

CHINO VALLEY MEDICAL PLAZA

5632 & 5624 Philadelphia St. Chino, CA 91710



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CHINO VALLEY MEDICAL PLAZA

5632 & 5642 PHILADELPHIA ST. CHINO, CA 91710



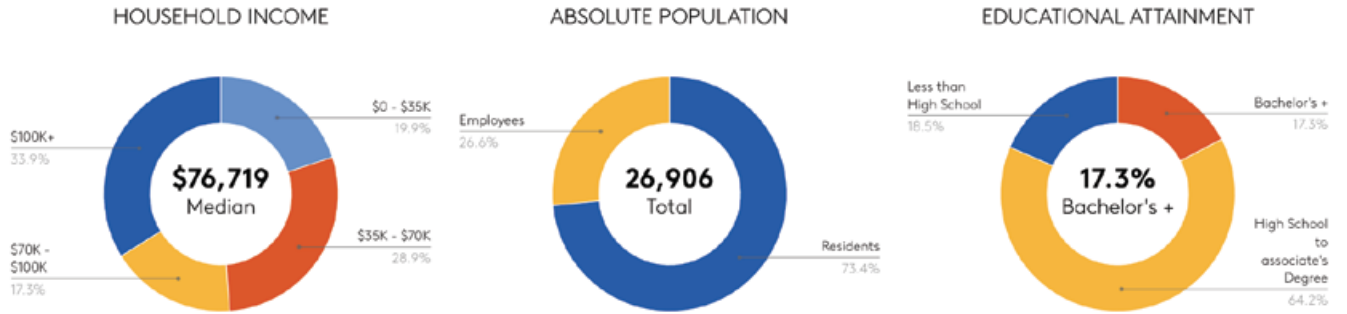
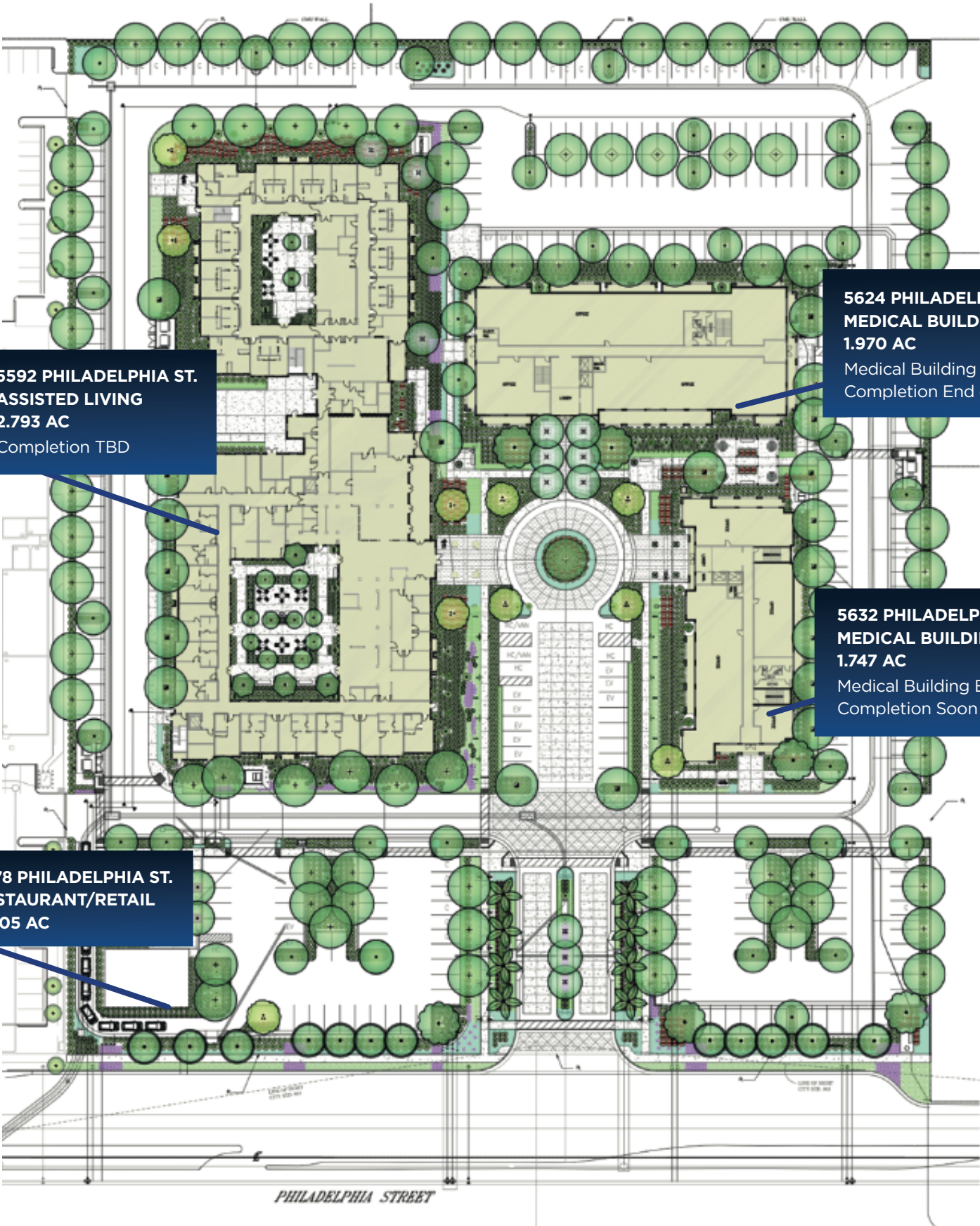
Strategically located, a brand new, comprehensive, one-stop, medical practice facility is coming soon! Building B of the complex will be the first of three phases of Chino Valley Medical Plaza and will offer 23 white-box suites for owner/tenant build-out to suit most medical practice needs including specialty and general medical practice, urgent care, outpatient surgery, cosmetic surgery and medical services, general and specialty dentistry, ophthalmology, podiatry, chiropractic, medical imaging, laboratory testing, and more. This 24,832 square foot, three story building will be comprised of suites ranging from 566 to 1599 sq. ft. Asking prices will begin at \$350,000.00. There will be adequate parking to accommodate patient and practice needs. Completion is expected during early January 2023. Building A will offer 30 suites and is expected to be available for occupancy during summer of 2023. The final phase will be an Elder Assisted Living Community with expected completion during late 2024. The complex will be located on a spacious 7.5-acre site. Don't miss this opportunity.

