



The Golden Palms Plaza

13788 Roswell Avenue
Chino, California 91710

Lease Highlights

- High Image Retail/Office Center
- 980 SF to 11,173 SF Retail
- 11,173 SF Banquet/Bar/Kitchen
- Affluent Neighborhood - Over \$100K Average HH Income
- Ample Parking with Multiple Ingress and Egress Points
- Easy Access to 71 and 60 Freeway
- Adjacent to Kaiser Permanente, Grandview Medical Plaza and Ivy Garden Senior Condos
- Minutes from Chino Spectrum Towne Center, Marketplace and The Shoppes at Chino Hills



For more information

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SPACE	LEASE RATE:	LEASE TYPE	SIZE (SF)
127	\$2.25 SF/MONTH	NNN (\$0.62)	1,203 SF
158	\$2.25 SF/MONTH	NNN (\$0.62)	1,133 SF
187	\$2.25 SF/MONTH	NNN (\$0.62)	980 SF
200	\$2.25 SF/MONTH	NNN (\$0.62)	11,173 SF

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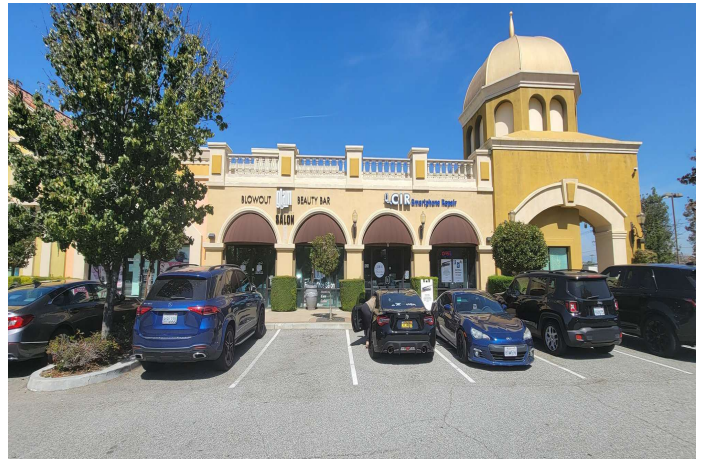
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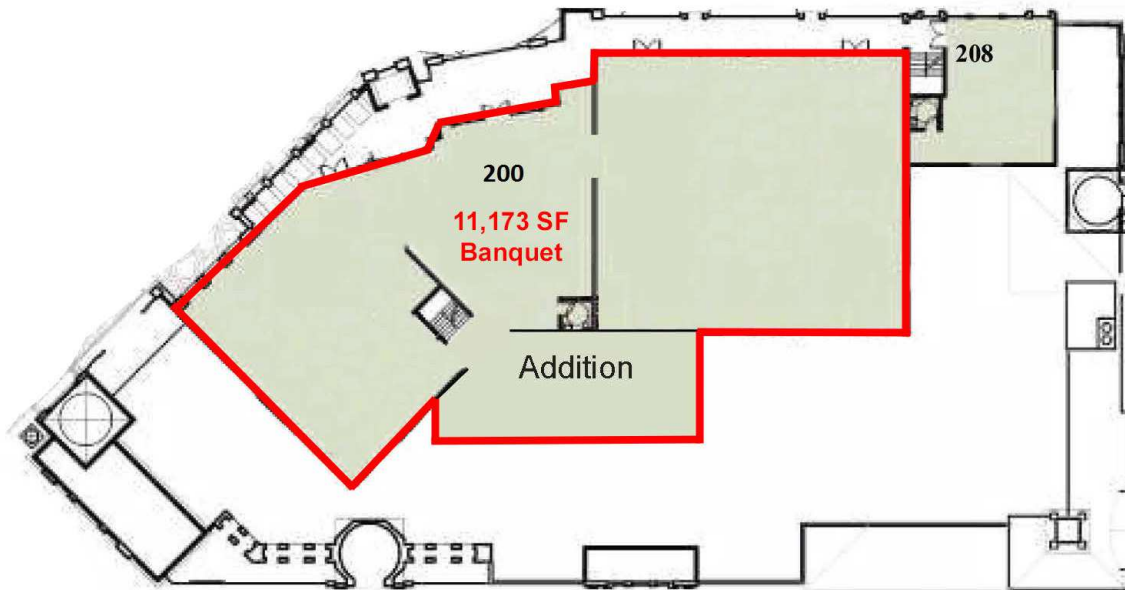
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Golden Palms Plaza - First Floor Site Plan

