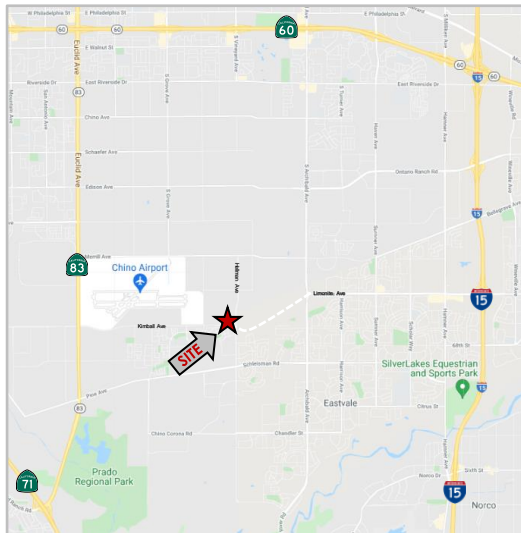






THE PRESERVE CHINO

NWC Kimball Avenue & Hellman Avenue Chino, CA

PROJECT HIGHLIGHTS

- Fast Food pad available, is a part of a 133,527 SF industrial project
- Fast Food pad will be adjacent to **7-ELEVEN**®
- Located in the city of Chino and adjacent to Eastvale
- One of the highest household incomes in the Inland Empire, as well as California
- Excellent demographics
- Centrally located within 31 million square feet of proposed office/industrial
- The Chino Preserve is 5,435 acres approved for 9,779 dwelling units
- Limonite Avenue extension to Kimball Avenue to be completed this year



 POPULATION	 AVG FAMILY INCOME	 MEDIAN HOME VALUE	 AVG HOUSEHOLD SIZE
1-mile 15,342	1-mile \$117,117	1-mile \$529,767	1-mile 3.7
2-mile 44,115	2-mile \$132,617	2-mile \$554,841	2-mile 3.9
3-mile 77,043	3-mile \$129,848	3-mile \$558,107	3-mile 4.0