BUILDING FEATURES

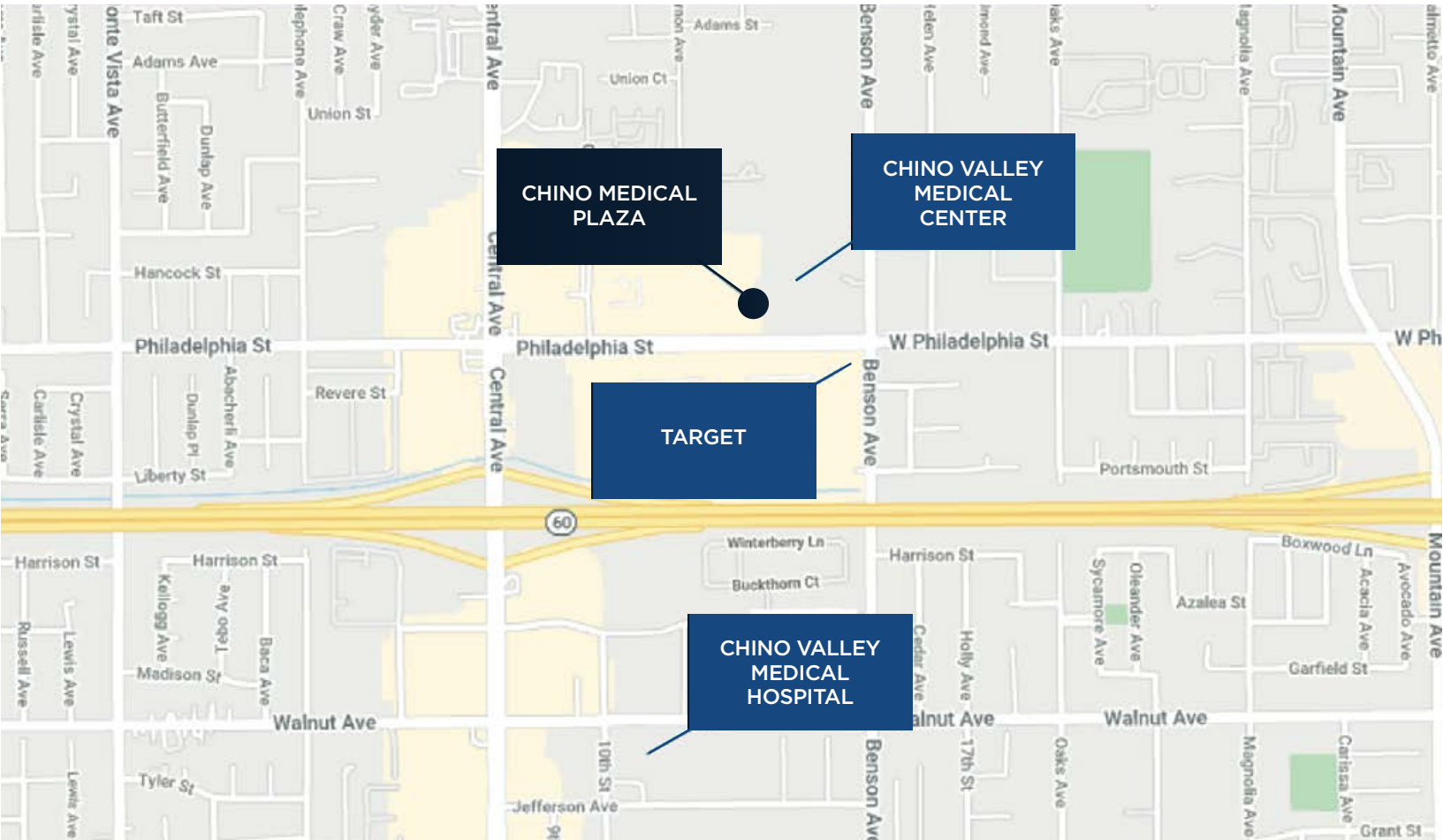
- ◆ 24832 SF Three story class A medical office building #B with 23 units
- ◆ Building #A with 30 units scheduled to be completed by 2023
- ◆ Elder Assisted Living Community scheduled to be completed at 2024
- ◆ Urgent care center, Pharmacy, Emergency surgery center on site
- ◆ Easy access to 60 Freeway via Central Avenue
- ◆ Adjacent to Chino promenade and Chino Towne Center retail centers
- ◆ 1 mile or 3-minute drive to Chino Valley Medical Center



CHINO VALLEY MEDICAL PLAZA



	1 MILE	3 MILE	5 MILE
2010 Population	18,380	172,265	410,803
2022 Population	19,758	184,277	438,914
Population Growth '10-'22	7.5%	7.0%	6.8%
2010 Households	5,894	46,104	111,783
2022 Households	6,376	49,881	120,372
Household Growth '10-'22	8.2%	8.2%	7.7%
Average Age	38	36	36
Median Household Income	\$76,719	\$73,678	\$72,517
Daytime Employees	7,148	56,187	158,948
Total Businesses	1,040	6,505	18,815
College Degree + Higher	17%	16%	19%



