

Chino Medical Plaza
MULTI-TENANT MEDICAL BUILDING | NNN INVESTMENT | MINIMAL LANDLORD RESPONSIBILITY

5385 Walnut Avenue

Walnut Ave
CITY OF CHINO

10th STREET

Walnut AVENUE

ar

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OB/GYN
PEDIATRICS
FAMILY MEDICINE
DERMATOLOGY
PHYSICIAN ASSISTANTS
NURSE PRACTITIONERS
MEDICAL STUDENTS
VERA DERMATOLOGY

10th STREET

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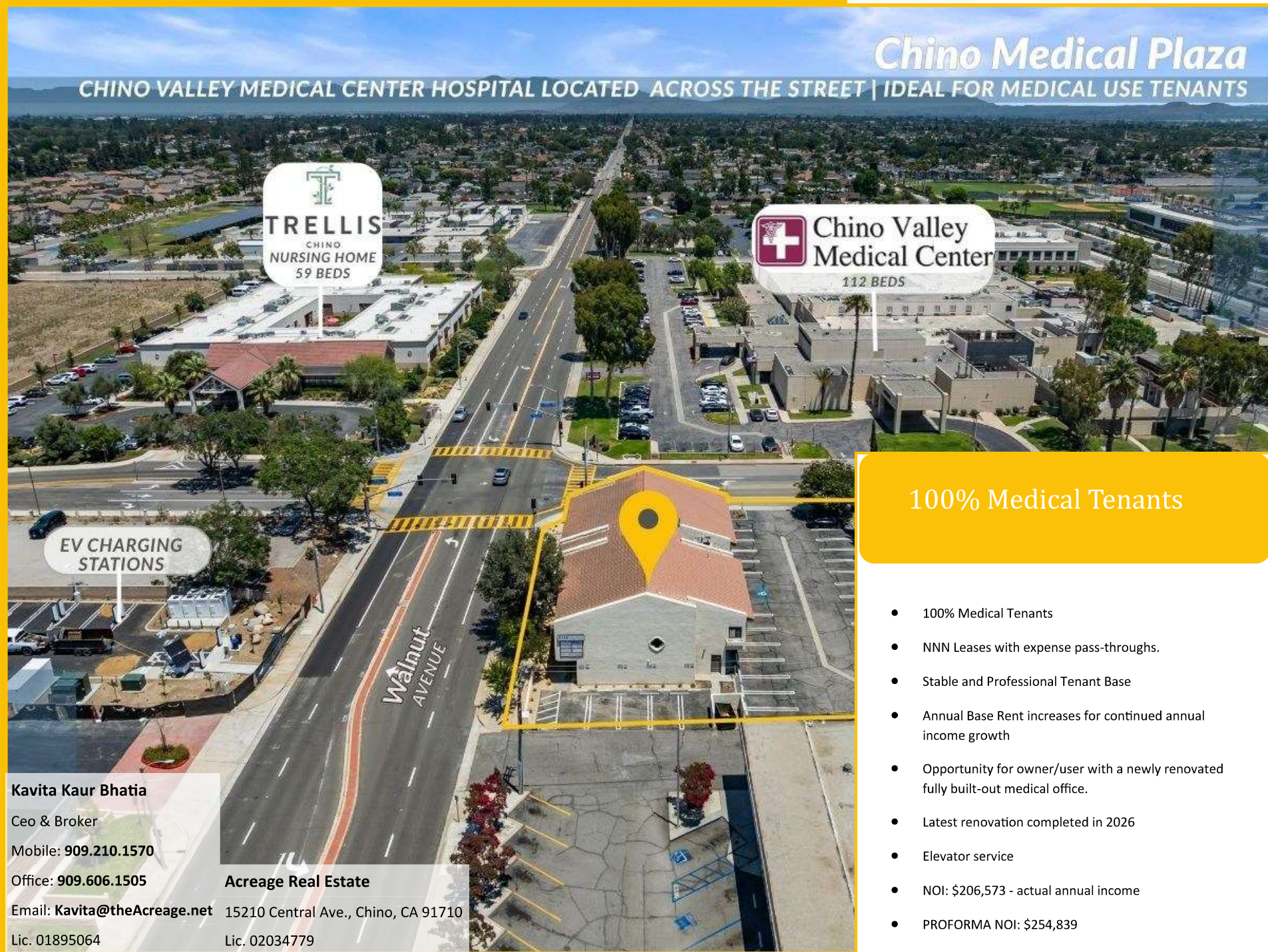
Walnut AVENUE

