

..... OFFERING MEMORANDUM

CHINO VALLEY MEDICAL PLAZA

5624 Philadelphia St Unit 310,
Chino, CA 91710

Marcus & Millichap



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Activity ID #ZAH0080153

Marcus & Millichap

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marcusmillichap.com



**5624 PHILADELPHIA ST.
MEDICAL BUILDING A**

**5632 PHILADELPHIA ST.
MEDICAL BUILDING B**

**5592 PHILADELPHIA ST.
ASSISTED SENIOR LIVING
(PROPOSED)**

**5578 PHILADELPHIA ST.
RESTAURANT/RETAIL
(PROPOSED)**



..... 5624 PHILADELPHIA ST UNIT 310

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License: 01238010



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MARKET/DEMOGRAPHICS

SECTION 1

EXECUTIVE SUMMARY

Offering Summary
Executive Summary

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CHINO VALLEY MEDICAL PLAZA

5624 Philadelphia Street, Building A | Chino, CA 91710



5624 PHILADELPHIA STREET
BUILDING A



Prime
Chino Location



Medical Office
Building A



Easy Access to
Major Freeways

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N

OFFERING SUMMARY

5624 PHILADELPHIA ST UNIT 310

\$

Listing Price
\$897,680



Year Built
2023



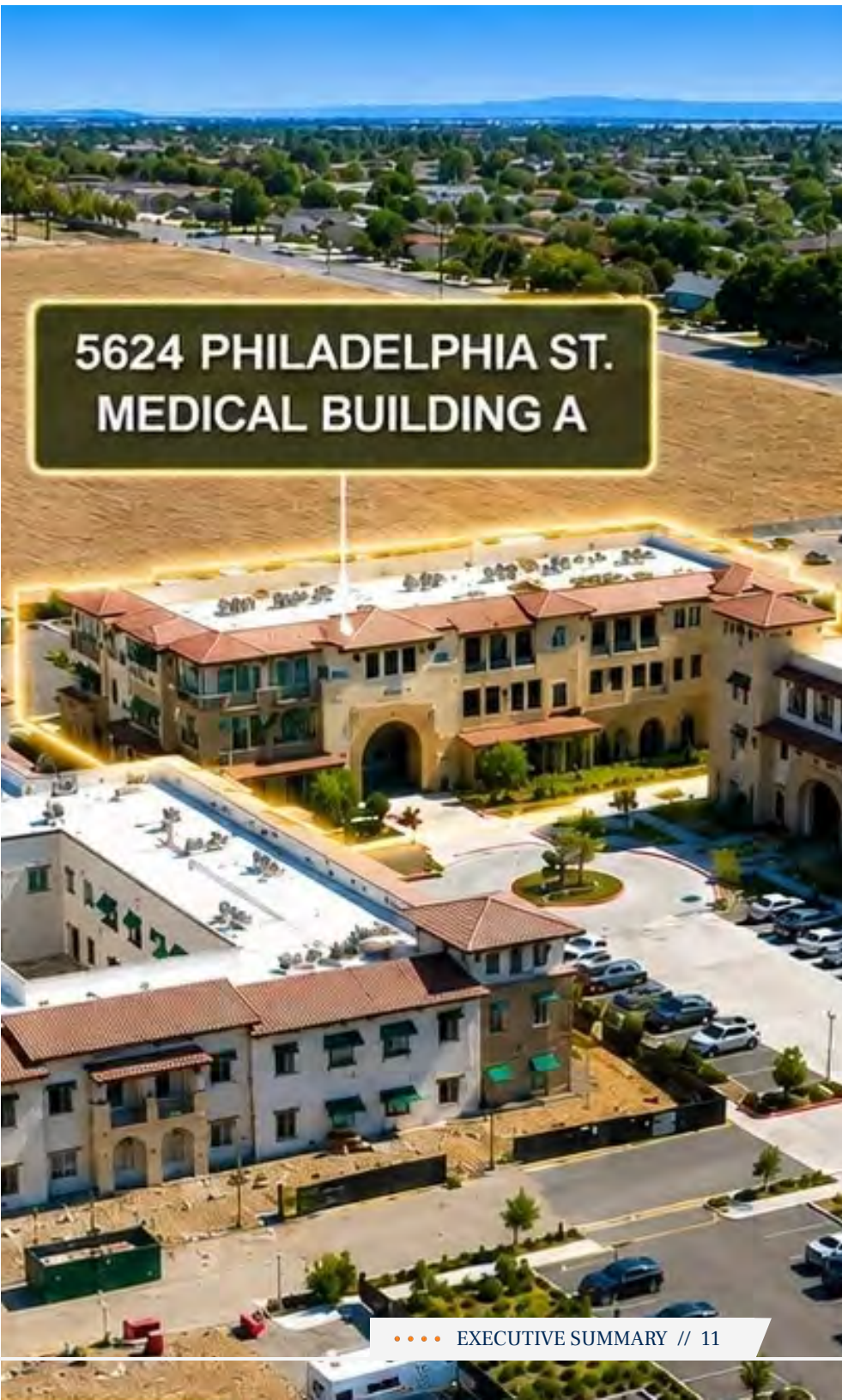
Price/SF
\$490.00

FINANCIAL

Listing Price	\$897,680
Down Payment	10% / \$89,768
Financing 90% LTV 6.75% 5-year fix 25-year amortization	\$5,582/MONTH
Monthly P&I / SF	\$3.05 / SF
Price/SF	\$490.00
Parking Ratio	4.03 / 1,000 SF

UNIT AND BUILDING

Unit 310	1,832 SF
Lot Size	1.97 Acres (85,813 SF)
Year Built/Renovated	2023



INVESTMENT OVERVIEW

SUITE 310

5624 PHILADELPHIA STREET, SUITE 310 | CHINO, CA 91710

LISTING PRICE

\$897,680

PRICE / SF

\$490.00

UNIT SIZE

1,832 SF

YEAR BUILT

2023

OVERVIEW

Suite 310 offers a rare opportunity to own a Class A medical condominium inside Chino's newest purpose-built healthcare campus. Positioned minutes from Chino Valley Medical Center, the property benefits from strong physician-to-physician referral synergy, an affluent and growing residential base, and immediate access to Highway 60 and Central Avenue. With generous parking, elevator service, and a modern outpatient design built specifically for healthcare use, Suite 310 is well suited for physicians, specialists, and healthcare groups seeking a high-image home in one of the Inland Empire's premier medical destinations.