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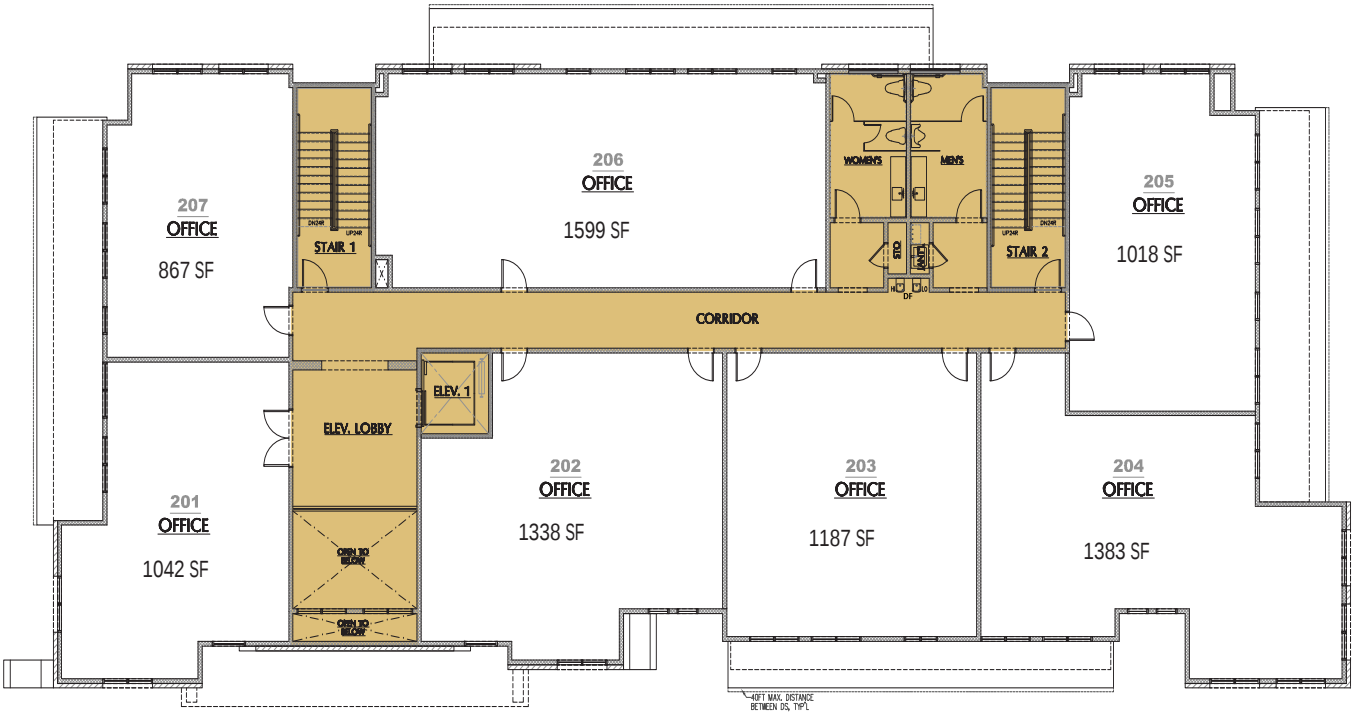
5632 Philadelphia St. Build #B Chino, CA 91710

BLDG. B PROPERTY FACTS

Price	\$350,000 - \$880,000	Building Class	A
Unit Size	566-1,599 SF	Floors	3
No. Units	23	Typical Floor Size	8,277 SF
Total Building Size	24,832 SF	Year Built	2023
Property Type	Office	Lot Size	1.747 AC
Property Subtype	Medical	Parking Ratio	4.03/1,000 SF