TRAFFIC COUNTS

Kimball Ave @Hellman Ave 15,300 cpd
Hellman Ave @Kimball Ave 14,400 cpd

Source: City of Chino, 2017

Source: Sites USA, 2021

Another Project by



ORBIS REAL ESTATE PARTNERS
280 NEWPORT CENTER DRIVE, SUITE 240
NEWPORT BEACH, CA 92660
949.330.7564

KIMBALL INDUSTRIAL/RETAIL

Chino, CA

SITE PLAN

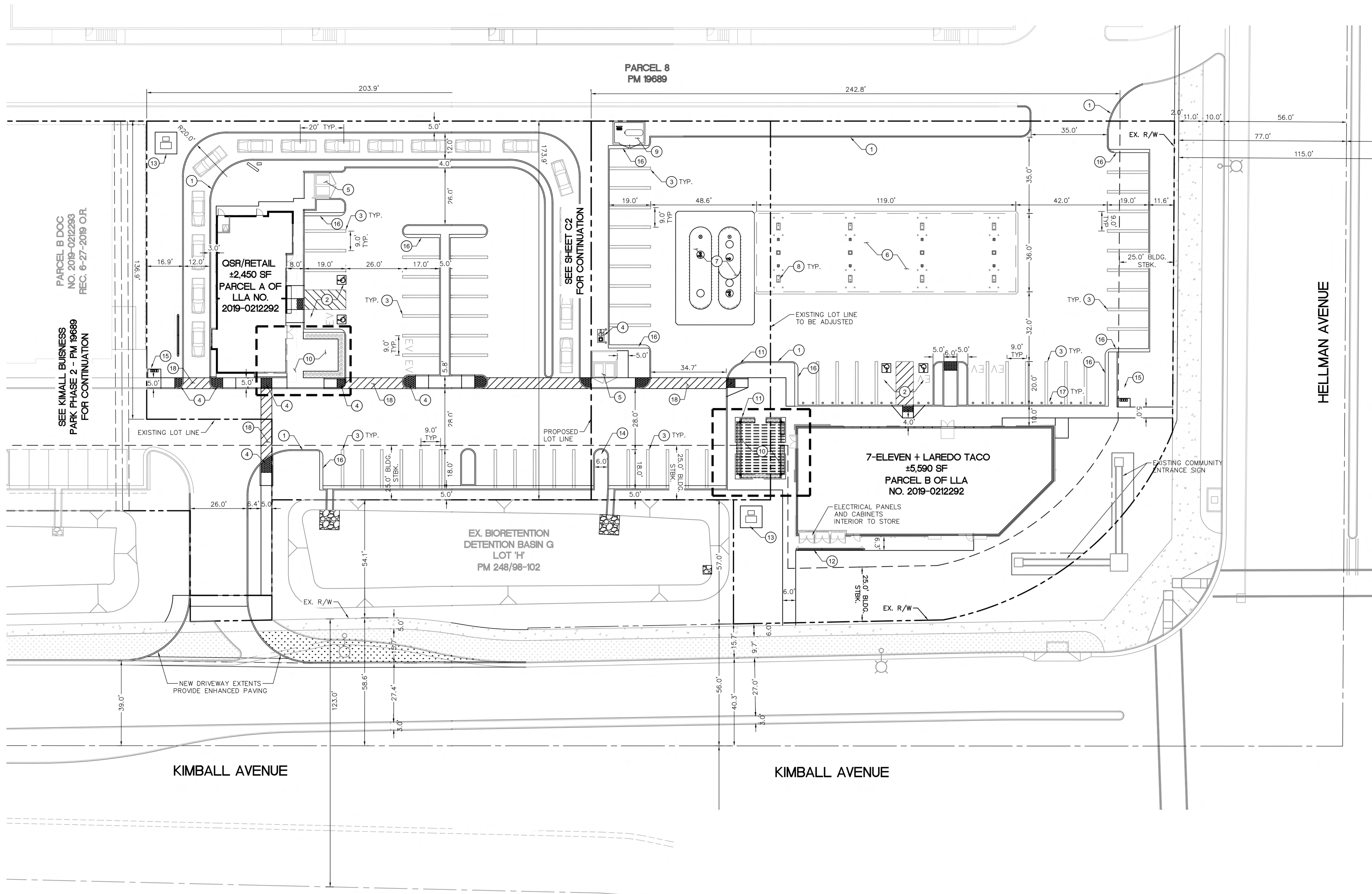


Scale
Job No.
Date

01

1"=70' N/A
2019-631
2020-03-19





PARCEL 8
PM 19689

QSR/RETAIL
±2,450 SF
PARCEL A OF
LLA NO.
2019-0212292

7-ELEVEN + LAREDO TACO
±5,590 SF
PARCEL B OF LLA
NO. 2019-0212292

EX. BIORETENTION
DETENTION BASIN G
LOT 'H'
PM 248/98-102

HELLMAN AVENUE

KIMBALL AVENUE

KIMBALL AVENUE

PARCEL B DOC
NO. 2019-0212293
REC. 6-27-2019 O.R.