IDEAL USES FOR SUITE 310

FAMILY MEDICINE	INTERNAL MEDICINE	PEDIATRICS	CARDIOLOGY	ORTHOPEDICS
PAIN MANAGEMENT	NEUROLOGY	PHYSICAL THERAPY	CHIROPRACTIC	
DERMATOLOGY	PLASTIC SURGERY	ENT	OPHTHALMOLOGY	DENTAL SPECIALISTS
BEHAVIORAL HEALTH	MED SPA / AESTHETICS	WOMEN'S HEALTH	GASTROENTEROLOGY	

PROJECT NAME	Chino Valley Medical Plaza
ADDRESS	5624 Philadelphia St, Suite 310
CITY / STATE	Chino, CA 91710
PROPERTY TYPE	Medical Office Condominium
APN	1014-592-30-0000
FINANCING AVAILABLE	90% LTV 6.75% 5-Yr Fixed

INVESTMENT HIGHLIGHTS

SUITE 310

5624 PHILADELPHIA STREET, SUITE 310 | CHINO, CA 91710

01



PURPOSE-BUILT MEDICAL PLAZA

A new Class A medical office development built specifically for healthcare providers — not a converted office building — designed for a broad range of medical specialties.

02



STRONG MEDICAL SYNERGY

Neighboring healthcare providers create built-in referral traffic, as patients often visit multiple specialists on the same campus in one trip.

03



MINUTES FROM CHINO VALLEY MEDICAL CENTER

Located just minutes from the hospital, allowing physicians to stay close to inpatient care while operating from a modern outpatient setting.

04



EXCELLENT VISIBILITY & ACCESS

Immediate access to Highway 60 and Central Avenue, with an easy commute from Chino, Chino Hills, Ontario, Pomona, Eastvale, and Montclair.

05



HIGH-INCOME RESIDENTIAL BASE

Approximately 172,000 residents within 3 miles and median household income of \$90,000–\$94,000, with continued residential growth nearby.

06



EXCELLENT PARKING

Generous surface parking at a 4.03 per 1,000 SF ratio, improving the experience for patients, staff, and visiting specialists.

07



ADJACENT RETAIL AMENITIES

Steps from Target, Chino Towne Center, Chino Promenade, restaurants, pharmacies, and daily-service retail for patients and staff.

08



GROWING HEALTHCARE CORRIDOR

A developing medical campus with planned senior housing nearby, driving long-term demand for physicians and ancillary healthcare providers.