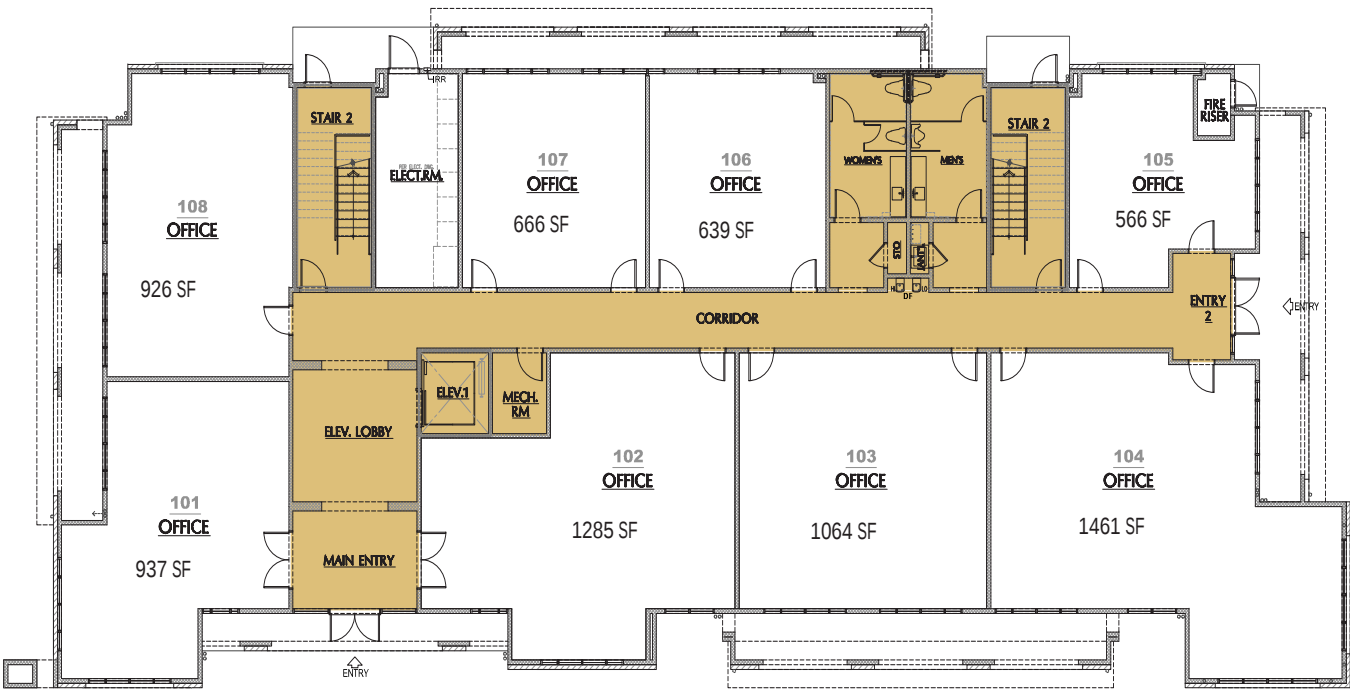
BLDG. B - 2ND FLOOR PLAN

7 UNITS | SCALE: NTS



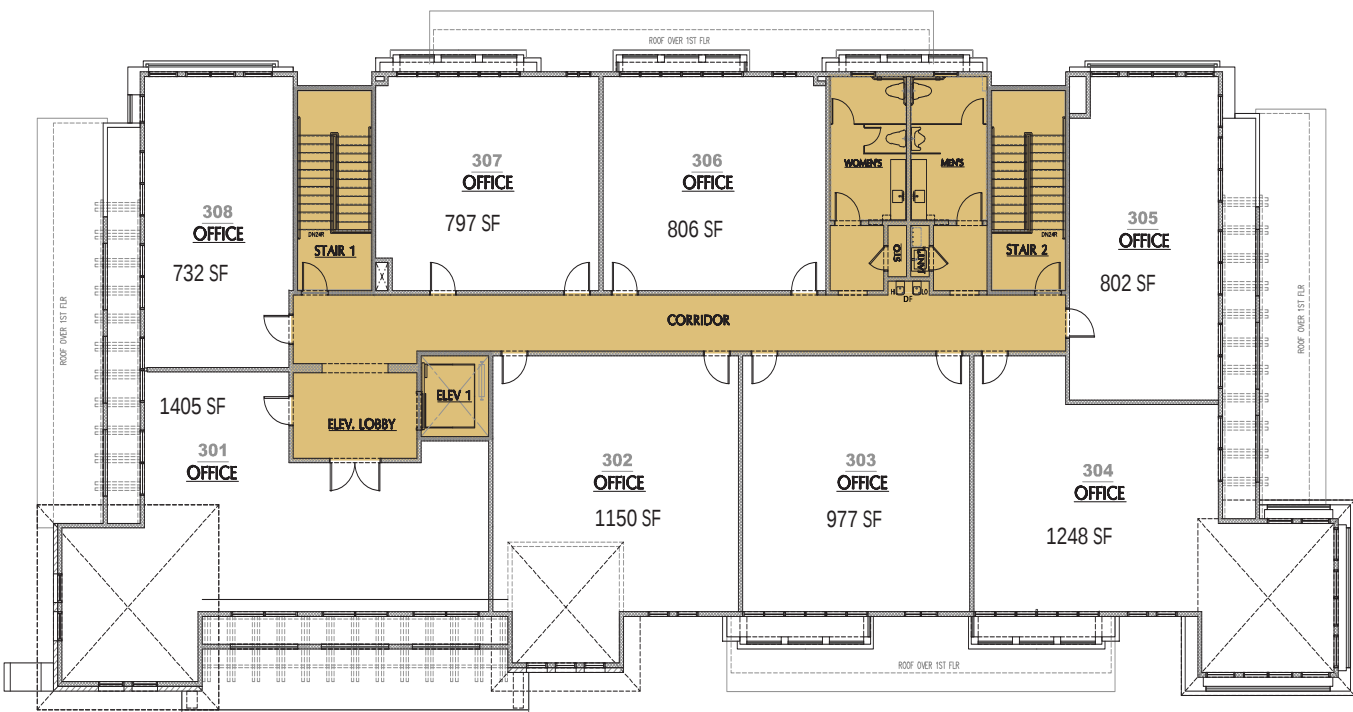
BLDG. B - 1ST FLOOR PLAN

8 UNITS | SCALE: NTS



