

MEDICAL OFFICE FOR LEASE



patient lobby

SUBLEASE OPPORTUNITY

Lease Rate: \$1.90 MG

Building Size: 21,211 SF

Available SF: 1,358 SF

PROPERTY OVERVIEW

medical office suite: patient lobby, reception area, 2-4 exam rooms, work room, break room, and private restroom with shower: move-in ready. We follow mandated face covering and social distancing requirements.

PROPERTY HIGHLIGHTS

- high end finishes throughout - laminate floors and marble counters
- near Corona Regional Rehabilitation Hospital
- near Kaiser Permanente Corona Medical Offices
- call to schedule on site visit
- furniture not included
- listed by NAI Capital

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MAGNOLIA MEDICAL CENTER // 800 Magnolia Avenue, Suite 101, Corona, CA 92879

MOVE-IN READY OFFICE SUITE



suite entry



Suite 101 at main building entry



reception area

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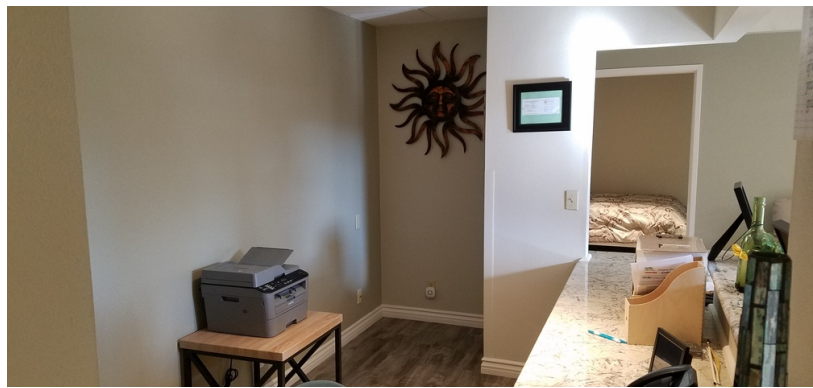
9327 Fairway View Place, Suite 300 // Rancho Cucamonga, CA 91730 // 909.786.4300 // alliedcommercialrealestate.com



COMMERCIAL REAL ESTATE

The information above has been obtained from sources believed reliable. While we do not doubt its accuracy we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial, and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

ADDITIONAL PHOTOS



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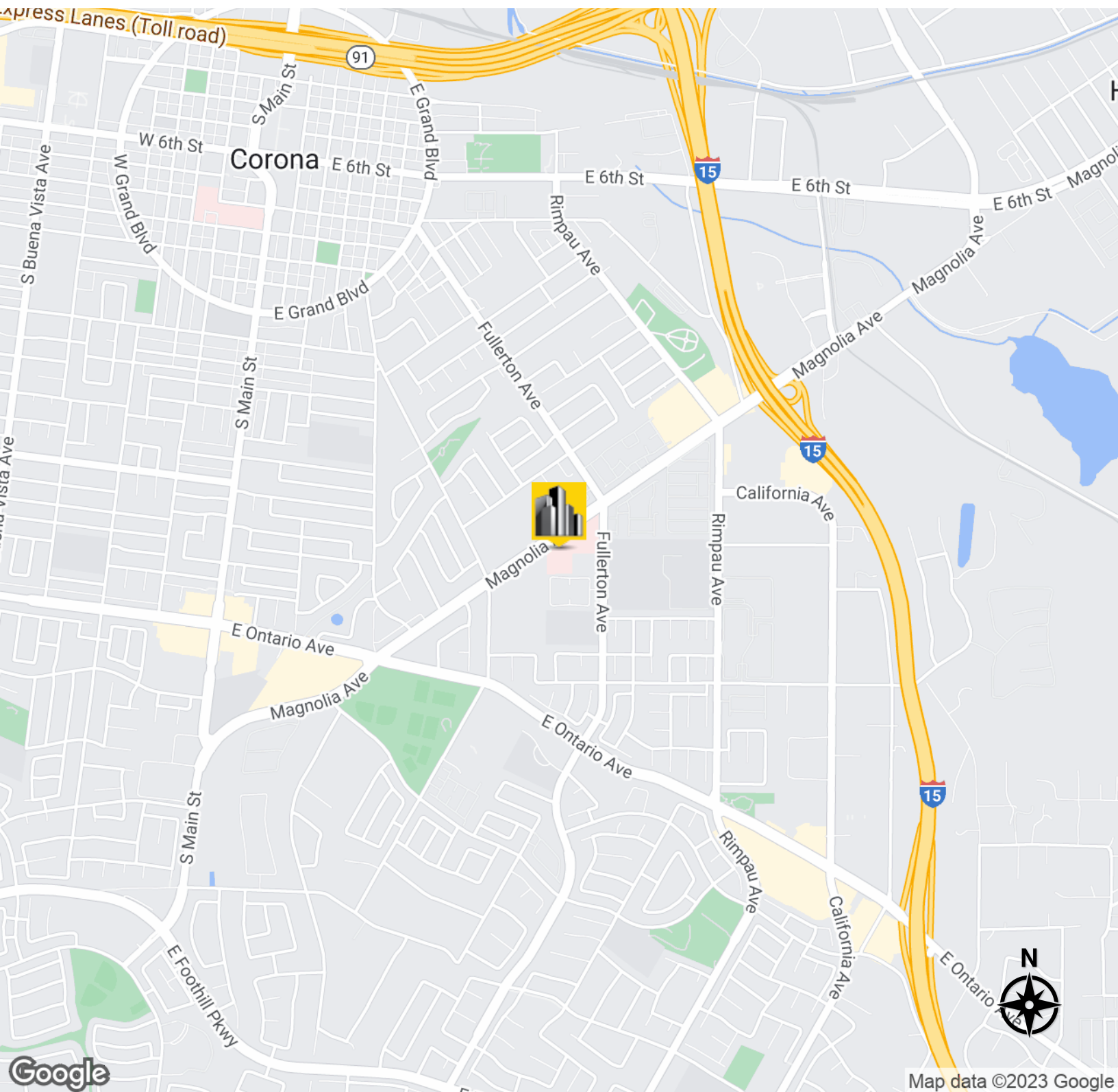
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IDEAL LOCATION



