

OFFICE FOR LEASE

Riverside Plaza West | Executive Suites

4091 RIVERSIDE DRIVE, CHINO, CA 91710



NNN RETAIL GROUP

FOR LEASE | EXECUTIVE SUITE OFFICES 500SF TO 1,000SF



RIVERSIDE PLAZA WEST | EXECUTIVE

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PROPERTY SUMMARY



Property Summary

Lease Rate:	\$2.00
Building SF:	9,855
Available SF:	820
Year Built:	1986

Exclusively Listed By:

KEVIN LE

Director of Retail Investments

O: (626) 631-4824

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Property Overview

The building consists primarily of smaller suites, which are in high demand due to their affordability and ease of occupancy. The center has historically maintained high occupancy and is ideal for local tenants looking for a professional setting without the overhead of larger office spaces.

Riverside Plaza West is conveniently located near major arterials and surrounded by dense residential neighborhoods, schools, and local amenities. Nearby institutions include Don Antonio Lugo High School, Ramona Junior High School, Dickson Elementary, and Newman Elementary, all within one mile. The

Location Overview

Situated in the heart of Chino, just minutes from Highways 60 and 71, and within 30 minutes of Interstates 10, 15, and 91. The location provides direct access to major employment and retail hubs across Los Angeles, Orange, and Riverside Counties. The City of Chino offers a strong economic base, excellent infrastructure, and a balanced mix of residential and commercial developments, making Riverside Plaza West an excellent choice for growing businesses.

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FOR LEASE



Available

Space	Size	Rate
Unit 106	820 SF	\$2.00/SF MG

Highlights

- Strong Real Estate Fundamentals
- Rare Smaller Units Under 1,000 SF
- Fixed CAM (\$0.15/SF)
- Located less Than a Mile From Several Schools

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PROPERTY PHOTOS



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PROPERTY PHOTOS



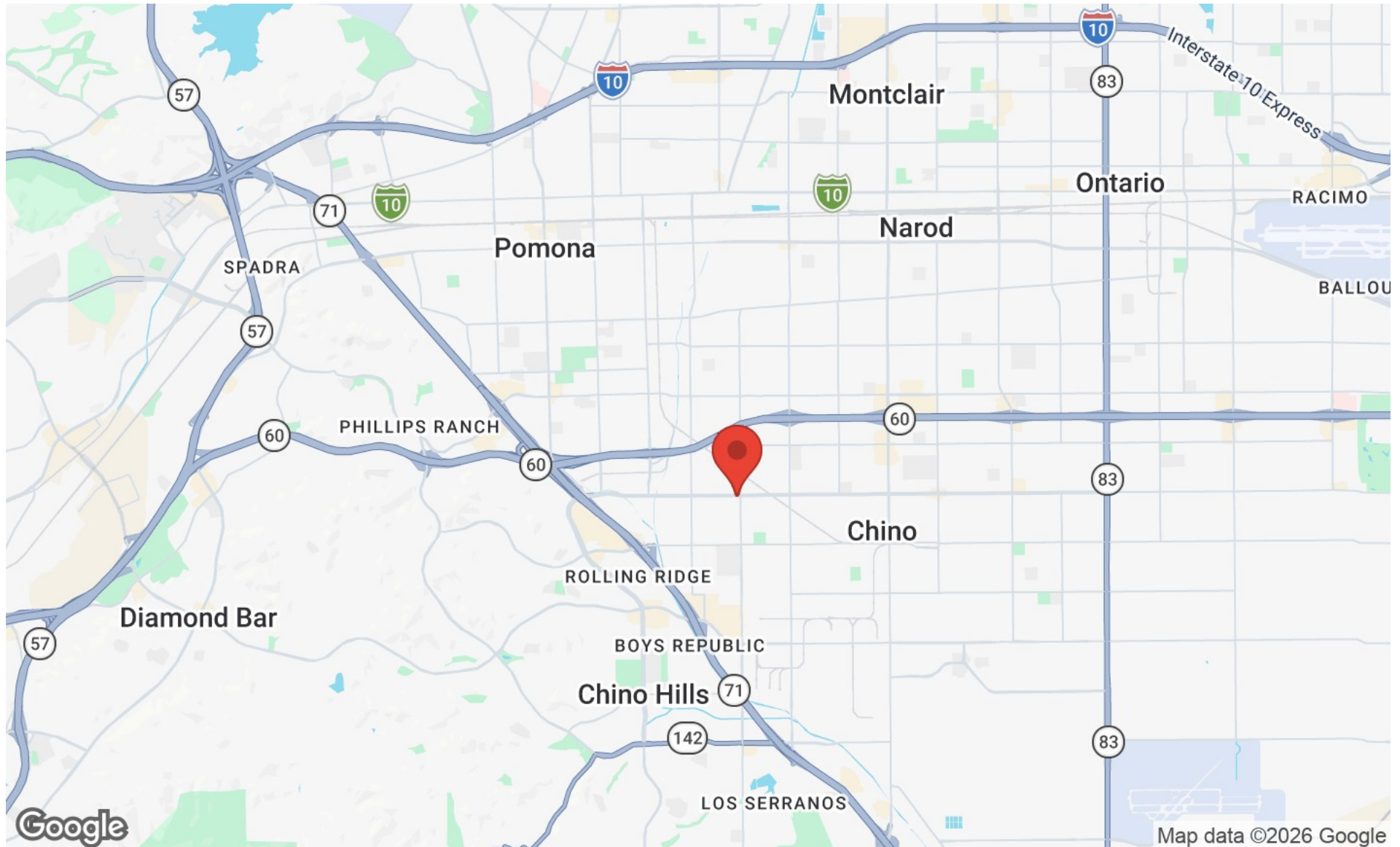
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REGIONAL MAP



