

**AVAILABLE
FOR LEASE**

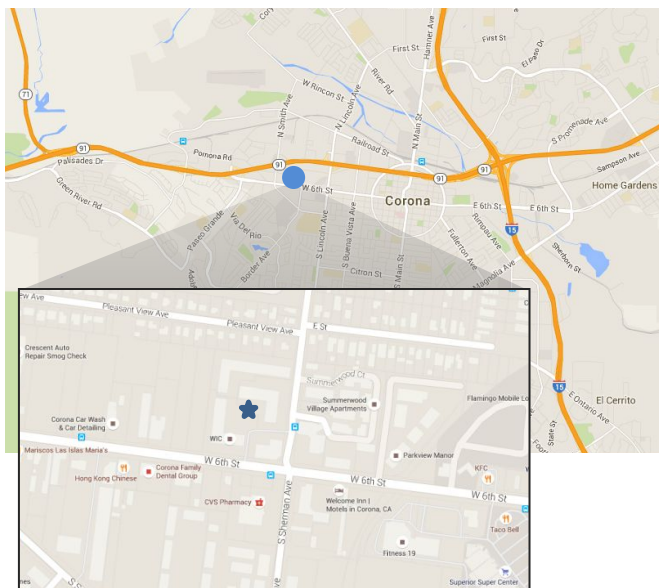
NEW EXCHANGE

1307 West Sixth Street, Corona, California 92882



FEATURES:

- 2 story 78,446 square foot office complex with first floor retail
- Conveniently located at high trafficked intersection West Sixth Street and South Sherman Avenue
- Conveniently located minutes from Highway 91
- Easy access with 5 entrances and ample parking 3.3/1000
- Prominent building and pylon signage



**FOR MORE
INFORMATION
PLEASE
CONTACT:**

Cal-American
1109 Westwood Blvd.
Los Angeles, CA 90024
(888) 758-4838

DEMOGRAPHIC HIGHLIGHTS

	2015	1 Mile	3 Miles	5 Miles
Total Population		28,233	121,270	206,205
Average HH Income		\$67,991	\$88,241	\$94,257
Daytime Population		41,407	121,270	206,205