SEE KIMBALL BUSINESS
PARK PHASE 2 - PM 19689
FOR CONTINUATION

SEE SHEET C2
FOR CONTINUATION

EXISTING LOT LINE
TO BE ADJUSTED

PROPOSED LOT LINE

EXISTING COMMUNITY
ENTRANCE SIGN

ELECTRICAL PANELS
AND CABINETS
INTERIOR TO STORE

NEW DRIVEWAY EXTENTS
PROVIDE ENHANCED PAVING



VIEW A



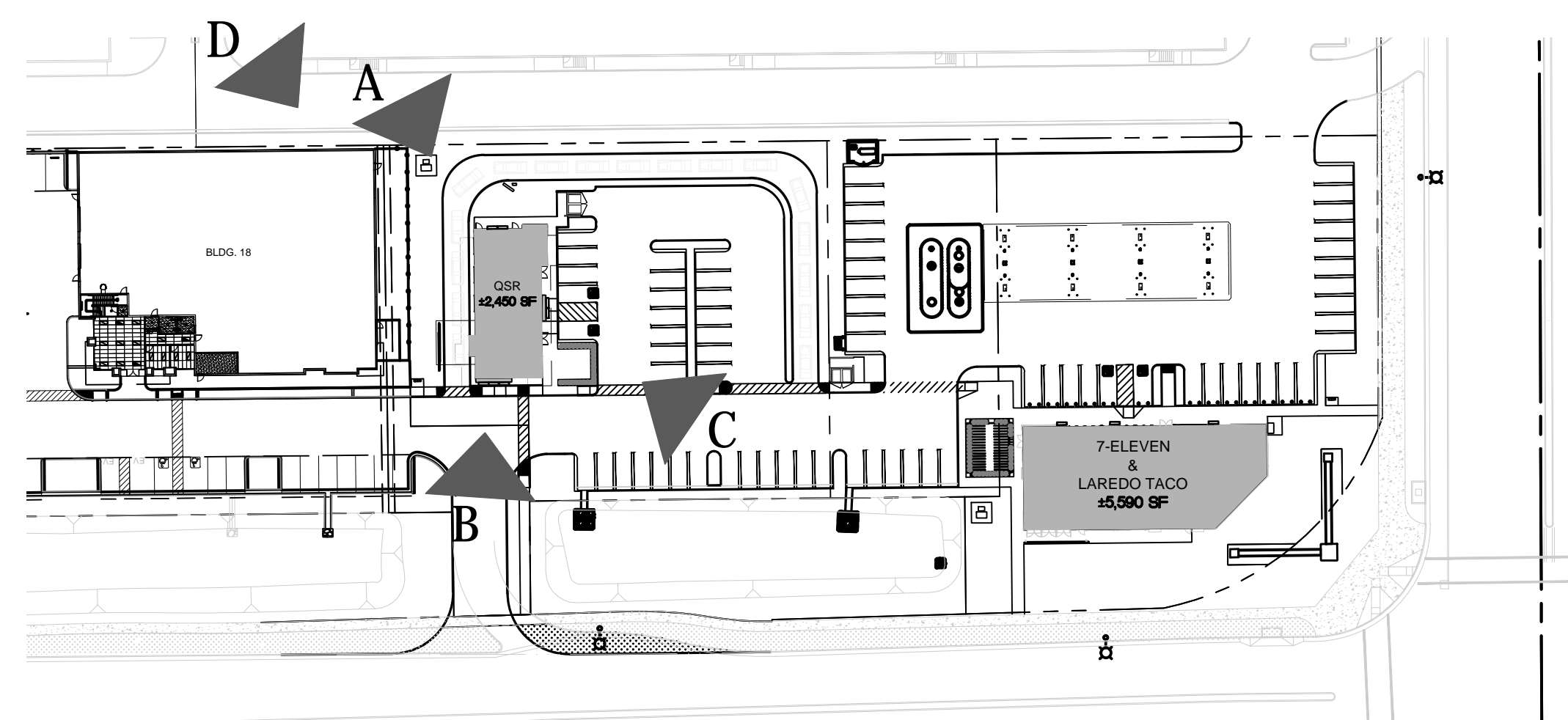
VIEW B



VIEW C



VIEW D



3D VIEWS



ORBIS
REAL
ESTATE
PARTNERS

7-Eleven Kimball Ave & Hellman Ave
Chino, CA

AO Architecture.
Design.
Relationships.
www.aoarchitects.com

A15

Job No. 2020-310
Date 2020-12-21



VIEW A



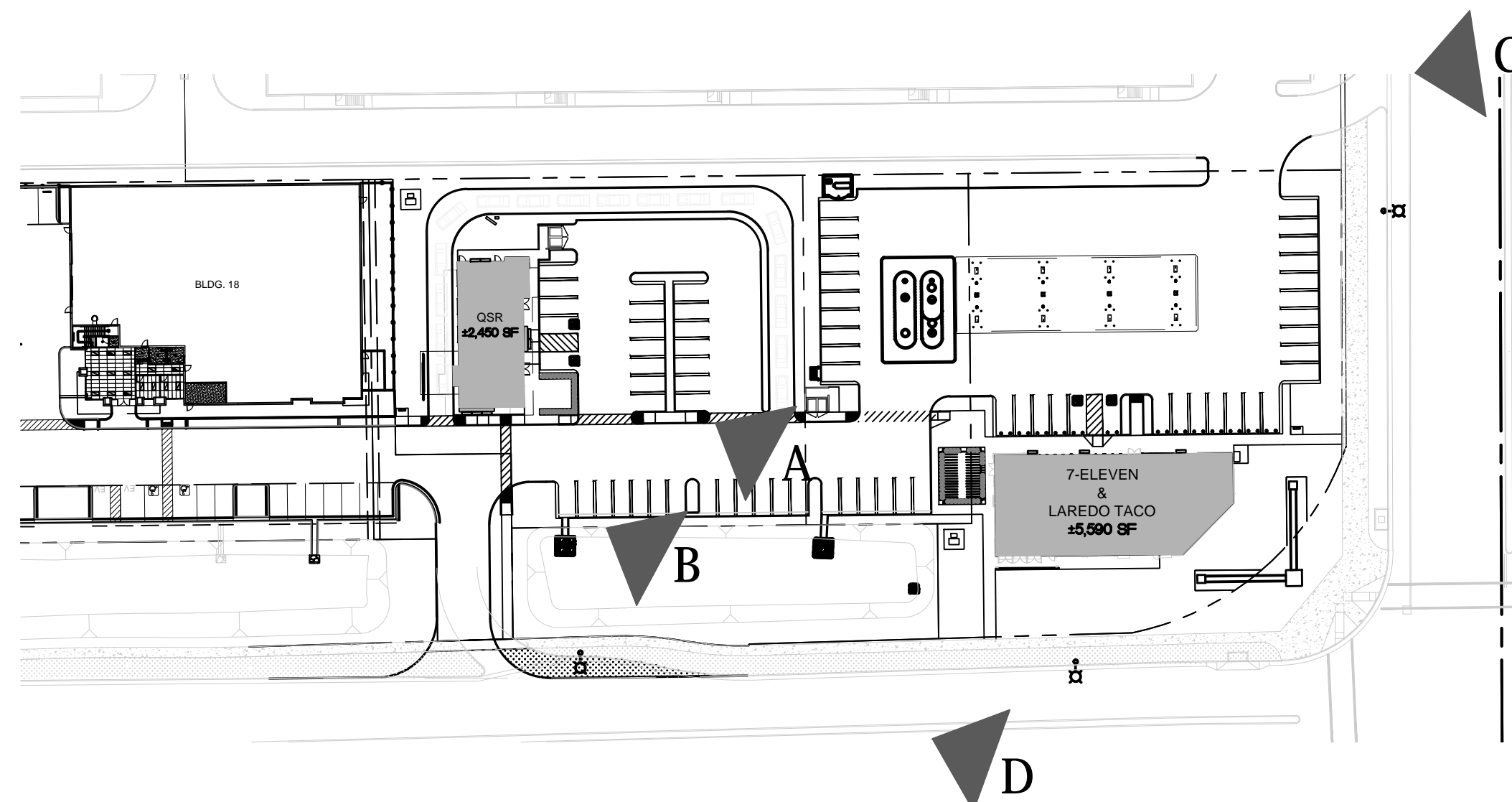
VIEW B



VIEW C



VIEW D



3D VIEWS



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A16

Job No. 2020-310
Date 2020-12-21

ONTARIO

EUCALYPTUS AVE.

ARCHIBALD AVE.

EASTVALE

REDA/CLARION
UNDER CONTRACT
84 AC.

BORBA
UNCOMMITTED
75 AC.

COUNTY OF SB
UNCOMMITTED
75 AC.

REDA/CLARION
UNDER CONTRACT
130 AC.

HARINGA
17 AC.

