

FOR LEASE
±1,060-5,945 SF
Retail Space

COUNTRY FAIR SHOPPING CENTER

NEQ PHILADELPHIA STREET & CENTRAL AVENUE | CHINO, CA

PROPERTY HIGHLIGHTS

- 168,264 SF neighborhood center anchored by: Albertson's, Rite-Aid, Dollar Tree, Staples & PetSmart.
- Other national credit retailers include America's Tire Company, Carl's Jr., Fantastic Sams, Wienerschnitzel, Sprint, Susie's Deals, and many more.
- Densely populated and solid average household incomes.
- Located at a dominant signalized retail intersection in the trade area.



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TENANT ROSTER

| SUITE | TENANT | SF |
|-------|--------------------------|--------|
| 1 | America's Tire Company | 10,500 |
| 2 | PetSmart | 24,225 |
| 3 | Dollar Tree | 25,060 |
| 4 | Tony's Spunky Steer | 5,576 |
| 5 | Sherwin-Williams | 4,905 |
| 6 | Harbor Freight Tools | 15,000 |
| 8 | Available | 1,060 |
| 9 | Taylor's Nails & Spa | 780 |
| 12 | Rite Aid | 21,440 |
| 13 | Ono Hawaiian BBQ | 4,543 |
| 14 | Yogurtland | 1,260 |
| 15 | Cafe Donuts | 1,200 |
| 16 | Cigarettes Plus | 1,085 |
| 17 | Fantastic Sams | 1,225 |
| 18 | Check 'N Go | 1,490 |
| 19 | Available | 1,600 |
| 20 | Arrowhead Credit Union | 4,000 |
| 21 | Available | 5,945 |
| 22 | Bright Now! Dental | 3,600 |
| 23 | Magic Work | 2,400 |
| 24 | Carl's Jr./Green Burrito | 3,796 |
| 25 | Golden Noodle | 3,000 |
| 26 | Sprint PCS | 3,000 |
| 27 | Wienerschnitzle | 1,600 |
| 28 | Kaiser Permanente | 17,034 |

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DEMOGRAPHIC OVERVIEW

NEQ PHILADELPHIA STREET & CENTRAL AVENUE | CHINO, CA



| | 1 mile | 3 miles | 5 miles |
|---------------------------------|----------|----------|----------|
| Population | | | |
| 2000 Population | 15,048 | 170,831 | 408,758 |
| 2010 Population | 16,015 | 180,405 | 423,915 |
| 2019 Population | 17,329 | 189,413 | 451,663 |
| 2024 Population | 17,985 | 194,150 | 465,444 |
| 2000-2010 Annual Rate | 0.62% | 0.55% | 0.36% |
| 2010-2019 Annual Rate | 0.86% | 0.53% | 0.69% |
| 2019-2024 Annual Rate | 0.75% | 0.50% | 0.60% |
| 2019 Male Population | 48.9% | 49.9% | 50.1% |
| 2019 Female Population | 51.1% | 50.1% | 49.9% |
| 2019 Median Age | 35.8 | 32.2 | 32.3 |
| Households | | | |
| 2019 Wealth Index | 81 | 72 | 75 |
| 2000 Households | 4,930 | 46,118 | 110,780 |
| 2010 Households | 5,063 | 48,232 | 115,664 |
| 2019 Total Households | 5,443 | 50,551 | 123,207 |
| 2024 Total Households | 5,628 | 51,730 | 126,804 |
| 2000-2010 Annual Rate | 0.27% | 0.45% | 0.43% |
| 2010-2019 Annual Rate | 0.79% | 0.51% | 0.69% |
| 2019-2024 Annual Rate | 0.67% | 0.46% | 0.58% |
| Median Household Income | | | |
| 2019 Median Household Income | \$63,486 | \$61,313 | \$61,692 |
| 2024 Median Household Income | \$74,117 | \$69,418 | \$70,650 |
| 2019-2024 Annual Rate | 3.14% | 2.51% | 2.75% |
| Average Household Income | | | |
| 2019 Average Household Income | \$84,252 | \$78,274 | \$80,208 |
| 2024 Average Household Income | \$97,846 | \$90,208 | \$92,693 |
| 2019-2024 Annual Rate | 3.04% | 2.88% | 2.94% |
| Per Capita Income | | | |
| 2019 Per Capita Income | \$27,149 | \$20,911 | \$22,108 |
| 2024 Per Capita Income | \$31,419 | \$24,058 | \$25,476 |
| 2019-2024 Annual Rate | 2.96% | 2.84% | 2.88% |