Source: Loopnet

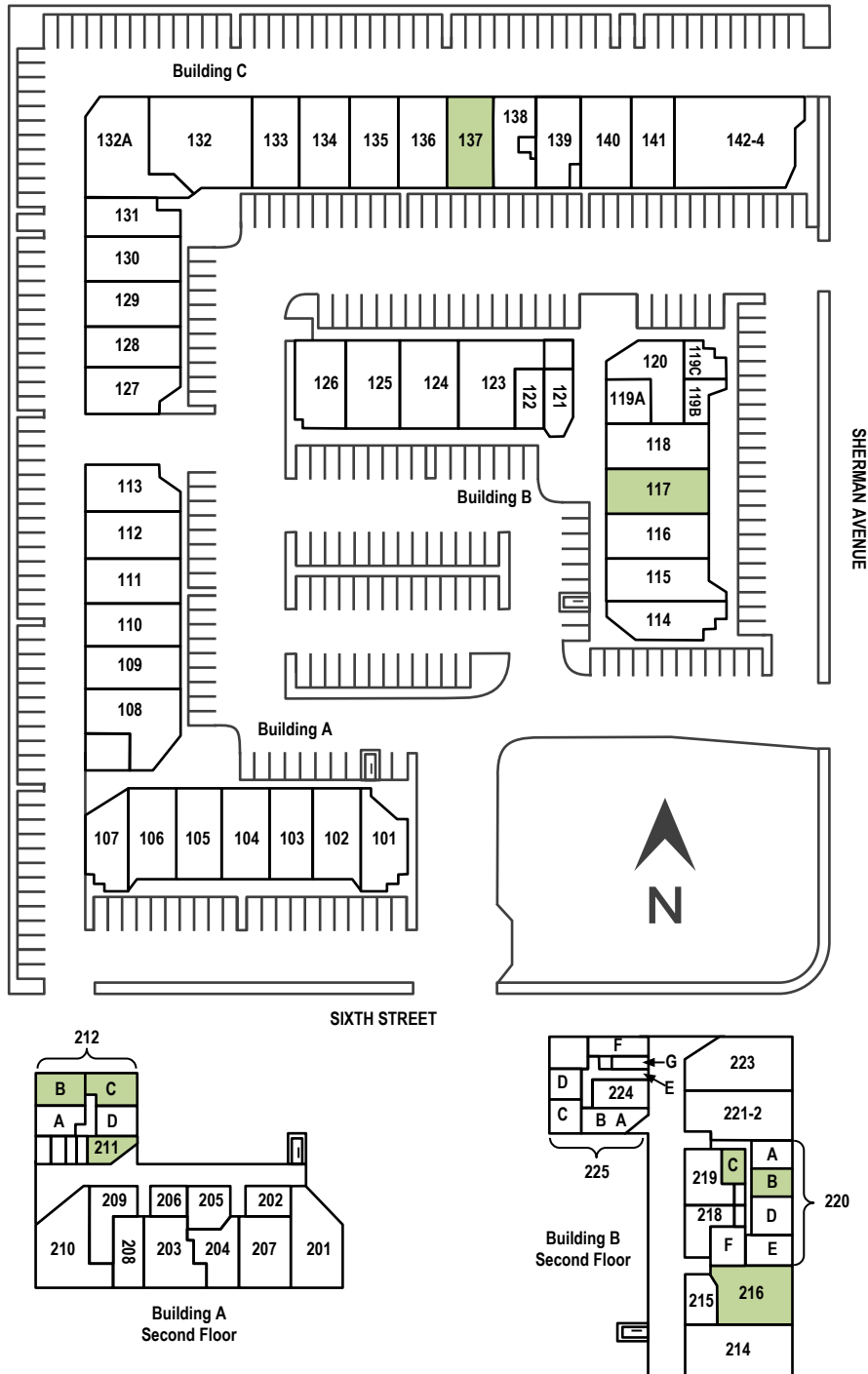
TRAFFIC COUNTS

Street	Cars Per Day
South Sherman Ave	11,500
West Sixth Street.	44,300

Source: City of Corona

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Unit	Tenant	Sq. Ft.
101	School Distribution	1,106
102-103	Tax Office	2,522
104	Environmental Services	1,275
105	Pain Specialists	1,261
106	Massage	1,261
107	Pharmacy	1,141
108	Family and College Counseling	1,605
109-110	EMT Training	2,488

Unit	Tenant	Sq. Ft.
111-113 & 127-128	Medical Clinic	6,084
201	Investment Company	1,568
202	Investment Company	540
203	Water Management	1,260
204	Religious Articles Company	600
205	Home Healthcare Office	655
206	Eyewear Distributor	500
207	Real Estate	728
208	Tax Services	516
209	Hospice Care	760
210	Insurance Agency	1,420
211	Available	337
212A	Pre-Owned Auto Company	336
212B	Available	388
212C	Available	354
212D	Hispanos Al Exito-Royal Prestige	320
114-115	Addiction Counseling	2,479
116	Chiropractor	1,261
117	Available	1,275
118	Embroidery	1,231
119A	Hospice Care	506
119B	Health Services	614
119C	Internet Radio Broadcast	340
120	Construction Company	1,000
121	Autism Consultants	526
122	Pool Design Company	707
123-126	County Of Riverside	5,733
214	Engineering Consultants	1,320
215	Real Estate	707
216	Available	916
218	Cosmetics Salon	379
219	Financial Services	692
220A	Construction Company	325
220B	Available	329
220C	Available	322
220D, E	Engineering Group	624
220F	Home Health Nursing	346
221-222	Collection Agency	1,593
223	Law Office	1,235
224	IT Support	366
225 A,B	Online Marketing and Advertising	417
225C	Travel Agency	296
225D	General Office	199
225E	Construction Services	331
225F	Internet Auto Sales	200
225G	Wholesale Used Vehicles	77
129	Hair Shop	1,248
130-131	Nutritional Center	2,435
132	Real Estate and Financial Services	2,455
132A	Import/Export	1,784
133	Cummins-Allison Corporation	1,248
134	Lead Consultants and Inspections	1,248
136	Machine Shop	1,248
137	Available	1,248
138	Professional Trading and Insurance	1,126
139-140	Occupied	2,558
141	Sewing Business	1,248
135,142-144	Small Appliance Repair	4,649