



CORONA CORPORATE CENTER

2071 COMPTON AVE | SUITES 104 & 105

CORONA, CA 92881

MEDICAL OFFICES FOR LEASE



BRETT LARSON, JD, CCIM

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CalDRE #01947115



OFFERING SUMMARY

AVAILABLE SF:	± 1,726 - 6,247
LEASE RATE:	\$2.65/SF/MO. NNN
NNN FEE:	\$0.75/SF/MO.
YEAR BUILT:	2008
BUILDING SIZE:	±12,837 SF
ZONING:	PO (Prof. Office)
MARKET:	Inland Empire
SUBMARKET:	SW Riverside County

Location Description

Corona Corporate Center is located along the western edge of Riverside County in the City of Corona, which serves as the gateway between Orange County and the Inland Empire.

PROPERTY HIGHLIGHTS

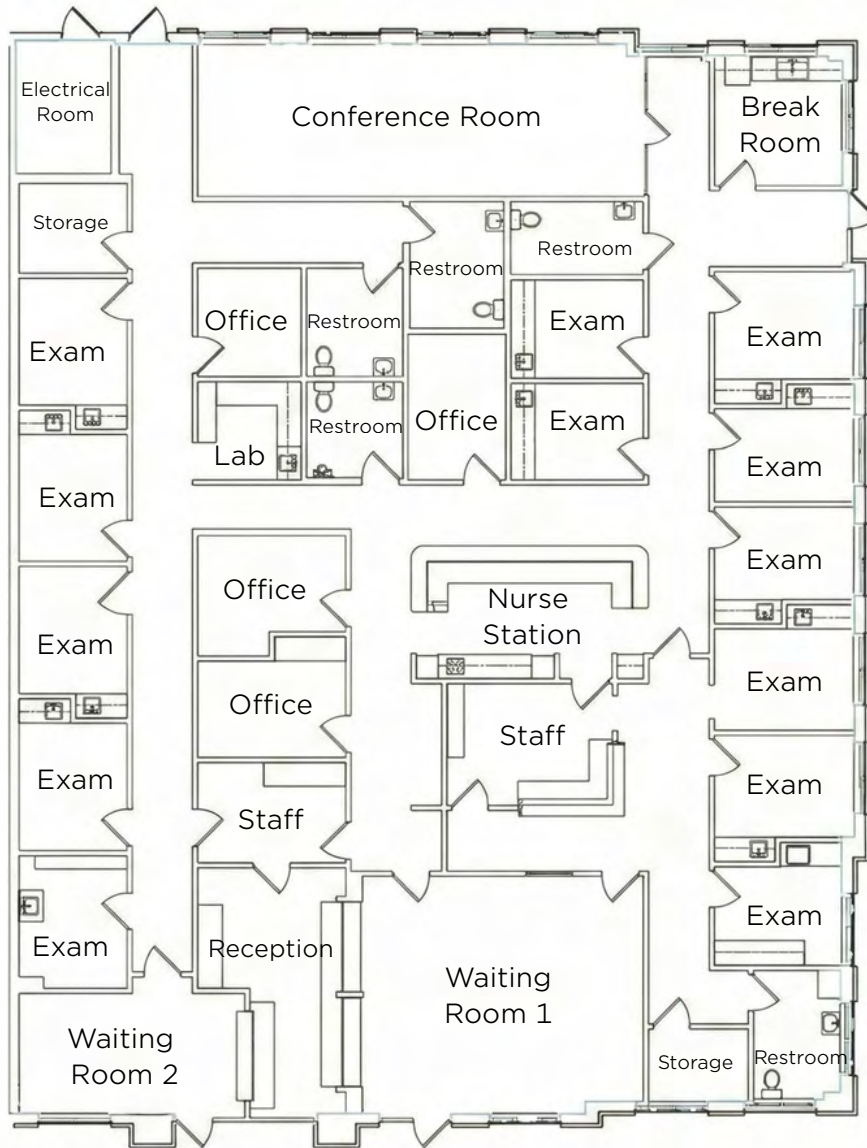
- Fully improved ± 6,247 SF medical office (can be demised)
- Newer Class A construction
- Close proximity to freeways and major surface arteries
- Large parking field
- Building signage available facing Interstate 15
- No load factor / all usable space
- Diverse medical tenant mix within the project

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FEATURES:

- Central reception area
- Waiting rooms
- Thirteen (13) exam rooms
- Four (4) offices/ consult rooms
- Two (2) staff work areas
- One (1) lab
- One (1) break room
- Five (5) interior restrooms
- Two (2) storage areas
- One (1) large conference room