SECTION 2



PROPERTY INFORMATION

Aerial Map
Property Details
Local Map
Retailer Map

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CHINO VALLEY MEDICAL PLAZA

SUITE 310

5624 Philadelphia Street, Building A, Suite 310 | Chino, CA 91710

CHINO VALLEY MEDICAL PLAZA

5624 Philadelphia Street, Building A | Chino, CA 91710



BLDG. A – 3RD FLOOR PLAN

10 UNITS | SCALE: NTS



3RD FLOOR PLAN — SUITE 310

BUILDING & SUITE INFORMATION

APN # 1014-592-30-0000	UNIT SIZE 1,832 SF
FLOORS 3 Stories	YEAR BUILT 2023
TOTAL BUILDING SIZE 39,749 SF	NO. OF UNITS 30 Units
PARKING RATIO 4.03 / 1,000 SF	HVAC Central Heating & A/C
MAIN STREET Philadelphia Street	CROSS STREET Central Avenue
ELEVATOR SERVICE Available	COMMON AREA RESTROOM Yes — Shared Corridor



Class A
Medical Office Building



Elevator Served
3-Story Building



4.03 / 1,000 SF
Parking Ratio

CHINO VALLEY MEDICAL PLAZA

5624 Philadelphia St.
Chino, CA 91710

LEGEND

SENIOR LIVING

- 1 Meridian at Chino - Assisted Living
- 2 Inland Christian Home Senior Living

HOSPITALS & MEDICAL CENTERS

- 3 Chino Valley Medical Center
- 4 Chino Valley Medical Plaza
5624 Philadelphia St.

SHOPPING & SERVICES

- 5 Chino Town Square

SCHOOLS & EDUCATIONAL

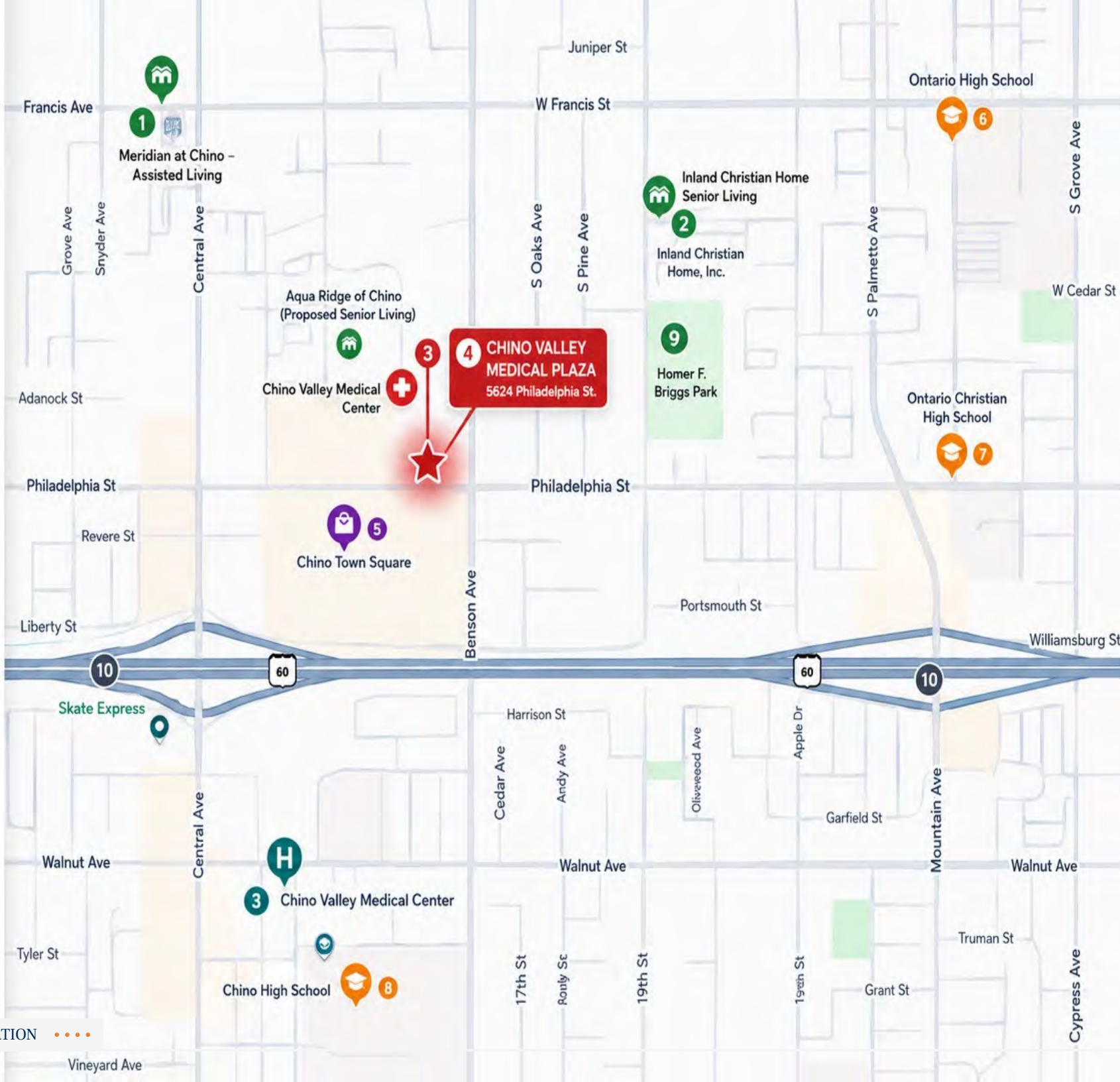
- 6 Ontario High School
- 7 Ontario Christian High School
- 8 Chino High School