PROLOGIS
PLANNED
3.8 MSF

LPT
PLANNED
813K SF

PROLOGIS
PLANNED
1.5 MSF

PROLOGIS
PLANNED
1.28 MSF

REDA/CLARION
2.2 MSF

BLDG 2
UNDER CONSTRUCTION

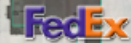
BLDG 1
UNDER CONSTRUCTION
LEASED
KIMBERLY CLARK

EUCLID AVE.

MERRILL AVE.



COUNTY OF SB
UNCOMMITTED



LEASED
323K SF

LEASED
503K SF

LEASED
600K SF

LEASED
315K SF

LEASED
505K SF

LEASED
605K SF

LEASED
725K SF

LEASED
443K SF

PROLOGIS
UNDER CONSTRUCTION
1.2 MSF
LEASED
VF INDUSTRIES

IVANHOÉ CAMBRIDGE
UNDER CONSTRUCTION
1.29 MSF

IVANHOÉ CAMBRIDGE
UNDER CONSTRUCTION
1.575 MSF

LEASE PENDING ON 1 MM SF

ORBIS
U/C

ORBIS
UNDER CONTRACT

COUNTY OF SAN BERNARDINO
47 ACRES

SARES-REGIS
1 MSF

WATSON LAND CO.
UNDER CONSTRUCTION

FIRST INDUSTRIAL
1 MSF

HIP
UNDER CONTRACT

ORBIS
733K SF

SITE

*Future extension
of Limonite Ave
to Kimball Ave*

CHINO

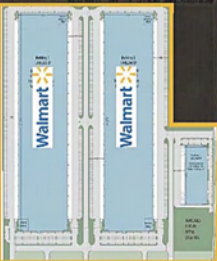
WALMART
1.2 MSF

MAJESTIC

KIMBALL AVE.



