

FOR LEASE
±1,060-5,945 SF
Retail/Restaurant

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, Susie's Deals, and many more.
- Densely populated and solid average household incomes.
- Located at a dominant signalized retail intersection in the trade area.



DAN SAMULSKI
Senior Managing Director

T +1 949 608 2064
dan.samulski@ngkf.com
CA RE Lic #01251771

KEVIN HANSEN
Associate Director

T +1 949 608 2194
khansen@ngkf.com
CA RE Lic #01937047

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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	Available	1,490
19	Available	1,600
20	Arrowhead Credit Union	4,000
21	Available	5,945
22	Bright Now! Dental	3,600
23	Available	2,400
24	Carl's Jr./Green Burrito	3,796
25	Golden Noodle	3,000
26	Available	3,000
27	Wienerschnitzle	1,600
28	Kaiser Permanente	17,034

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DEMOGRAPHIC OVERVIEW

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	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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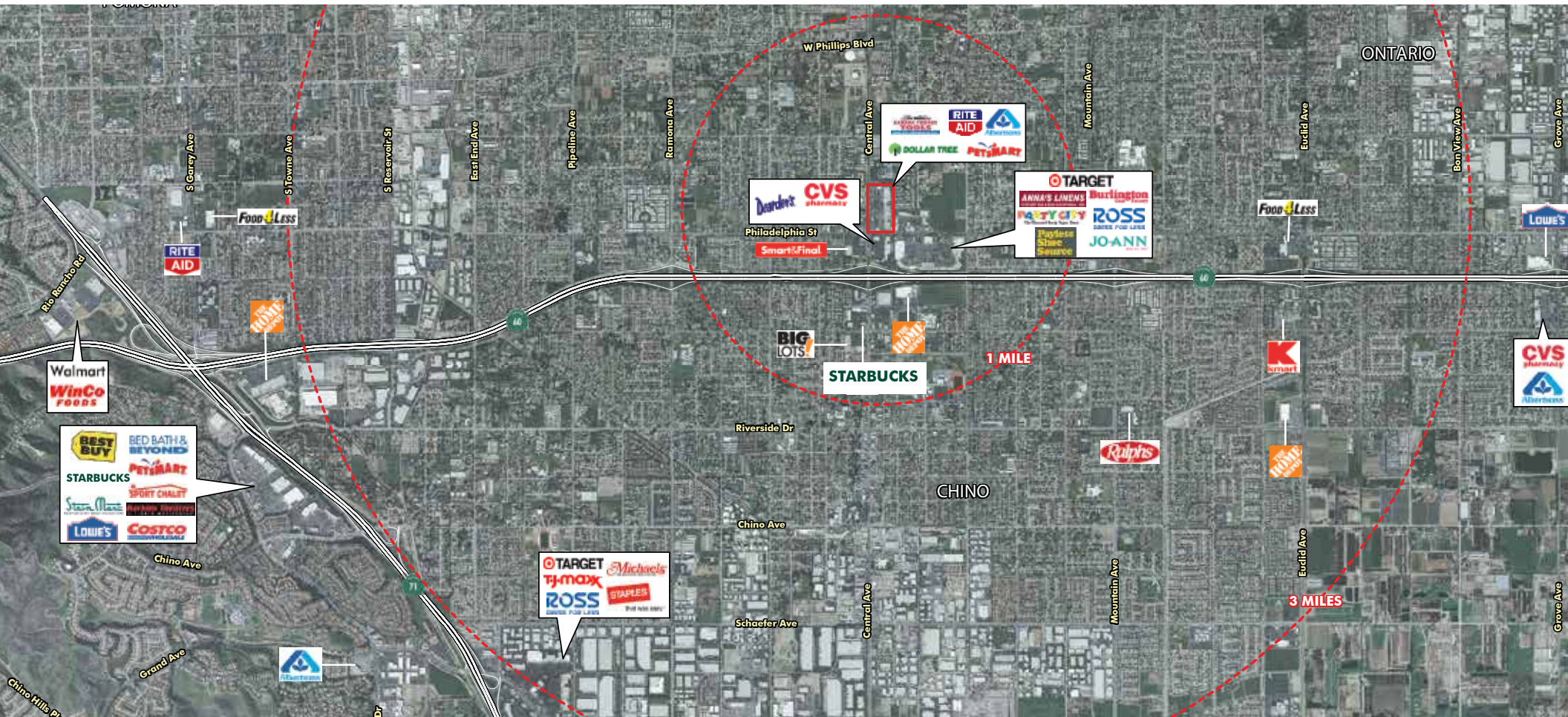
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