PARKS & RECREATION

- 9 Homer F. Briggs Park

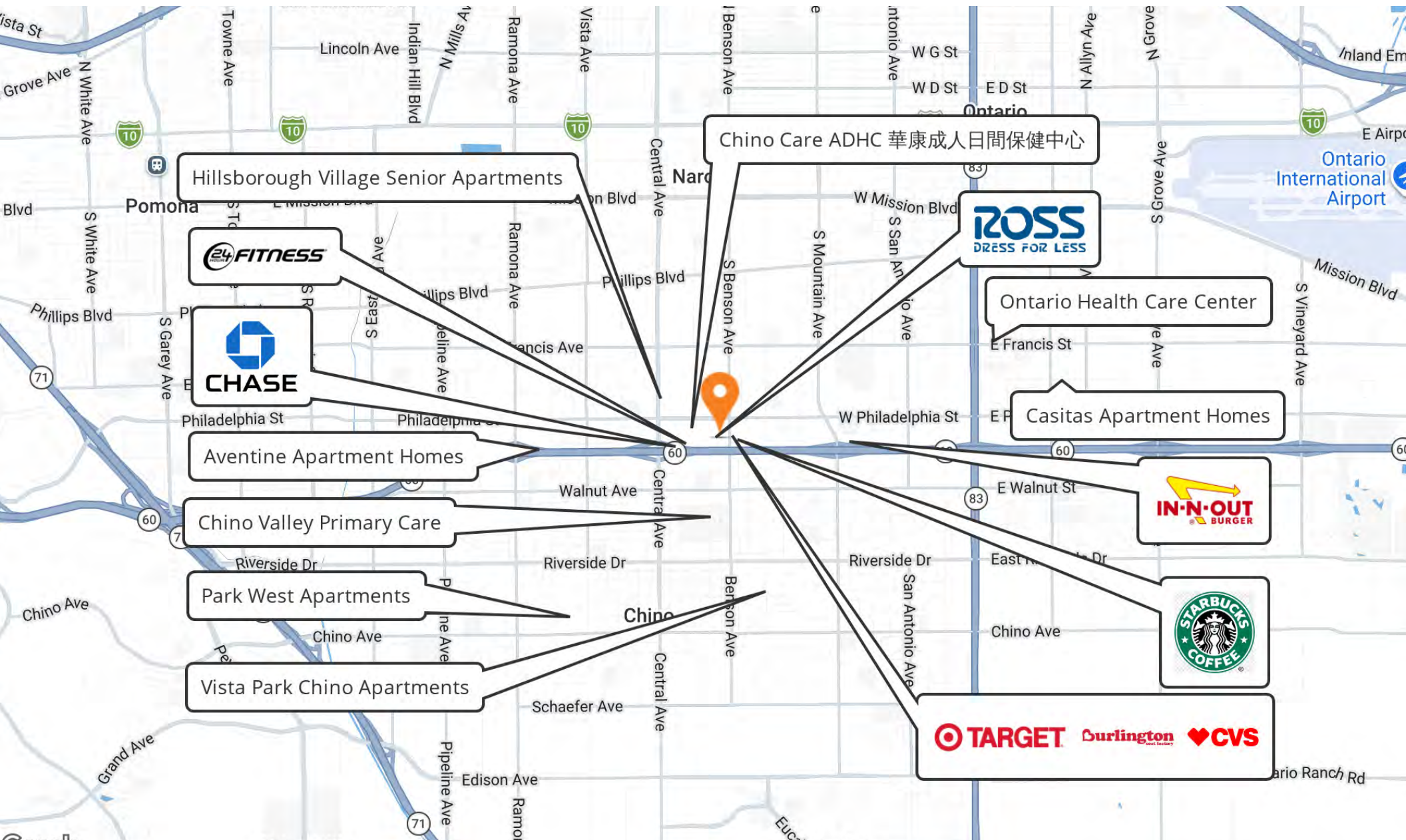
MAJOR FREEWAY ACCESS

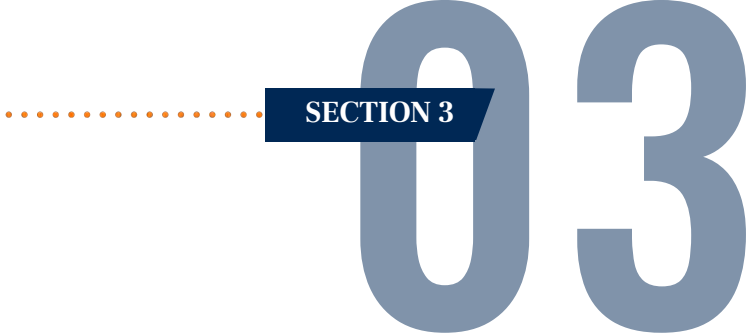
- 10 CA-60 (Pomona Freeway)
On/Off Ramps



CHINO VALLEY MEDICAL PLAZA

RETAILER MAP





SECTION 3



FINANCIAL ANALYSIS

Financial Analysis
Property Photos

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CHINO VALLEY MEDICAL PLAZA

FINANCIAL ANALYSIS — OWNER-USER PURCHASE — SUITE 310



ADDRESS	SIZE	YEAR BUILT	PRICE	PRICE / SF
5624 Philadelphia St, Suite 310	1,832 SF	2023	\$897,680	\$490.00

FINANCING STRUCTURE



Purchase Price	\$897,680
Down Payment (10%)	\$89,768
Loan Amount (90%)	\$807,912

Loan Program: 90% LTV • 6.75% Rate • 5-Year Fixed • 25-Year Amortization

MONTHLY INVESTMENT SUMMARY

\$5,582
MONTHLY P&I PAYMENT

\$3.05