BLDG. B - 3RD FLOOR PLAN

8 UNITS | SCALE: NTS



CHINO VALLEY MEDICAL PLAZA

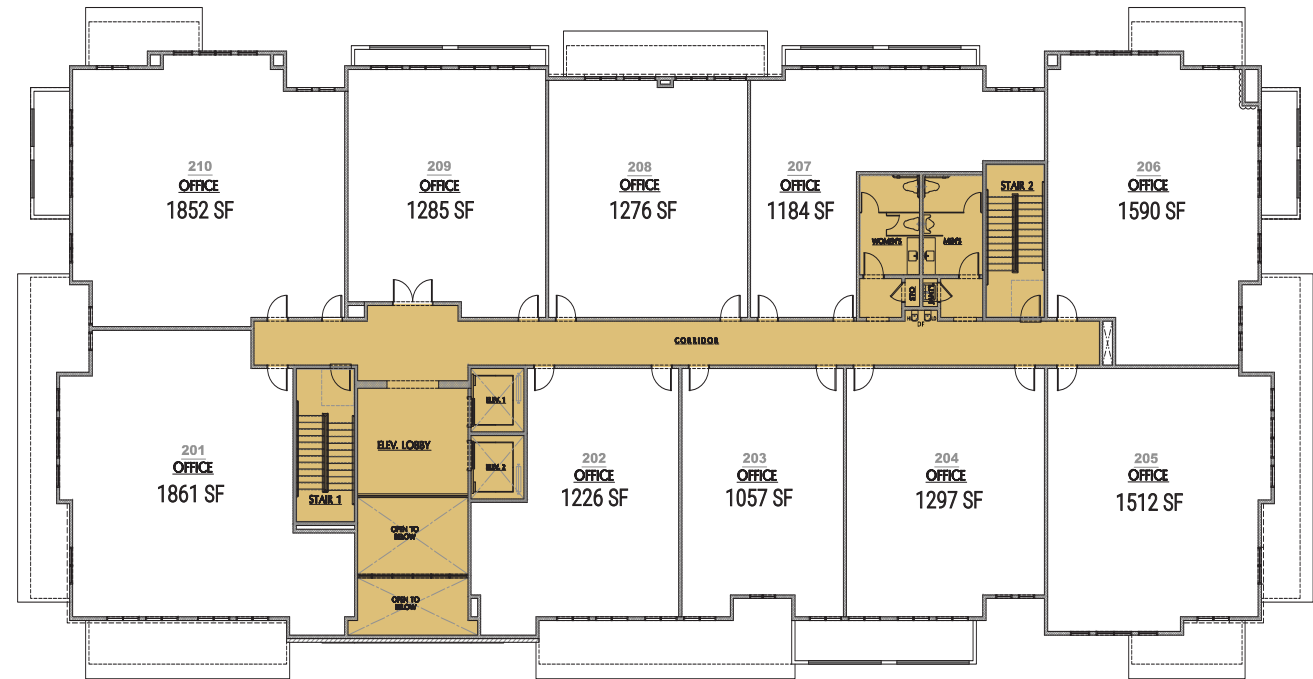
5624 Philadelphia St. Build #A Chino, CA 91710

