FOR SALE

260 E Ontario Ave, Suite 101, Corona, CA 92879

Premier Owner-User Medical Office Condo with Investment Income

ECONOMOS DEWOLF
COMMERCIAL REAL ESTATE BROKERAGE & INVESTMENTS

NAI Capital
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

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SUMMARY

Offering & Address

Single-story ±13,462-square-foot medical condo built in 2008 in a building totaling approximately 31,568 gross square feet.

260 E Ontario Ave, Ste 101, Corona, CA 92879

Sale Price

$6,650,000 (±$494 per square foot)

Current Rent Roll

Ground Floor:

±1,300 SF – New 10-year NNN lease signed in 2024 to a medical imaging group. Tenant has two 5-year options at FMR.

±3,555 SF – New 10-year NNN lease signed in 2024 to a cancer radiation group. Tenant has two 5-year options at FMR.

±8,607 SF – Available for an Owner-User – there is a tenant in-place, but the Landlord has a 12-month termination option.

Parking

There are 147 stalls dedicated to the entire building, for a parking ratio of 4.65/1,000 gross square feet.

Condition

There are 17 HVAC units, four are newer and the rest are original. All are functioning units. Within the past two years a new roof was installed and around three years ago the building was repainted. There are three solar overhangs in the parking lot with a total of 268 panels, and they were installed ~2019. The total cost was $330k and they are included in the purchase.

Association

The association covers the roof, exterior maintenance, landscaping, and waste management. Dues are currently $12,687 quarterly.

HIGHLIGHTS

What Makes 260 E Ontario Ave, Ste 101 Unique?

- The condo has three rentable suites and is currently 100% occupied. It is in a two-story, 31,568-gross-square-foot medical building with a newly replaced roof, recent exterior paint, and lobby.
- The seller recently (2019) had 268 solar panels installed over a portion of the parking lot for a total cost of $330K. They produce an estimated 126,894 kilowatts an hour and are included in the sale.
- Approximately 8,607 SF immediately available for owner occupancy within 12 months of the Landlord exercising its option to terminate.
- Two long-term NNN medical tenants providing investment income
- Shared reception, break room, conference areas and restrooms
- Class A medical improvements
- Extensive parking
- Excellent Corona location near Corona Regional Medical Center
- SBA 504 eligible for qualified owner-users
- Priced to sell, at $494/SF this offering is a clear value compared to sale comps described on Page 13.

LOCATION

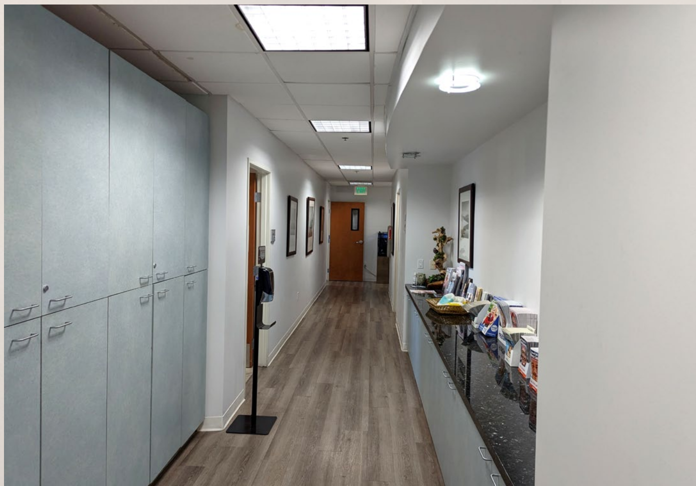
Dynamic Location Near the 15 & 91 Freeways Surrounded by Amenities