MONTHLY P&I / SF

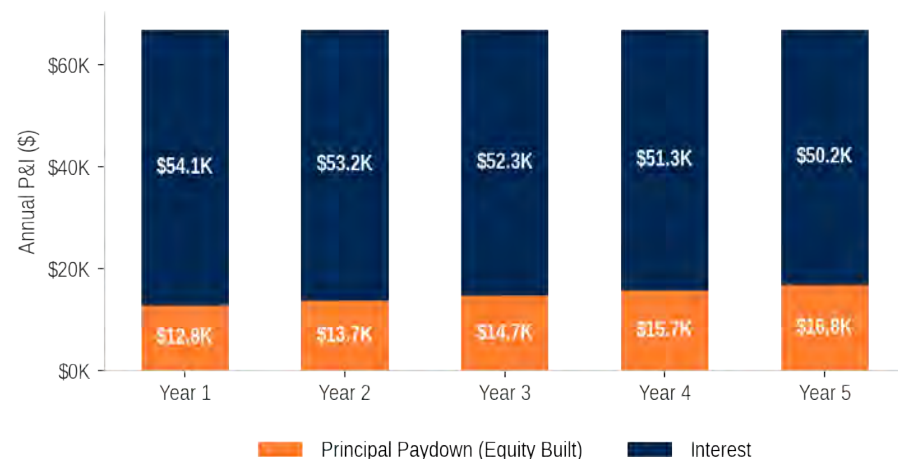
\$66,983
ANNUAL P&I PAYMENT

Figures are illustrative estimates based on the loan program terms above and do not include property taxes, insurance, HOA/CAM, or other carrying costs. Actual loan terms, qualification, and payment are determined by your lender. Consult your lender and CPA before making a purchase decision.

CHINO VALLEY MEDICAL PLAZA

5-YEAR EQUITY BUILD & OWNERSHIP BENEFITS

PRINCIPAL VS. INTEREST — FIRST 5 YEARS



\$73,796 PRINCIPAL PAID, 5 YRS	\$734,116 LOAN BALANCE, YR 5	\$163,564 OWNER EQUITY, YR 5*
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*Down payment plus principal paydown; excludes any change in property value. Does not reflect appreciation or depreciation, which cannot be guaranteed.