BLDG. A PROPERTY FACTS

Price	TBD	Building Class	A
Unit Size	927-1,862 SF	Floors	3
No. Units	30	Typical Floor Size	13,273 SF
Total Building Size	39,749 SF	Year Built	2023
Property Type	Office	Lot Size	1.970 AC
Property Subtype	Medical	Parking Ratio	4.03/1,000 SF

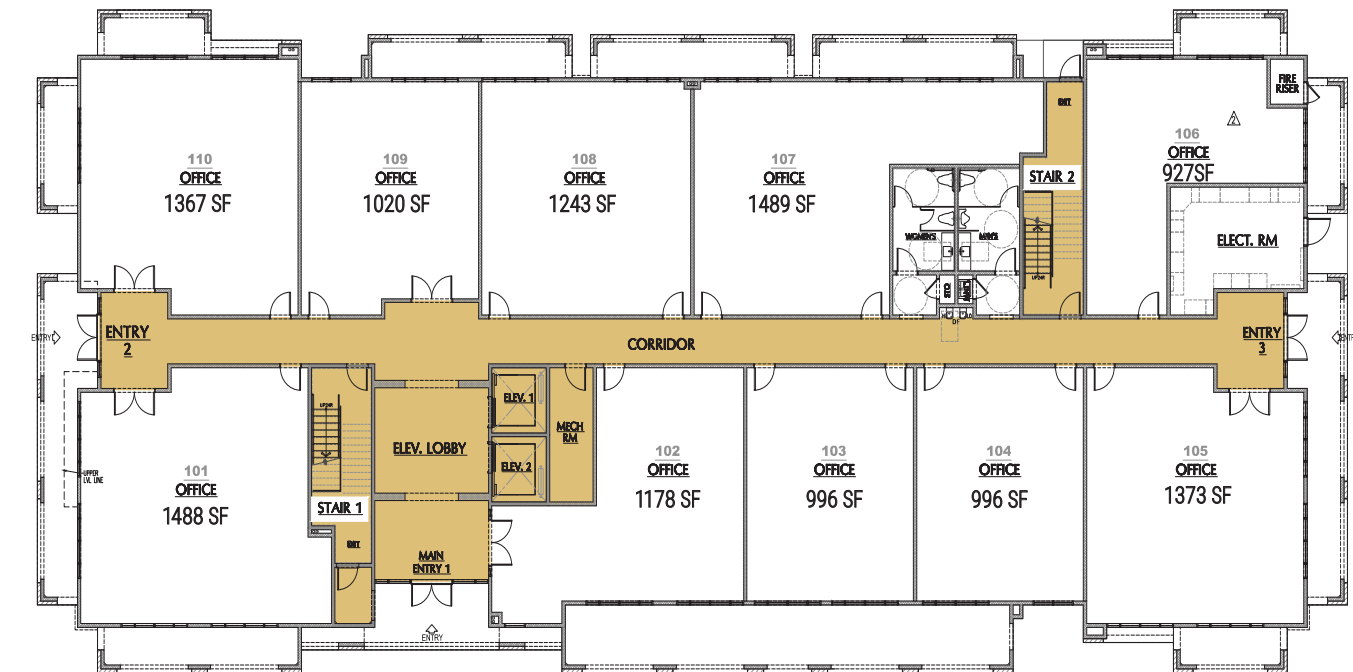