AMENITIES

Local Favorites and National Brands in the Immediate Vicinity

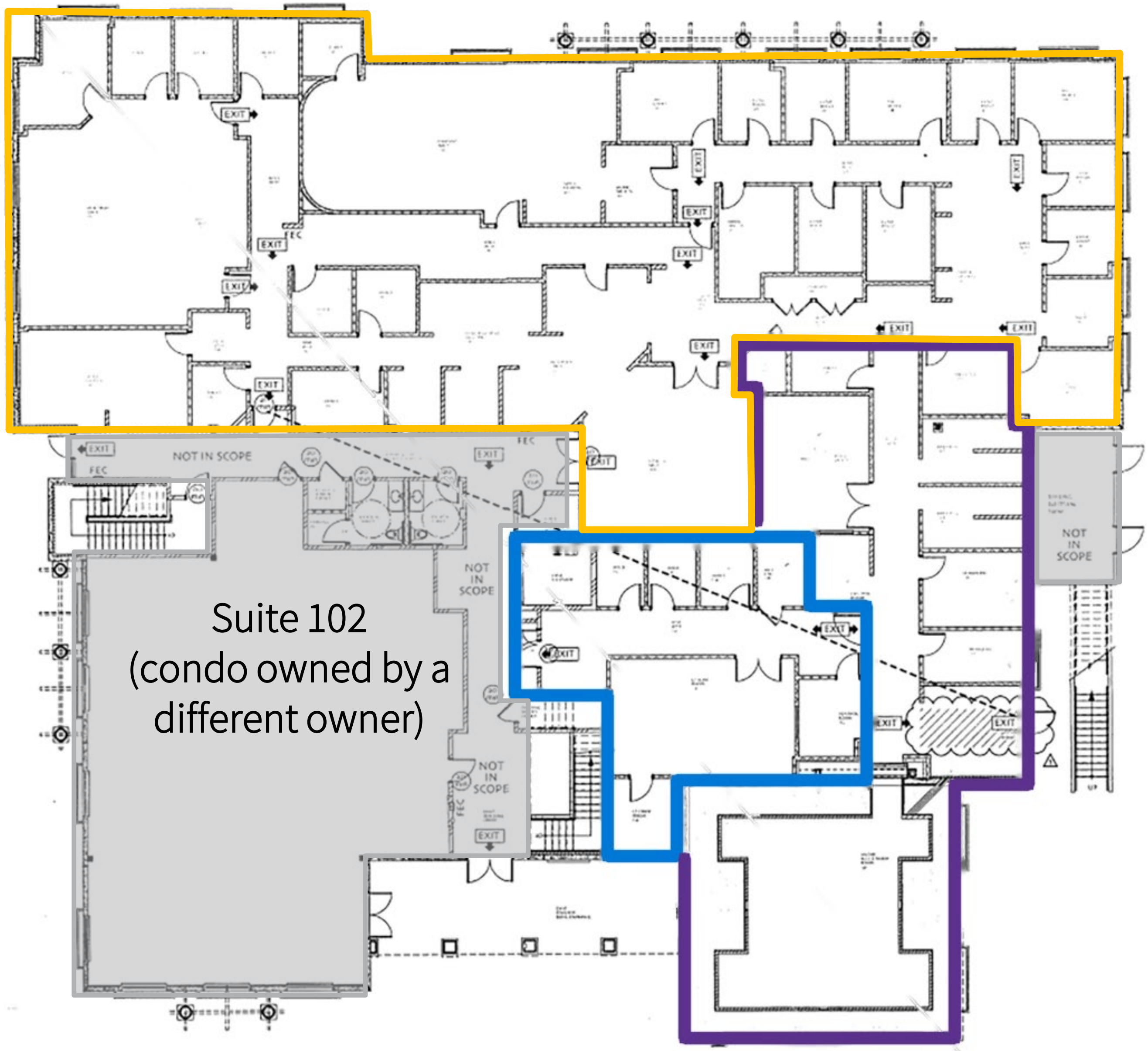
PHOTOGRAPHS


Dr. Doggett's Office
ORIGINAL 3D CRYSTAL PUZZLE




Kristian

FLOOR PLAN



Blue – Inland Empire Imaging

- **1,300-SF ***
- **$4,004 NNN monthly rental income**
- **Expires 03/31/2034**
- **Two, 5-year options at FMV**

Purple – Compassionate Cancer Care

- **3,555-SF ***
- **$10,948 NNN monthly rental income**
- **Expires 03/31/2034**
- **Two, 5-year options at FMV**

Available for an Owner-User

- **8,607-SF ***
- **Current tenant pays $24,798 NNN in monthly rental income but will be vacated within a year of closing**
- **Landlord Termination Option with 12-months of notice**

* Note the above square footages are all estimates only, and some of the space outlined in yellow such as the reception area, kitchen, and restrooms are shared by all tenants.

