

THE PRESERVE AT CHINO PLAZA

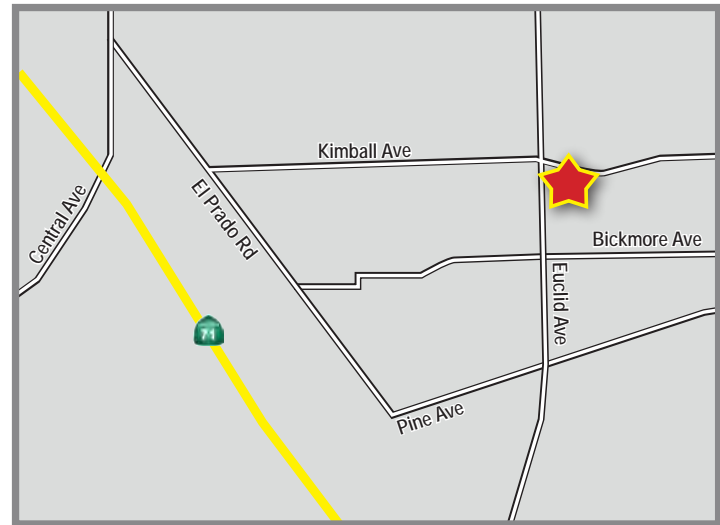
RETAIL PADS FOR GROUND LEASE

SEC OF KIMBALL AVENUE & EUCLID AVENUE | CHINO, CA



PROPERTY HIGHLIGHTS:

- Located at the Gateway to The Preserve at Chino
- Two Parcels Available for Ground Lease
- Parcel 2 - Approved for a ±2,920 SF Drive-Thru
- Parcel 3 - Approved for up to ±12,490 SF
- Finished Pads
- No Retail Competition within 2.5 miles
- 2,500 New Homes built in the area with more to come!
- 2 Million Sq Ft of Leased Office Space with a daytime population over 10,000



DEMOGRAPHICS

	1 mile	3 mile	5 mile
Average Income	\$117,016	\$110,052	\$95,980
Population	3,137	38,601	195,025
Daytime Population	1,440	14,652	58,185