BLDG. A - 2ND FLOOR PLAN

10 UNITS | SCALE: NTS



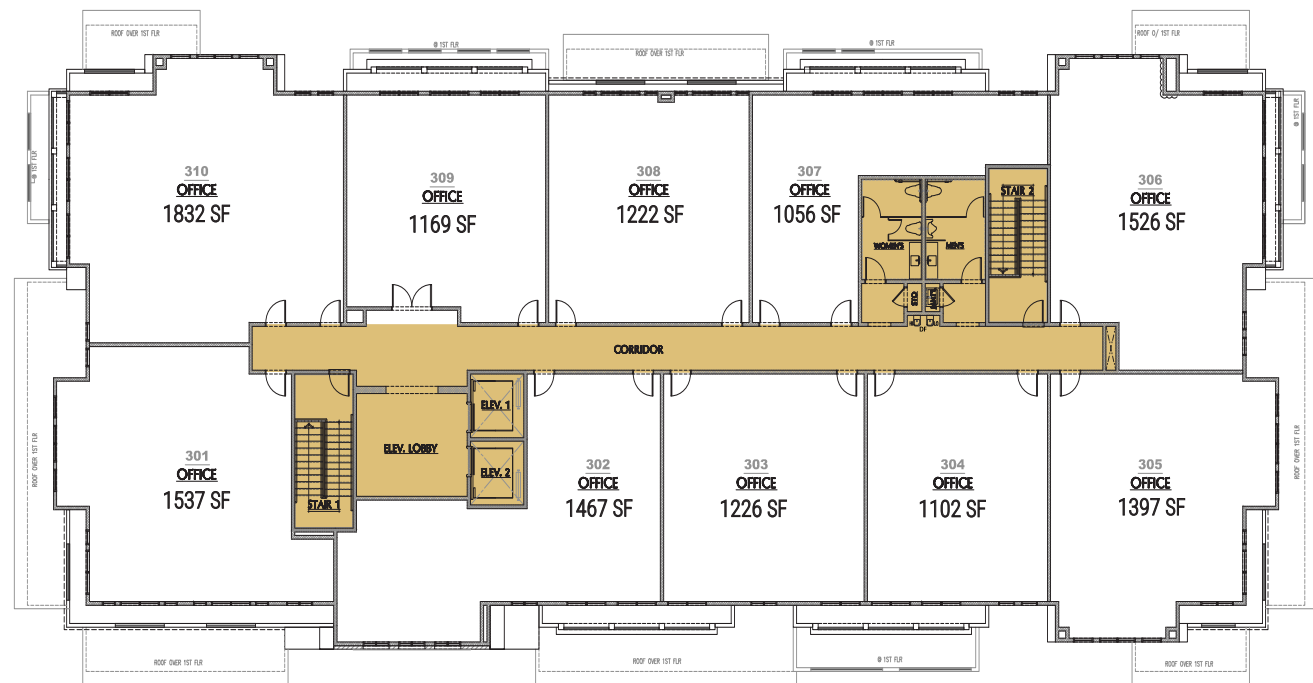
BLDG. A - 1ST FLOOR PLAN

10 UNITS | SCALE: NTS



BLDG. A - 3RD FLOOR PLAN

10 UNITS | SCALE: NTS



CHINO VALLEY ASSISTED LIVING

5592 Philadelphia St. Chino, CA 91710