WHY OWN INSTEAD OF LEASE

- **Build equity with every payment** — a portion of each monthly payment pays down principal instead of disappearing as rent.
- **Rate certainty for 5 years** — a fixed 6.75% rate locks in your largest occupancy cost while rents in the area trend upward.
- **Potential tax advantages** — mortgage interest and depreciation may be deductible for an owner-user; confirm with your CPA.
- **Control of your space** — no landlord approval needed for improvements, no lease expiration risk, no renewal negotiations.
- **Long-term appreciation potential** — Class A medical space in a growing healthcare corridor with strong surrounding demographics.

WHY THIS PROPERTY

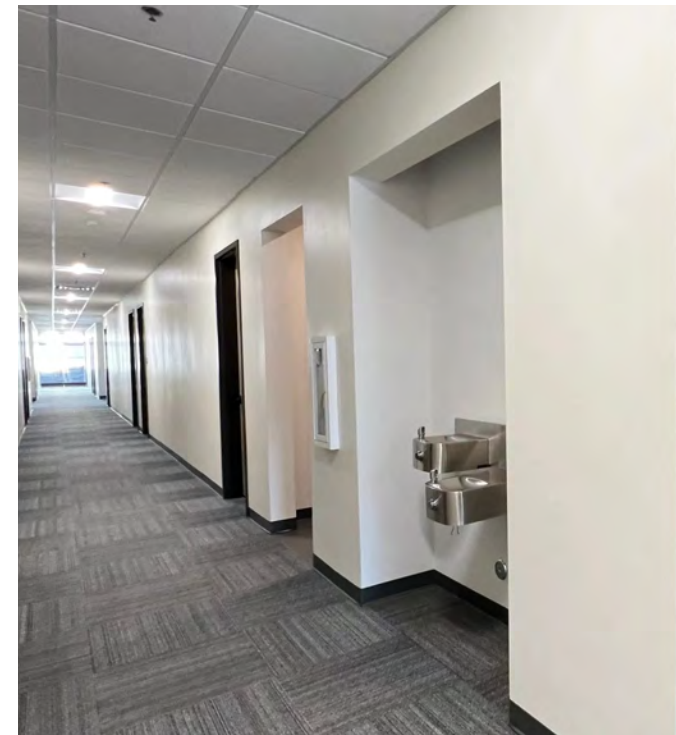
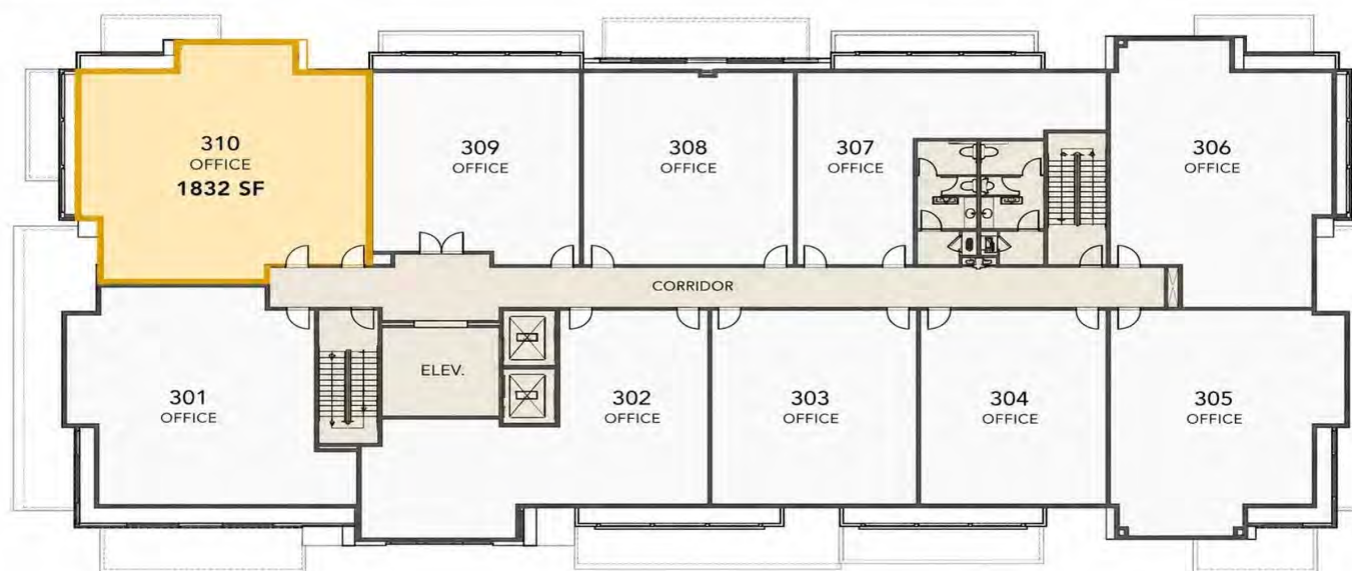
- New Class A medical plaza built specifically for healthcare use, minutes from Chino Valley Medical Center.
- Approximately 172,000 residents within 3 miles; median household income of \$90,000–\$94,000.
- Parking ratio of 4.03/1,000 SF with immediate access to Highway 60 and Central Avenue.

