

CENTRAL & WALNUT

Central Avenue & Walnut Avenue, Chino, CA 91710

Merlone Geier
Partners



FEATURES

Benefits from exceptional access along one of the busiest streets in Chino with a signalized intersection and dedicated turn lane.

Situated in the city's primary retail corridor with neighboring retailers Chino Shopping Center, Country Fair Shopping Center and Chino Town Square which secure the area as the region's dominant retail destination.

Draws substantial foot traffic from its anchor, a warehouse-style grocer, Superior Grocers.



DEMOGRAPHICS 2018

	1 Mile	3 Mile	5 Mile
Population:	25,798	163,368	424,960
Daytime:	8,284	54,919	140,900
Households:	7,345	43,037	114,829
Average Household Income:	\$69,571	\$80,414	\$80,453

SUPERIOR
GROCERS.

WELLS
FARGO

boostmobile

metroPCS
Unlimit Yourself.

KATY NOEL

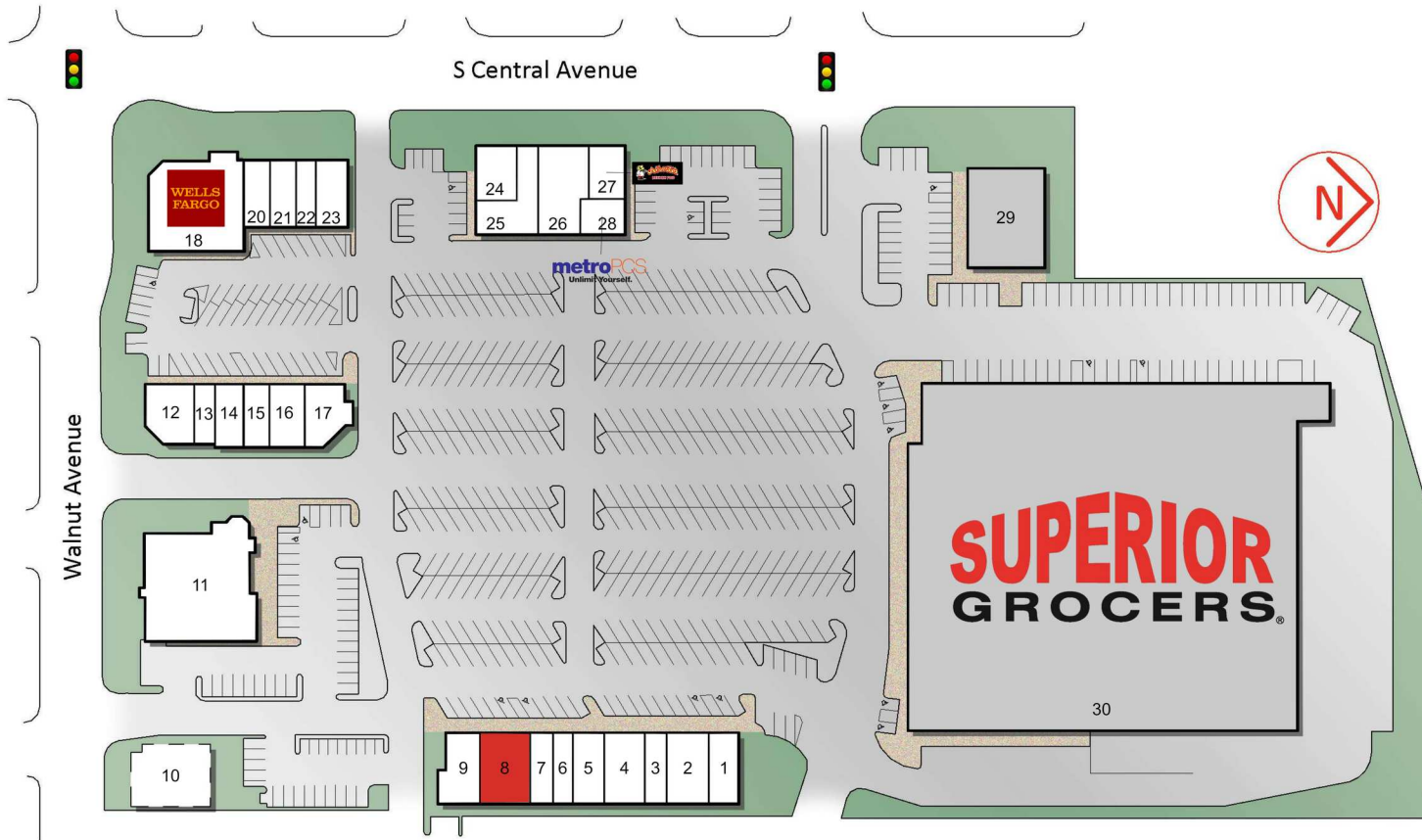
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TENANT INDEX

1	Postal Centers +	1,800 SF	11	Chino Valley Medical Center	8,852 SF	23	Boost Mobile	1,303 SF
2	Quality Staffing Services	2,100 SF	12	La Michoacana	1,892 SF	24	Winchell's Donut House	1,350 SF
3	Kaile Barber Shop	1,200 SF	13	LA Eyebrow	1,000 SF	25	Thai Thani Cuisine	2,124 SF
4	Proud Smile Dentist	2,100 SF	14	Pathway Group	1,333 SF	26	New York Pizza	3,298 SF
5	The Perfect Spot	1,800 SF	15	Nora's Cosmetics	1,333 SF	27	Alberto's Mexican Food	1,503 SF
6	iLash Nails & Spa	900 SF	16	Hair We Are	1,867 SF	28	Metro PCS	1,200 SF
7	Green Light Auto Insurance	1,200 SF	17	H. Salt Fish & Chips	1,171 SF	29	Dentistry Today (N.A.P.)	4,800 SF
8	AVAILABLE	2,100 SF	18	Wells Fargo	6,058 SF	30	Superior Grocers (N.A.P.)	102,400 SF
9	Mikey's Sushi & Grill	1,800 SF	20	Vitae Tax	1,081 SF			
10	Future Building Site		21	TFA Insurance Services	1,780 SF			
			22	La Probadita Bakery	963 SF			

PROJECT SUMMARY

Building Summary	
Gross Leasable Area	+/-160,408 SF

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