13788 Roswell Ave., Chino, CA 91710

1st Floor Site Plan



2nd Floor Site Plan

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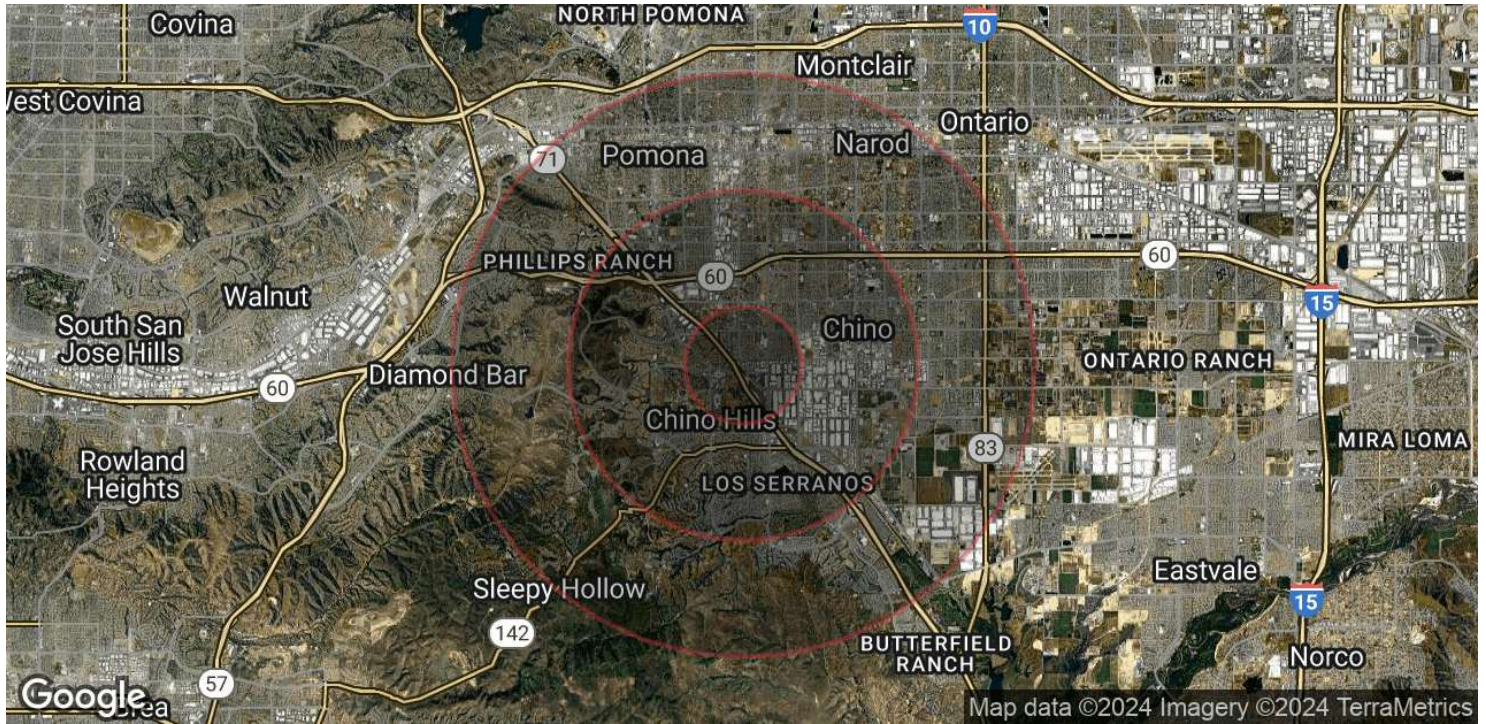
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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	8,848	118,126	324,190
Average Age	37.1	37.0	36.5
Average Age (Male)	35.8	35.2	34.7
Average Age (Female)	38.6	38.8	38.1

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	2,772	34,738	93,892
# of Persons per HH	3.2	3.4	3.5
Average HH Income	\$112,919	\$96,836	\$91,858
Average House Value	\$618,825	\$514,740	\$485,810

* Demographic data derived from 2020 ACS - US Census

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