



FOR LEASE

1,600 SF OF PRE-CONSTRUCTION RESTAURANT SPACE
AVAILABLE WITH GAS STATION CO-TENANCY

NEQ OF CENTRAL AVE & EL PRADO RD
CHINO, CA 91710

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CHINO, CA 91710

PROPERTY FEATURES

- Planned gas station development with 1,600 SF Restaurant space available
- Busy retail intersection
- New Construction and excellent co-tenancy
- Heavy daytime vehicle count
- January 2021 delivery
- Delivery condition is flexible depending on tenant requirements

NICK CORBELL

951.445.4522

ncorbell@leetemecula.com

DRE# 01932821

**LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

No warranty or representation has been made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice. Lee & Associates Commercial Real Estate Services, Inc. - Riverside. 25240 Hancock Avenue, Suite 100 - Murrieta, CA 92562 | Corporate ID# 01048055



±1.66
ACRES

CENTRAL AVE (21,640 CPD)

EL PRADO RD (22,774 CPD)

CONCEPTUAL SITE PLAN



1 3D - BIRD EYE VIEW



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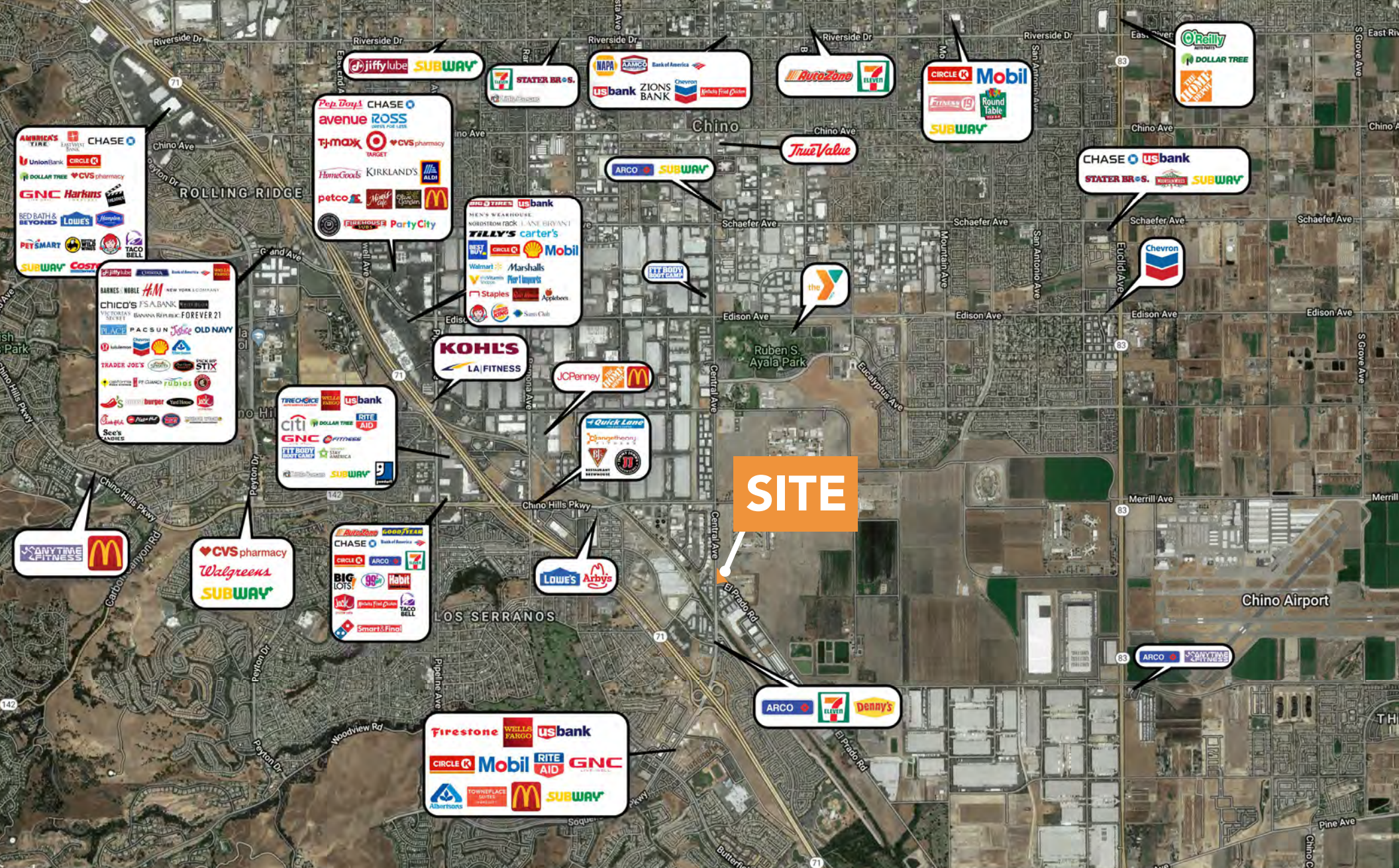
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SITE

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DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
 POPULATION	7,117	87,228	219,666
 MEDIAN HOUSEHOLD INCOME	\$95,175	\$97,796	\$94,773
 HIGH SCHOOL DEGREE OR HIGHER	917	12,056	31,450
 GRADUATE DEGREE OR HIGHER	1,745	18,860	45,007
 TOTAL EMPLOYEES	4,744	40,363	62,226
 TOTAL BUSINESSES	463	4,071	6,976

TRAFFIC COUNTS

22,774 CPD

El Prado Road

21,640 CPD

Central Avenue

78,207 CPD

71 Freeway @ Central Ave

*Source: Regis Online



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