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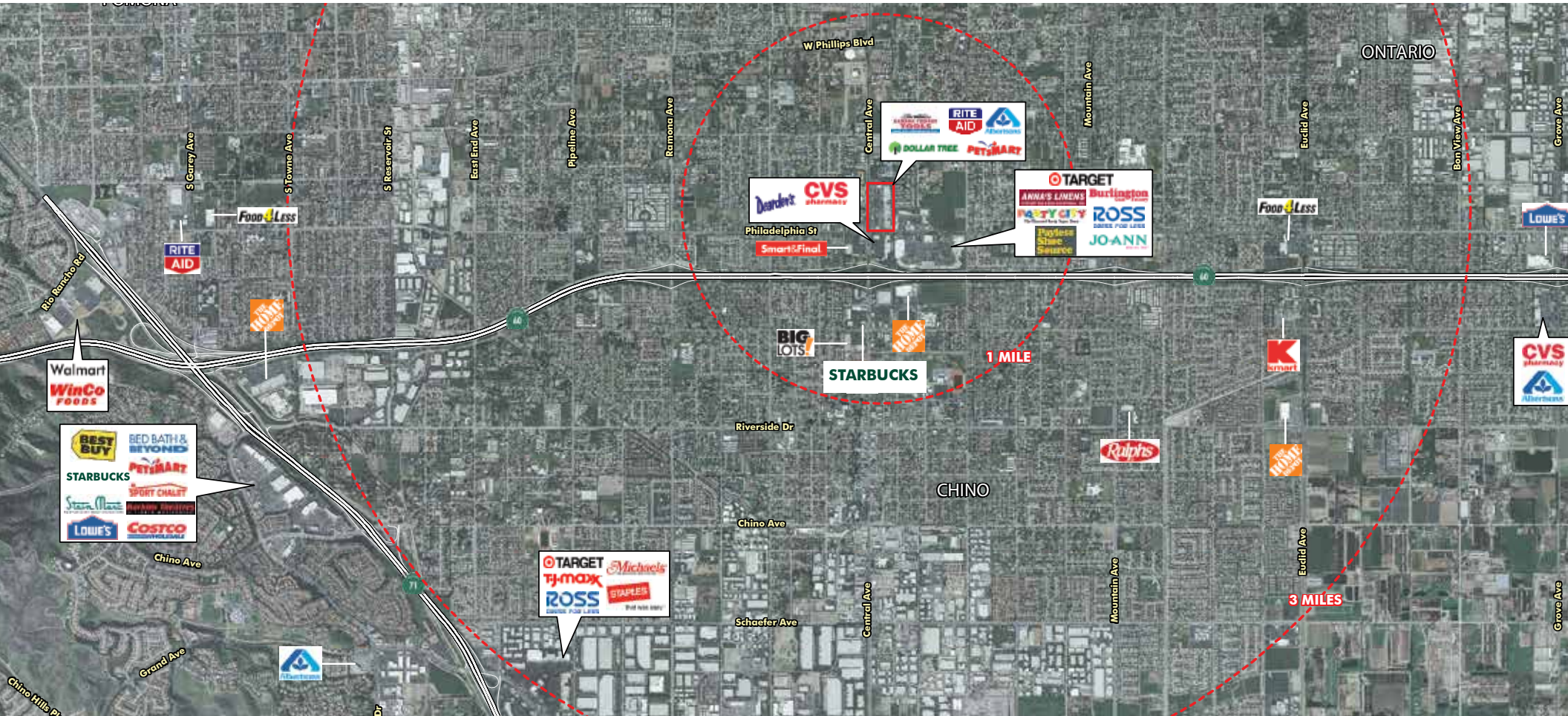
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