CHINO AIRPORT



SITE

 THE PRESERVE
AT CHINO
(9,779 Dwelling Units)

Future extension
of Limonite Ave
to Kimball Ave



EASTVALE PUBLIC WORKS PROJECT UPDATES

PROJECT TYPE: Capital Improvements Project

PROJECT NAME: Limonite Gap Closure

PROJECT DESCRIPTION: Project will connect from 2,450 LF east of Hellman Ave to Archibald Avenue. The total length of the proposed project is approximately 3,200 LF including a bridge over the Cucamonga Creek. Both road and bridge will serve 4 lanes of traffic including bicycle and pedestrian facilities. A separate pedestrian bridge over the Cucamonga Creek little south of the proposed vehicular bridge, as shown on the below map, is also part of this project.

PROJECT STATUS: 90% plans and specifications under review.
Construction Management service procured.

PROJECT SCHEDULE:

Design contract award date -	May 22, 2019
30% design completed -	December 2019
NOD filed -	December 2020
90% design -	November 2021
Estimated 100% design -	March 2022

PROJECT MAP:



SUMMARY PROFILE

2000-2010 Census, 2021 Estimates with 2026 Projections

Calculated using Weighted Block Centroid from Block Groups



Jim Clarkson

Lat/Lon: 33.9688/-117.6111

RS1

Kimball Ave & Hellman Ave		1 mi radius	2 mi radius	3 mi radius
Chino, CA				
POPULATION	2021 Estimated Population	15,342	44,115	77,043
	2026 Projected Population	18,838	51,500	88,884
	2010 Census Population	5,276	29,127	51,971
	2000 Census Population	993	4,106	7,461
	Projected Annual Growth 2021 to 2026	4.6%	3.3%	3.1%
	Historical Annual Growth 2000 to 2021	68.8%	46.4%	44.4%
	2021 Median Age	34.3	34.1	34.1
HOUSEHOLDS	2021 Estimated Households	4,172	11,699	20,030
	2026 Projected Households	5,289	13,949	23,465
	2010 Census Households	1,497	7,066	12,675
	2000 Census Households	254	557	1,300
	Projected Annual Growth 2021 to 2026	5.4%	3.8%	3.4%
	Historical Annual Growth 2000 to 2021	73.3%	95.2%	68.6%
RACE AND ETHNICITY	2021 Estimated White	46.6%	45.2%	44.4%
	2021 Estimated Black or African American	11.1%	10.4%	10.5%
	2021 Estimated Asian or Pacific Islander	19.7%	22.3%	23.1%
	2021 Estimated American Indian or Native Alaskan	1.4%	0.9%	0.8%
	2021 Estimated Other Races	21.2%	21.3%	21.2%
	2021 Estimated Hispanic	36.5%	38.2%	38.7%
INCOME	2021 Estimated Average Household Income	\$109,158	\$126,567	\$125,206
	2021 Estimated Median Household Income	\$108,426	\$119,334	\$120,142
	2021 Estimated Per Capita Income	\$30,930	\$34,171	\$32,984
EDUCATION (AGE 25+)	2021 Estimated Elementary (Grade Level 0 to 8)	4.3%	3.8%	4.2%
	2021 Estimated Some High School (Grade Level 9 to 11)	6.9%	6.1%	6.2%
	2021 Estimated High School Graduate	15.4%	17.7%	18.2%
	2021 Estimated Some College	21.9%	22.2%	22.4%
	2021 Estimated Associates Degree Only	9.6%	9.1%	9.3%
	2021 Estimated Bachelors Degree Only	27.9%	27.1%	26.7%
	2021 Estimated Graduate Degree	14.1%	13.9%	12.9%
BUSINESS	2021 Estimated Total Businesses	203	793	1,563
	2021 Estimated Total Employees	1,167	4,213	10,070
	2021 Estimated Employee Population per Business	5.7	5.3	6.4
	2021 Estimated Residential Population per Business	75.4	55.6	49.3

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.