.00	0.00
15	Hematology / Oncology	0.00	0.00
16	Internal Medicine	0.00	0.00
17	Neurosurgery	0.00	0.00
18	Psychiatry	0.00	0.00
19	Pulmonary Disease	0.00	0.00
20	Urology	0.00	0.00

Highlighted Specialties indicate Primary Care Physicians



LOCATION OVERVIEW

CORONA REGIONAL MEDICAL CAMPUS



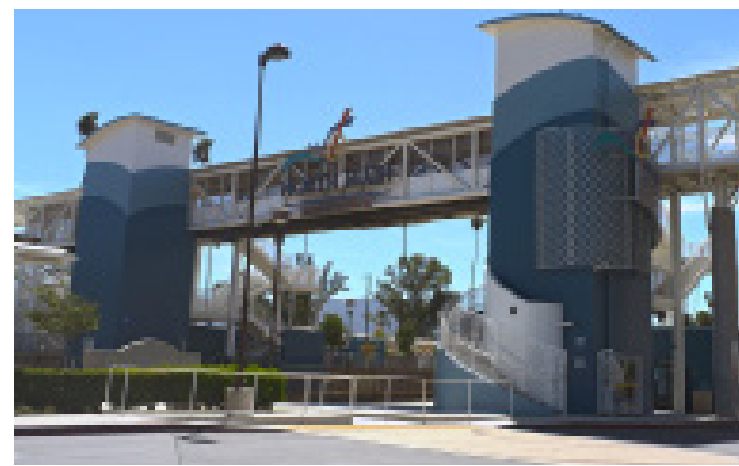
TRANSPORTATION



METROLINK SERVICE



BUS SERVICE



Corona Regional Medical 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**

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.

CORONA REGIONAL MEDICAL CAMPUS ▶▶▶▶

DEMOGRAPHICS

Population

	1 Mile	3 Mile	5 Mile
2021 Projection	22,558	141,170	229,777
2016 Estimate	21,649	135,223	219,969
2010 Census	20,816	130,258	211,304
Growth 2016 -2021	0.83%	0.86%	0.88%

Households

	1 Mile	3 Mile	5 Mile
2021 Projection	5,650	40,353	65,452
2016 Estimate	5,456	38,865	62,973
2010 Census	5,301	37,727	60,890
Growth 2016 -2021	0.70%	0.75%	0.78%

2016 Est. Population by Single-Classification Race

	1 Mile	3 Mile	5 Mile
White Alone	11,500	76,899	126,530
Black Alone	540	7,210	13,379
American Indian Alone	261	1,108	1,745
Asian Alone	464	11,058	22,026
Pacific Islander Alone	37	529	826
Some Other Race Alone	7,839	31,236	44,025
Two or More Races	1,007	7,183	11,439
Hispanic Origin (Any Race)	16,710	71,082	104,315





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