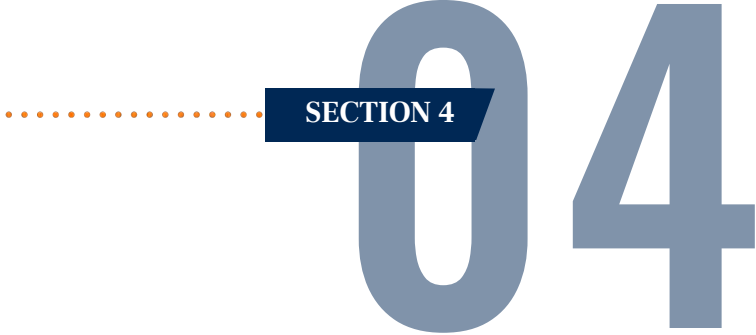




BLDG. A – 3RD FLOOR PLAN

10 UNITS | SCALE: NTS





SECTION 4



DEMOGRAPHICS

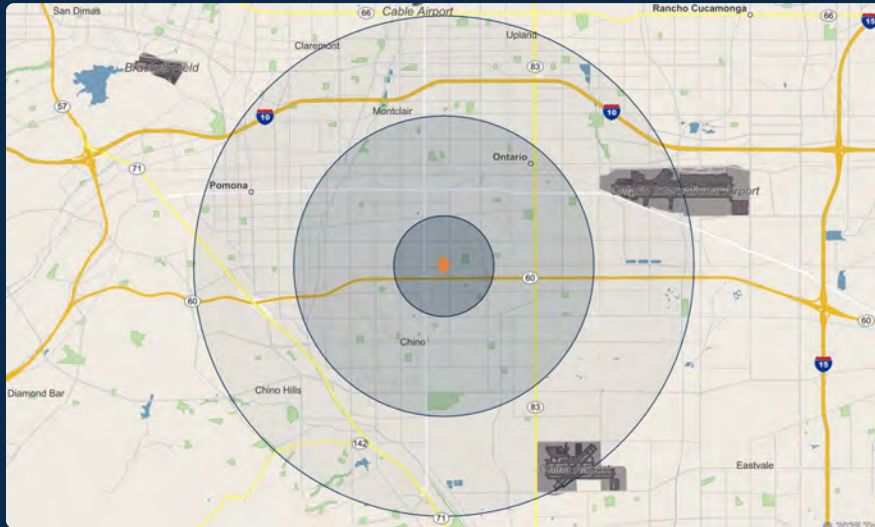
DEMOGRAPHICS
Disclaimer

Marcus & Millichap



5624 Philadelphia St

Chino, California 91710 · Medical / Professional Office · Chino Valley Medical Plaza