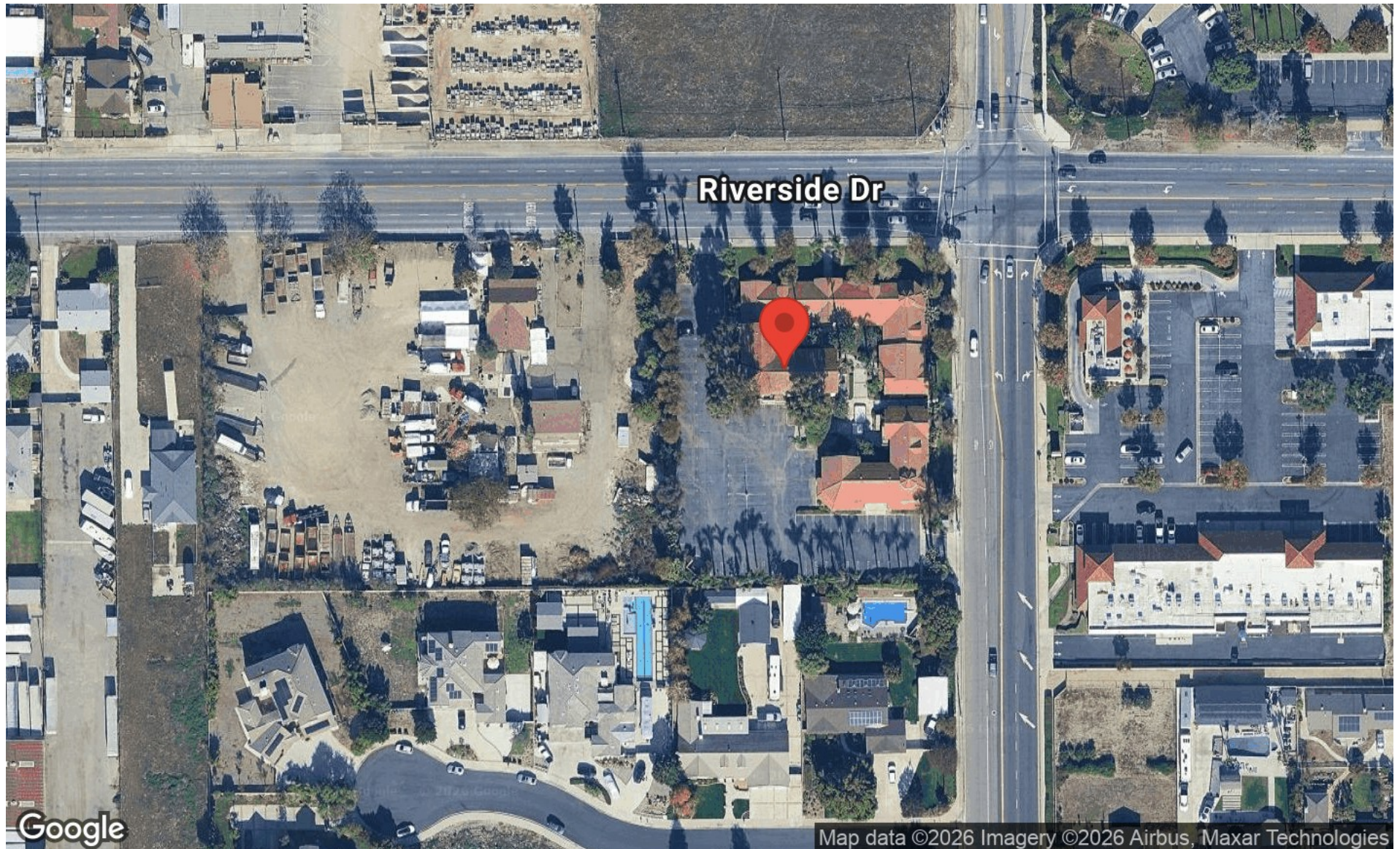
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AERIAL MAP