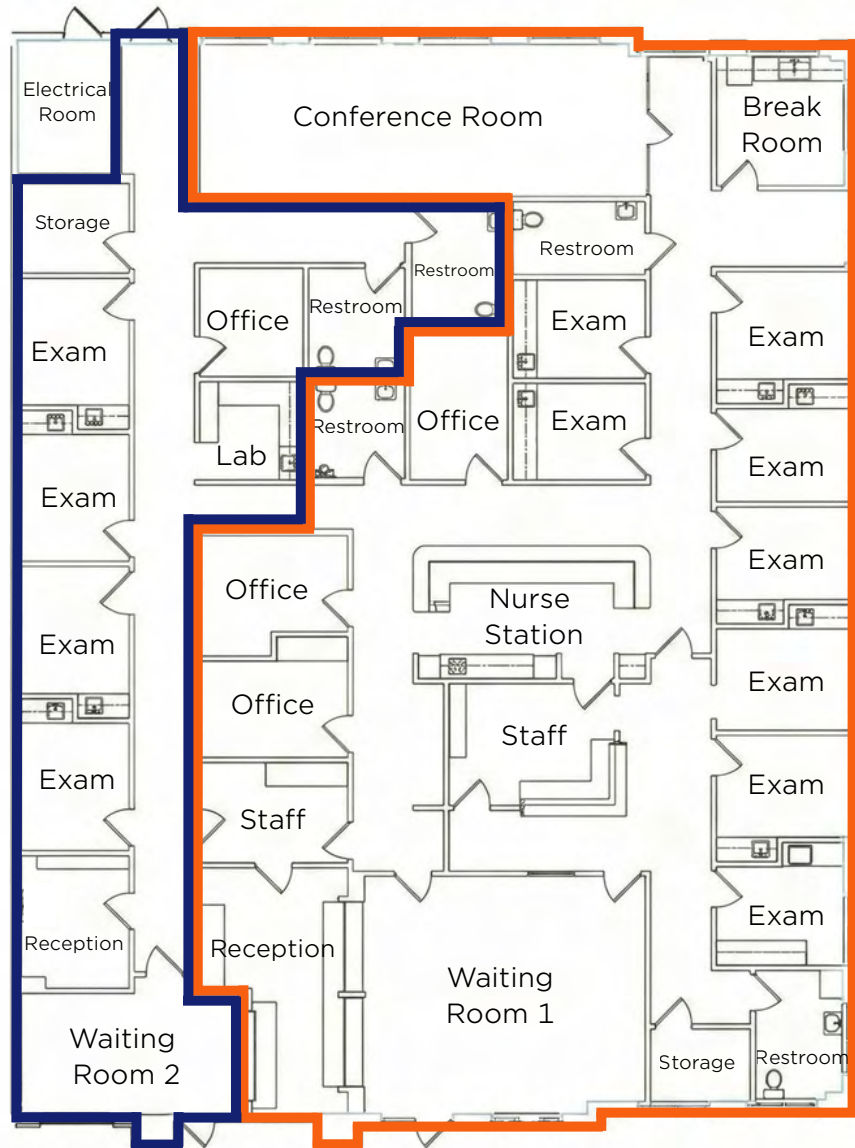
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SUITE 104

+/- 1,726 SF

FEATURES:

- Waiting Room
- Reception Area
- 4 Exam Rooms
- 2 Restrooms
- Lab
- Physician Office
- Storage Area



SUITE 105

+/- 4,521 SF

FEATURES:

- Large Waiting Room
- Large Reception Area
- 8 Exam Rooms
- 3 Restrooms
- 3 Physician Offices
- 2 Staff Areas
- Large Nurse's Room
- Large Conference Room
- Break Room
- Storage Area

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INTERIOR PHOTOS

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This statement with the information it contains is given with the understanding that negotiations relating to the purchase, renting or leasing of this property shall be conducted through this office. The information while not guaranteed has been secured from sources we believe to be reliable however, it is up to the buyer, tenant or landlord to verify the information and conduct appropriate due diligence. SVN | Insight, 2026



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DEMOGRAPHICS

2071 COMPTON AVE | SUITES 104 & 105 | CORONA, CA 92881



- State California
- County Riverside
- Mayor Jacque Casillas
- Website coronaca.gov



Source: Esri

3-Mile
Radius



EDUCATION



28%

HIGH SCHOOL
GRADUATE



27%

SOME COLLEGE



31%

BACHELORS/GRAD/
PROF DEGREE

POPULATION



91,028

POPULATION



27,233

HOUSEHOLDS



\$116,519

MEDIAN HH
INCOME

EMPLOYMENT



62.4%

WHITE COLLAR



23.0%

BLUE COLLAR



14.6%

SERVICES



3.9%

UNEMPLOYMENT RATE

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