

CHINO PROMENADE

CHINO, CA 91710

RESTAURANT FOR LEASE



KAVITA BHATIA

President/Broker

CalDRE #01895064 | CalDRE #02034779

909.210.1570

Kavita@TheAcreage.net



5460-5490 PHILADELPHIA STREET

CHINO, CA 91710

RETAIL CENTER FOR LEASE



PROPERTY DESCRIPTION

Acreage Real Estate is proud to present the Chino Promenade for lease. Situated in a vibrant neighborhood, this restaurant space benefits from a diverse community. The shopping center is strategically located in a strong retail corridor near the intersection of Central Avenue and Philadelphia Street and offers convenient access to the CA-60 freeway. It is easily accessible from Chino Hills, Eastvale, Ontario, and Montclair. Co-tenants include Cinemark Movies 8 theater, Pizza Hut, Juan Pollo, GNC, and so many more popular local businesses.

Acreage Real Estate #02034779
Kavita K. Bhatia #01895064

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SPACES

LEASE RATE

SPACE SIZE

5490-B

\$2.49 SF/month

2,369 SF

DEMOGRAPHICS

1 MILE

3 MILES

5 MILES

Total Households

6,201

52,330

117,587

Total Population

18,450

180,251

402,550

Average HH Income

\$116,237

\$106,616

\$105,646

SPACE DESCRIPTION

Affordable fully built out restaurant for lease located in the well-known Chino Promenade entertainment center which is host to many popular local eateries as well as the Cinemark Chino movie theater. Rare opportunity to lease an



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RETAIL PROPERTY FOR LEASE



LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	2,369(+/-) SF	Lease Rate:	\$2.49 SF/month

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
5460-A	Available	1,580 SF	NNN	LEASED	Fully built-out restaurant space.
5490-B	Available	2,369 SF	NNN	\$2.49 SF/month	Fully built-out restaurant space.

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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	18,450	180,251	402,550
Average Age	41	38	38

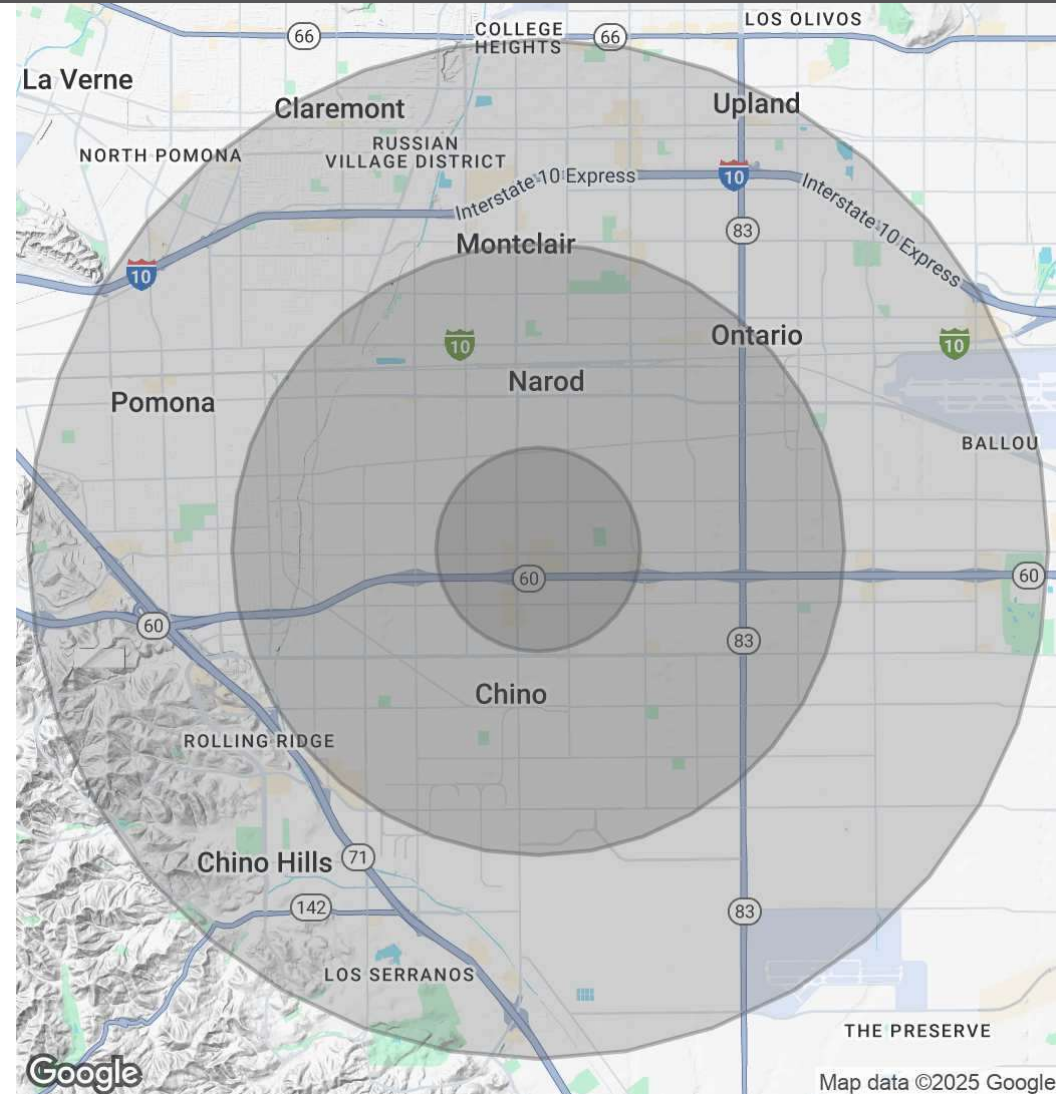
HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	6,201	52,330	117,587
# of Persons per HH	3	3.4	3.4
Average HH Income	\$116,237	\$106,616	\$105,646
Average House Value	\$691,133	\$653,771	\$647,960

TRAFFIC COUNTS

21,456 /day

Demographics data derived from AlphaMap



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