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Chino Medical Plaza

CHINO VALLEY MEDICAL CENTER HOSPITAL LOCATED ACROSS THE STREET | IDEAL FOR MEDICAL USE TENANTS



TRELLIS
CHINO
NURSING HOME
59 BEDS

Chino Valley Medical Center
112 BEDS

EV CHARGING STATIONS

Walnut AVENUE

100% Medical Tenants

- 100% Medical Tenants
- NNN Leases with expense pass-throughs.
- Stable and Professional Tenant Base
- Annual Base Rent increases for continued annual income growth
- Opportunity for owner/user with a newly renovated fully built-out medical office.
- Latest renovation completed in 2026
- Elevator service
- NOI: \$206,573 - actual annual income
- PROFORMA NOI: \$254,839

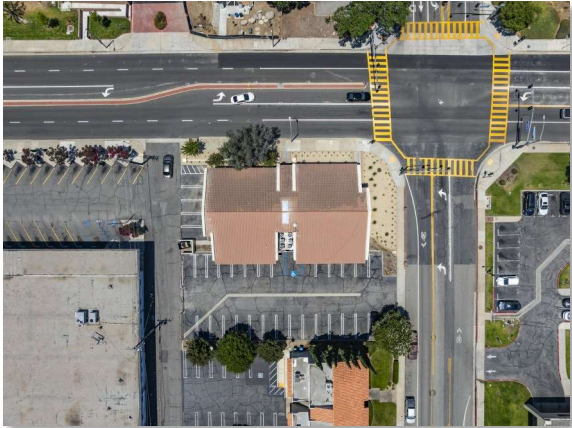
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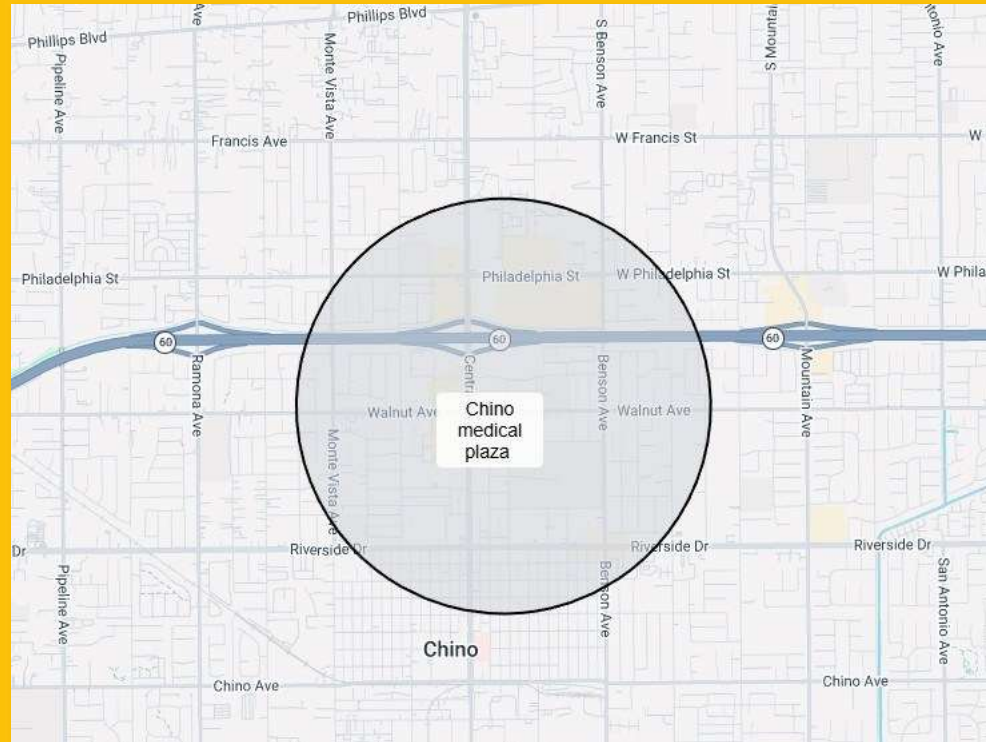
Acreage Real Estate
15210 Central Ave., Chino, CA 91710
Lic. 02034779



Chino Medical Plaza

APN	1015-381-15-000
Building Size	9,170 s.f.
Lot Size	18,688 s.f.
Year Built	1981
Number of Stories	Two (2)
Elevator	One (1)
Number of Units	Eight (8)
County	San Bernardino
Submarket	Inland Empire West
Zoning	Commercial Office
Amenities	Monument Signage, Fenced Lot, Skylight, courtyard, atrium,





Location Features

- Easy Access to the CA-60 Freeway. Minutes to the on-ramp, off-ramp at Central Avenue.
- Located at the signalized corner of Walnut Avenue and 10th Street, offering accessibility from Walnut Avenue and 10th Street.
- Chino Valley Medical Hub - surrounded by other medical professionals, several surgery centers, and pharmacies nearby.
- Located directly opposite the Chino Valley Medical Center hospital, a 112 bed facility with 24 hrs Emergency Room.
- Epicenter of the community—located adjacent to the main United States Post Office serving the Chino residents, and walking distance to the newly built state of the art, Chino High School.