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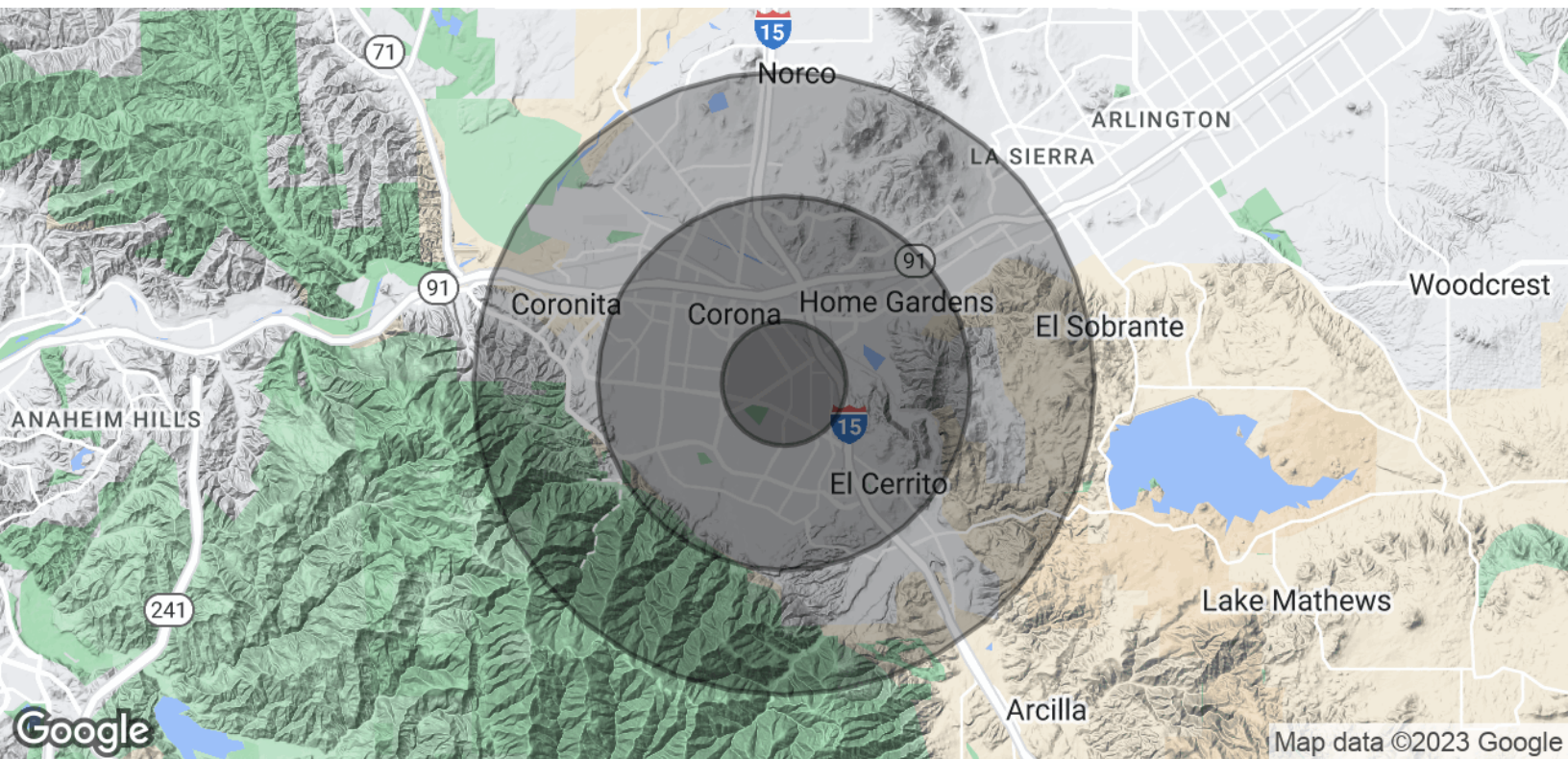
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	19,347	121,694	219,430
Average age	33.7	32.1	32.7
Average age (Male)	30.7	31.0	32.0
Average age (Female)	35.2	32.8	33.4

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	5,985	34,086	61,998
# of persons per HH	3.2	3.6	3.5
Average HH income	\$77,981	\$91,519	\$90,153
Average house value	\$419,505	\$482,941	\$469,532

* Demographic data derived from 2020 ACS - US Census

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