1 / 3 / 5 MILE TRADE AREA

AT A GLANCE 5-MILE RING · 2025

417,024

Population

124,931

Households

\$102,516

Avg. HH Income

389,275

Daytime Population

11.9%

Age 65+

40.9%

HH Earning \$100K+

TAKEAWAY

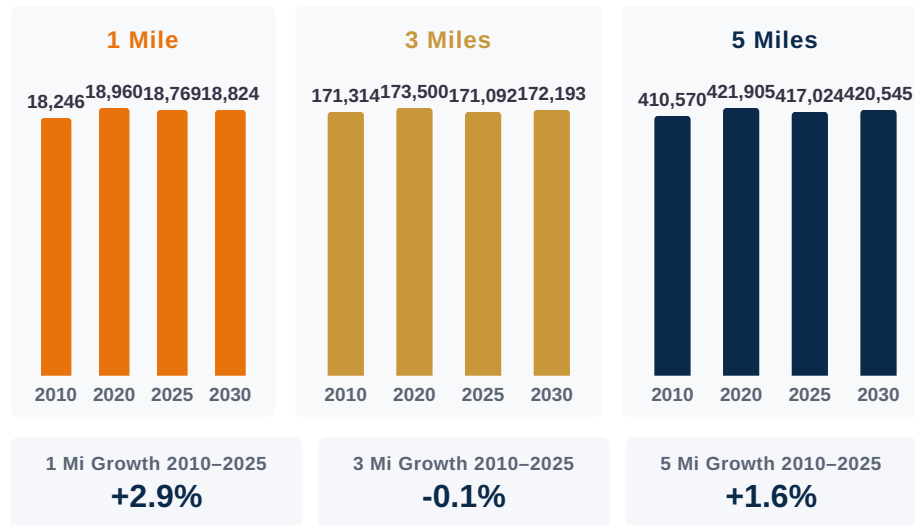
A dense, still-growing trade area anchored by a 9,221-job healthcare employment cluster — built-in demand for a medical office user.

Population & Household Growth

5624 Philadelphia St, Chino, CA 91710

Medical Office · Trade Area Demographic Report

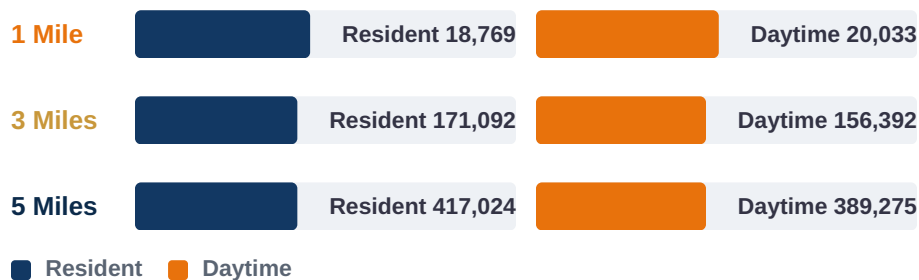
Total Population Trend, 2010 – 2030



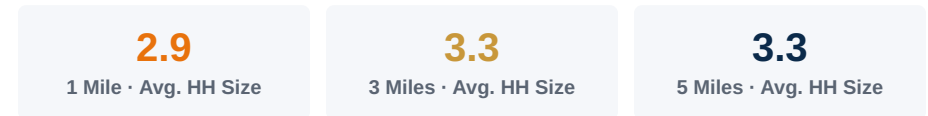
Total Households Trend, 2010 – 2030



Resident vs. Daytime Population, 2025



Average Household Size



Household Income & Population Profile

5624 Philadelphia St, Chino, CA 91710

Medical Office · Trade Area Demographic Report

Households by Income Bracket — 2025 Estimate

\$200,000 or More	10.5%	9.2%	9.1%
\$150,000 - \$199,999	11.4%	11.4%	11.3%
\$100,000 - \$149,999	20.5%	21.2%	20.5%
\$75,000 - \$99,999	17.5%	14.4%	14.4%
\$50,000 - \$74,999	16.1%	16.9%	16.8%
\$35,000 - \$49,999	7.8%	9.6%	9.5%
\$25,000 - \$34,999	6.0%	5.5%	6.0%
\$15,000 - \$24,999	4.6%	5.1%	5.2%
Under \$15,000	5.7%	6.6%	7.1%

1 Mile

Median HH Income	\$90,650
Average HH Income	\$109,962
Per Capita Income	\$37,677

3 Miles

Median HH Income	\$88,577
Average HH Income	\$104,095
Per Capita Income	\$31,306

5 Miles

Median HH Income	\$86,662
Average HH Income	\$102,516
Per Capita Income	\$31,482

Population by Age — 2025 Estimate

Under 20	23.7%	26.7%	26.7%
20 - 34	21.6%	22.8%	23.4%
35 - 49	19.5%	20.5%	20.6%
50 - 59	12.1%	12.1%	12.0%
60 - 64	6.1%	5.5%	5.3%
65 - 69	5.5%	4.5%	4.3%
70 - 74	4.2%	3.3%	3.1%
75+	7.2%	4.5%	4.5%

38.0

1 Mile Median Age

35.0

3 Miles Median Age

35.0

5 Miles Median Age

Population by Gender

1 Mile	M 49%	F 51%
3 Miles	M 50%	F 50%
5 Miles	M 50%	F 50%

11.9%

of residents are age 65+, a durable base for medical use.

34 min

average commute — residents largely work and live locally.

40.9%

of households earn \$100,000+, supporting elective healthcare spend.

White-Collar Jobs

5624 PHILADELPHIA ST UNIT 310

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