



New Development

Highway 83 (Euclid Ave) & Kimball Ave Chino, CA



NORTH ELEVATION

WEST ELEVATION

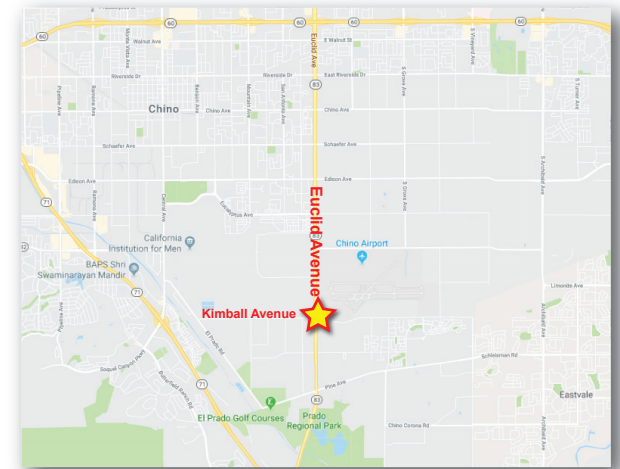


SOUTH ELEVATION

EAST ELEVATION

Property Features

- New Retail/Restaurant Construction approximately 6,000 SF
- Newly Improved Signalized Intersection Highway 83 (Euclid Avenue) and Kimball Ave
- Minimal Retail Competition within the Immediate Trade Area
- Extremely High Daytime Population within 2 miles estimated to be over 100,000 employees generated from 16 Million Square Feet of Industrial and Office
- Recently Constructed Chaffey College: Estimated to be over 15,000 Students with No Retail Services Available
- Major Industrial/Office/Medical Parks Planned and Under Construction
- Arco's Food Sales Among the Top of the Chain



The information above was obtained from sources believed to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal with notice. Any projections, opinions, assumptions or estimates are included for example only, and may not represent current or future performance. You and your tax, legal and other advisors should conduct your own investigation.

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Traffic Counts

Euclid Ave	19,000 cars per day
Kimball Ave	4,000 cars per day

Source: Costar

Demographics

Est. 2017	2 Mile
Daytime Population	3,828

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