TRAFFIC COUNTS

19,000

At The Intersection Of Kimball Ave and Euclid Ave

*Source: Regis Online

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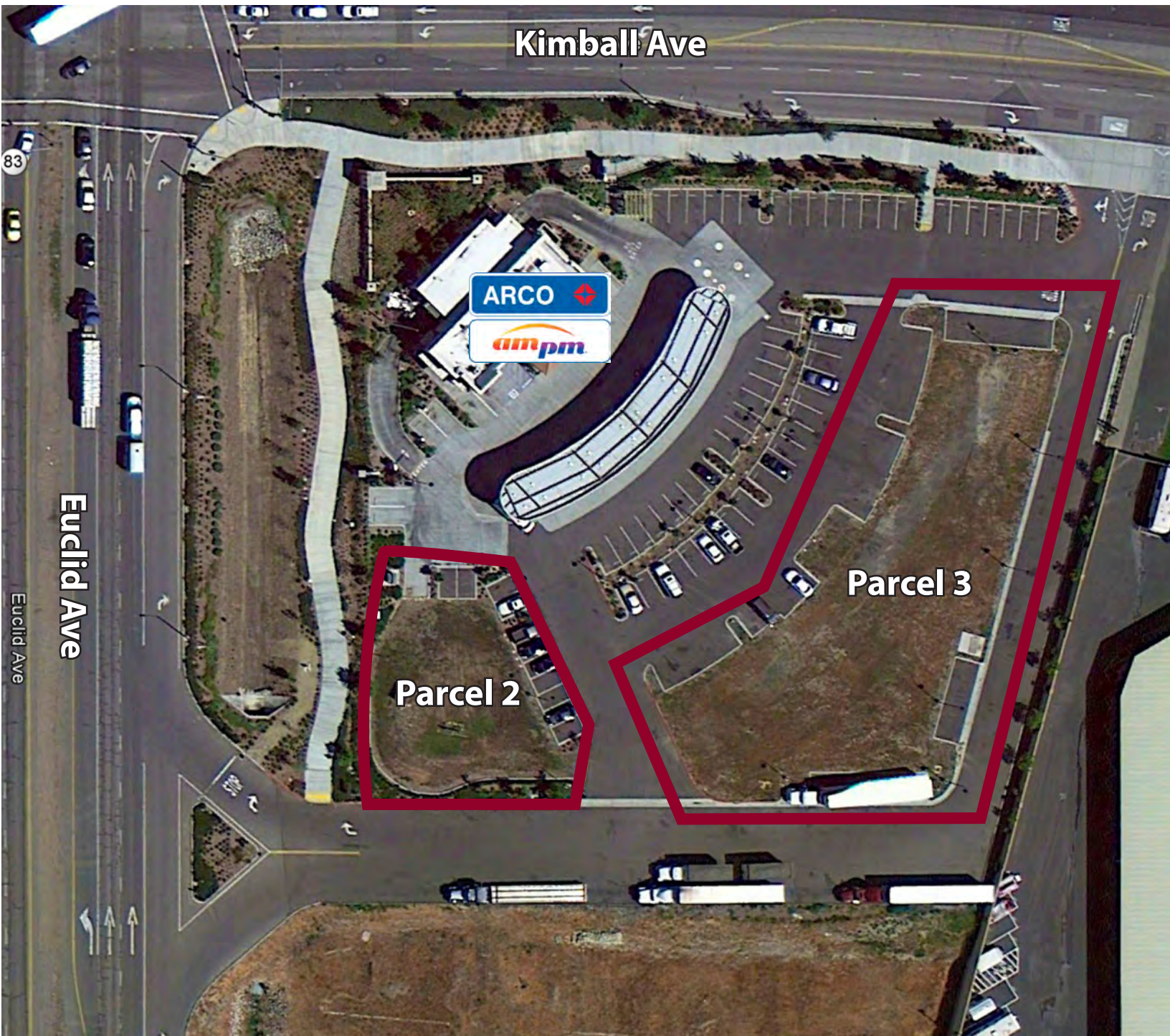
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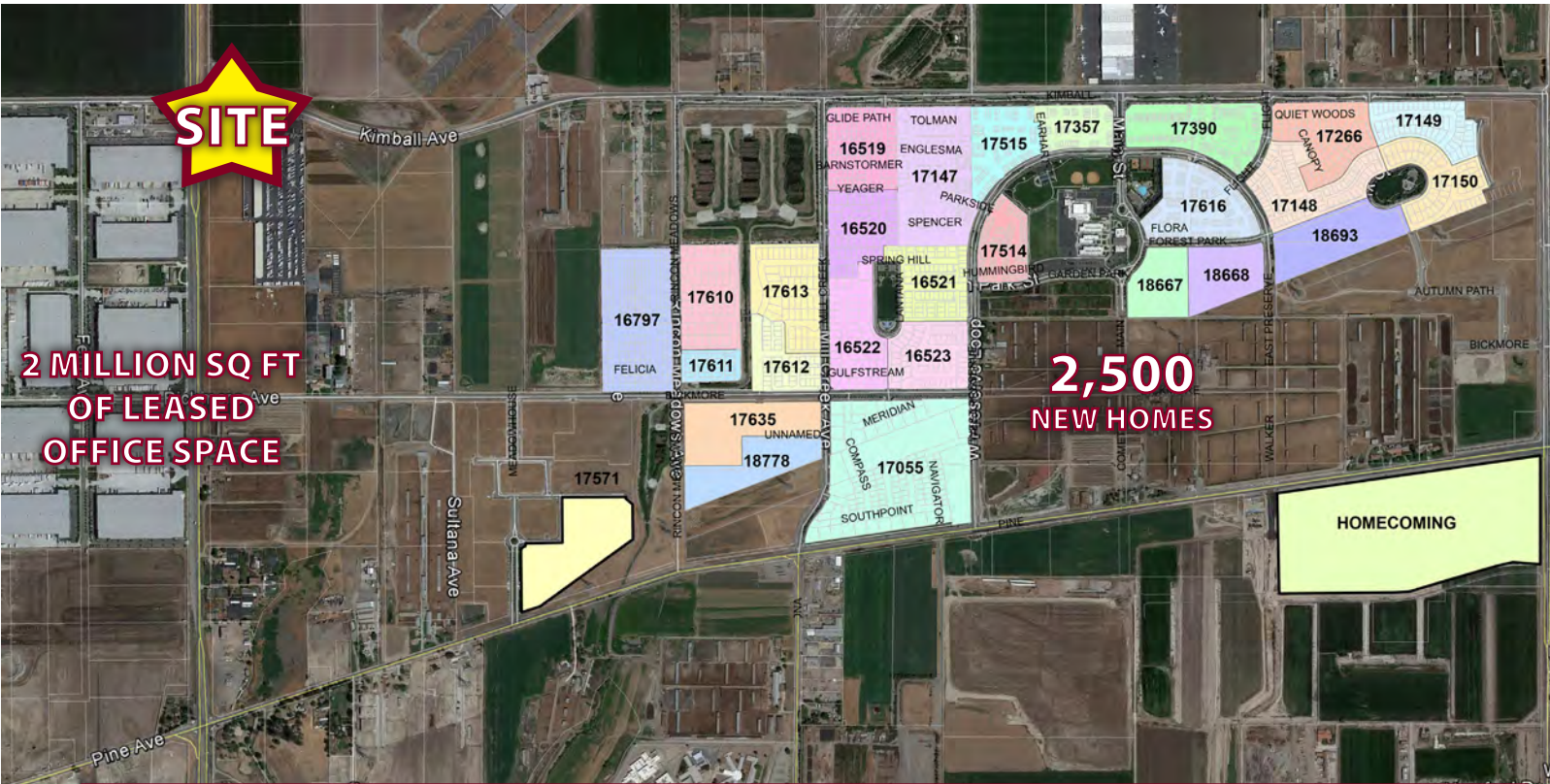
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15709 Euclid Ave		1 mi radius	3 mi radius	5 mi radius
Chino, CA 91708				
POPULATION	2013 Estimated Population	3,137	37,908	190,466
	2018 Projected Population	3,182	38,601	195,025
	2010 Census Population	3,063	36,835	183,934
	2000 Census Population	1,931	26,730	133,396
	Projected Annual Growth 2013 to 2018	0.3%	0.4%	0.5%
	Historical Annual Growth 2000 to 2013	4.8%	3.2%	3.3%
	2013 Median Age	32.6	33.2	32.3
HOUSEHOLDS	2013 Estimated Households	645	8,885	50,854
	2018 Projected Households	667	9,200	52,737
	2010 Census Households	629	8,660	49,505
	2000 Census Households	128	4,774	35,015
	Projected Annual Growth 2013 to 2018	0.7%	0.7%	0.7%
	Historical Annual Growth 2000 to 2013	31.1%	6.6%	3.5%
RACE AND ETHNICITY	2013 Estimated White	46.7%	51.5%	53.1%
	2013 Estimated Black or African American	12.3%	9.0%	6.7%