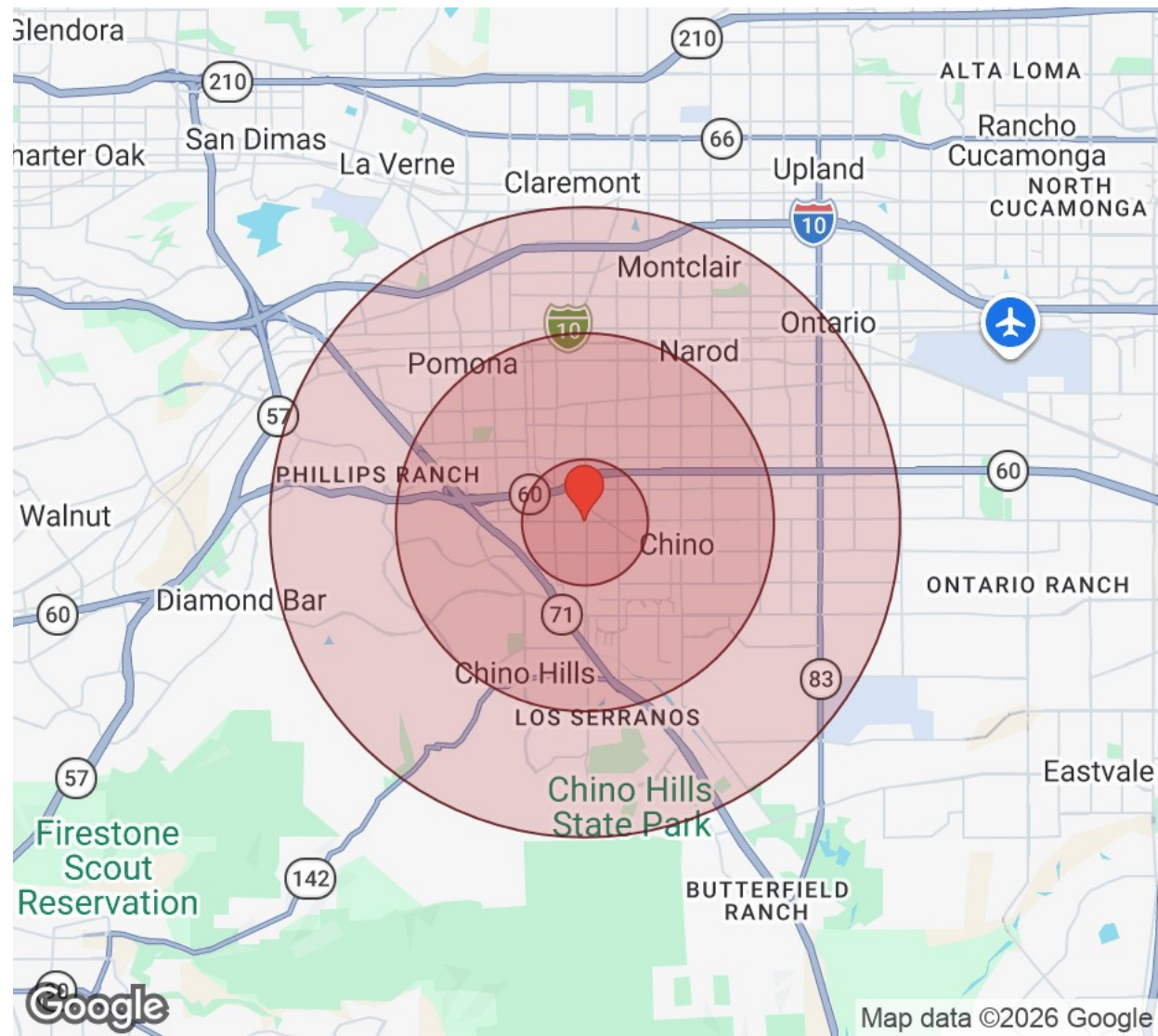
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DEMOGRAPHICS



Distance: 1 Mile 3 Miles 5 Miles

Population	1 Mile	3 Miles	5 Miles
Male	8,460	65,726	193,312
Female	8,794	65,689	191,723
Total Population	17,254	131,415	385,034
Housing	1 Mile	3 Miles	5 Miles
Total Units	5,662	41,669	122,059
Occupied	5,300	39,029	114,321
Owner Occupied	3,475	23,103	66,265
Renter Occupied	1,825	15,926	48,056
Vacant	361	2,641	7,737
Age	1 Mile	3 Miles	5 Miles
Ages 0 - 14	2,984	23,714	70,649
Ages 15 - 24	2,535	18,935	55,200
Ages 25 - 54	7,152	55,060	164,363
Ages 55 - 64	2,060	15,757	45,379
Ages 65+	2,521	17,947	49,442
Income	1 Mile	3 Miles	5 Miles
Median	\$112,458	\$99,380	\$97,385
Under \$15k	211	2,169	8,203
\$15k - \$25k	99	1,582	4,660
\$25k - \$35k	145	1,658	5,043
\$35k - \$50k	356	3,400	9,990
\$50k - \$75k	930	5,778	16,777
\$75k - \$100k	584	5,054	13,947
\$100k - \$150k	1,130	7,933	22,723
\$150k - \$200k	903	5,255	14,997
Over \$200k	943	6,201	17,982

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DISCLOSURE

CONTACT US

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Exclusively Listed By:

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