*Though the above figures for the occupants are estimates, the total 13,462-SF condo size is what is recorded on the condo map so is exact.

BUILDING ANALYSIS

Why Own Instead of Lease?

- Unlike a traditionally fully vacant or fully leased medical condominium, this offering provides the **rare opportunity to immediately occupy ±8,607 square feet of Class A medical office space** while benefiting from **stable rental income** from two complementary medical practices.

- Qualified owner-users may finance the acquisition through SBA 504 financing, allowing them to **build long-term equity** while substantially **offsetting occupancy costs** through existing lease revenue.

- **Offset nearly 40% of your loan payment** with the current rental income.

- The two tenants each have **nearly 8 years of term remaining**, plus extension options.

Estimated SBA Loan	
Purchase Price	$6,650,000
Down Payment	10%
Loan Ammount	$5,985,000
Interest Rate	6.00%
Years of Amortization	25
EST Monthly Payment	($38,561.44)
Current Monthly Income	$14,953
EST Loan Payment After Rental Income	($23,608.83)

**The above Estimated SBA Loan is for illustration purposes only. Buyers should verify specifics with an SBA lender.*

Suite	Tenant	SF	% of OpEx	% of Total Bldg	Term Yrs	Rent Mo	Rent SF	Start	Exp	Rent Increases	Options
1	Available for Owner-User	8,607		64%							
2	Inland Empire Imaging	1,300	9.7%	10%	10	$4,004	$3.08	4/1/2024	3/31/2034	3% yearly	2, 5yr at FMV
3	Compassionate Cancer Care	3,555	26.4%	26%	10	$10,949	$3.08	4/1/2024	3/31/2034	3% yearly	2, 5yr at FMV
		13,462				$14,953					

TENANT MIX

COMPASSIONATE CANCER CARE MEDICAL GROUP

Compassionate Cancer Care has 5 locations and is a patient centered group offering Board Certified Hematologists and Oncologists dedicated to evidence-based medicine and ongoing improvement in hematology-oncology care. With their exceptional research program and participation in clinical trials, they keep up with the newest discoveries and options available to our patients.
https://www.compcancercare.com/

Inland Empire Imaging Center

Inland Empire Imaging Center in Corona, California, specializes in advanced diagnostic imaging services, including PET/CT scans, CT scans, and bone scans. The center is known for providing accurate results with fast turnaround times, enabling doctors to promptly initiate treatment plans. Utilizing state-of-the-art PET and CT technology, the facility offers detailed insights into the functioning and structure of organs and tissues, assisting in the detection and assessment of various diseases such as cancer.
https://www.ieimagingcenter.com/

One Oncology is in ±8,607-SF and is currently in-place with a lease through 3/31/29 paying $24,798/sf NNN in monthly rent, but this is the tenant who will be vacated as the landlord has a 12-month termination option.
OneOncology: Oncologist Network for Community-Based Cancer Care

SALE COMPS

260 E Ontario Ave, Suite 101 is a Clear Value

Property	Sale Date	Size	Price P.S.F.	Market Insight
 22675 Alessandro Blvd Moreno Valley	May 2026	14,167 SF	$8,250,000 $582	This Moreno Valley medical building sold to an owner-user (the tenant) in May of 2026 and was similar in size. 260 E Ontario Ave, Ste 101 is a slightly newer build, in a better location, and has current rental income and should command a large premium yet is being offered at nearly a $100 per square foot discount.
 4254 Green River Rd Corona	Dec 2025	4,232 SF	$1,680,000 $397	This Corona medical condo sold to an owner-user in December 2025 for $397/SF. 260 E Ontario Ave, Ste 101 has a much more in-depth medical buildout, including imaging / X-ray rooms and more plumbed offices which cost a significant amount of capital. For less than $100 per square foot more, 260 E Ontario Ave, Ste 101 is a clear value.

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