	2013 Estimated Asian or Pacific Islander	26.9%	21.6%	15.9%
	2013 Estimated American Indian or Native Alaskan	0.6%	0.8%	0.8%
	2013 Estimated Other Races	13.4%	17.1%	23.6%
	2013 Estimated Hispanic	33.4%	39.2%	49.5%
INCOME	2013 Estimated Average Household Income	\$117,016	\$110,052	\$95,980
	2013 Estimated Median Household Income	\$111,965	\$104,562	\$87,207
	2013 Estimated Per Capita Income	\$28,800	\$28,599	\$26,229
EDUCATION (AGE 25+)	2013 Estimated Elementary (Grade Level 0 to 8)	4.5%	5.2%	9.2%
	2013 Estimated Some High School (Grade Level 9 to 11)	5.6%	6.5%	9.5%
	2013 Estimated High School Graduate	17.5%	20.3%	23.2%
	2013 Estimated Some College	22.1%	23.8%	24.1%
	2013 Estimated Associates Degree Only	7.0%	8.8%	7.8%
	2013 Estimated Bachelors Degree Only	29.1%	23.7%	17.9%
	2013 Estimated Graduate Degree	14.2%	11.6%	8.3%
BUSINESS	2013 Estimated Total Businesses	69	1,005	5,074
	2013 Estimated Total Employees	1,440	14,652	58,185
	2013 Estimated Employee Population per Business	20.8	14.6	11.5
	2013 Estimated Residential Population per Business	45.4	37.7	37.5

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