

12170 CENTRAL AVE

CHINO, CA 91710

Leasing Brochure

YOUR SIGN HERE

12170

Smart & Final

CO ANCHOR JUNIOR RETAIL BOX
AVAILABLE FOR LEASE

MATTHEWS™

LEASING HIGHLIGHTS

±16,084
Space Available

\$1.50/SF NNN
Asking Rent

- 18' Ceiling Clearance
- 800 Amps of Power
- Loading Dock Available
- Over 300 Parking Stalls Available

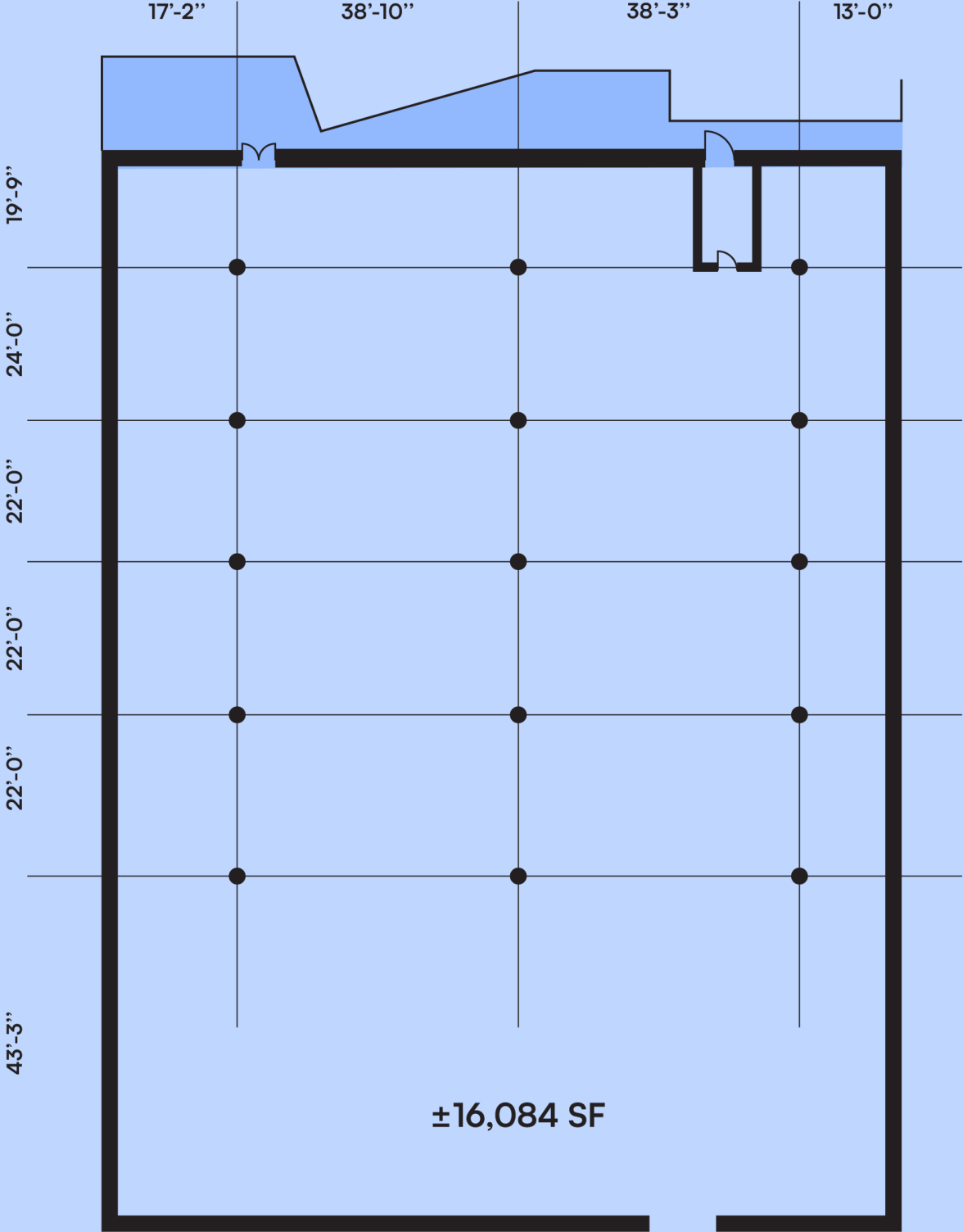


ADDITIONAL REAR PARKING LOT AVAILABLE

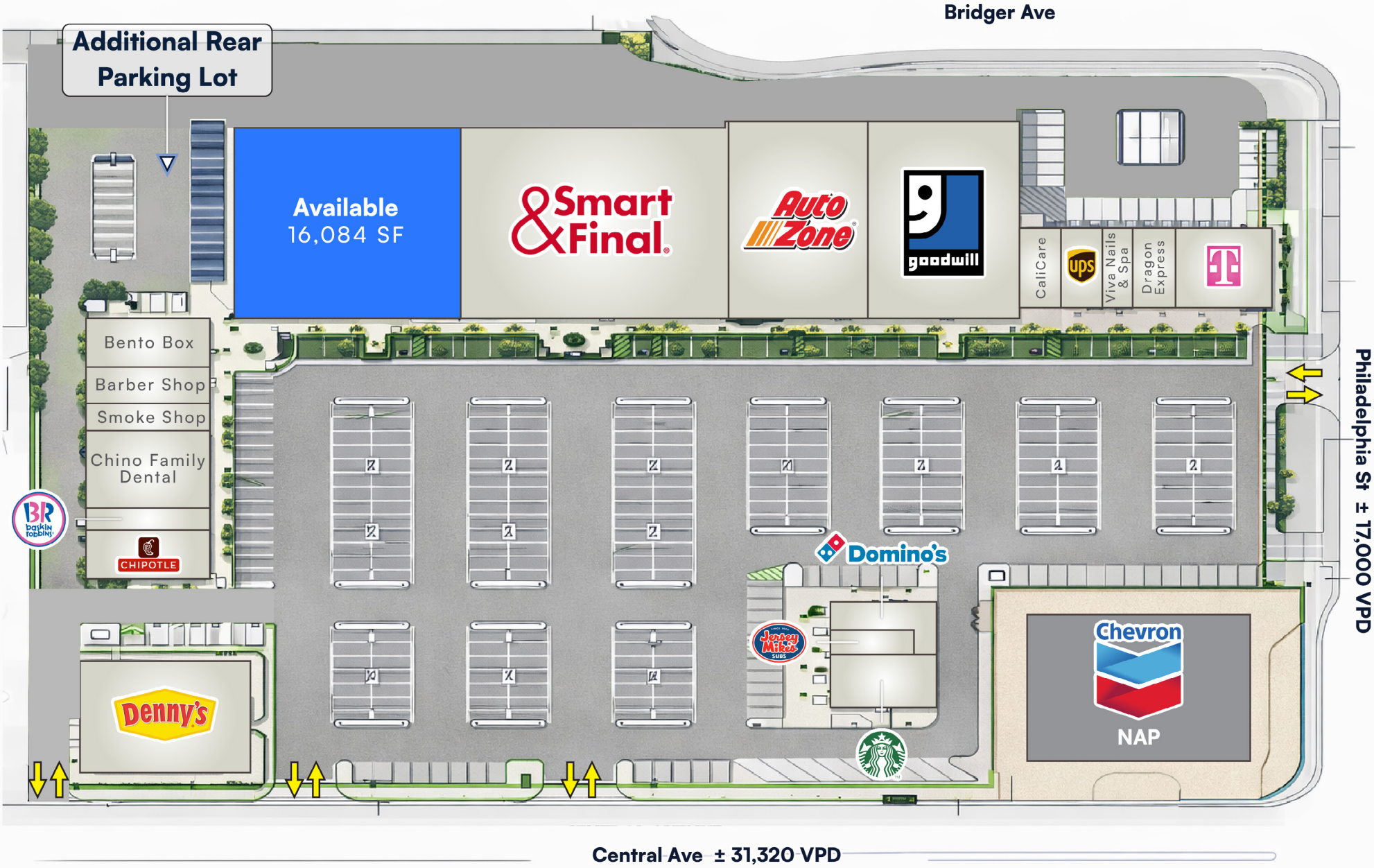


LOADING DOCK AVAILABLE

FLOOR PLAN



SITE PLAN



JOIN STRONG NATIONAL CO-TENANTS SUCH AS SMART & FINAL, STARBUCKS, CHIPOTLE, AUTOZONE, AND JERSEY MIKE'S

PROMINENT MONUMENT
SIGNAGE AVAILABLE





Howard Elementary School
±487 Students

Kindred Hospital Ontario
±91 Beds

Chino Town Square
 TARGET **ROSS**
DRESS FOR LESS
 Burlington **dd's**
 curacao DISCOUNTS

Simons Middle School
±623 Students

Chino Towne Center
 Albertsons **five BELOW**
 SALLY BEAUTY
 HARBOR FREIGHT
QUALITY TOOLS LOWEST PRICES
 DOLLAR TREE **PET SMART**

Ontario High School
±2,121 Students

STATER BROS. markets.
 TACO BELL IN-N-OUT BURGER

GROCERY OUTLET
bargain market

LOWE'S

Subject Property

± 223,000 VPD

Crossroads Marketplace
 COSTCO WHOLESALE **LOWE'S**
 PET SMART **DOLLAR TREE**
 Wendy's COLD STONE CREAMERY

60

Central & Walnut
 SUPERIOR GROCERS **Starbucks**
 Walgreens

O'Reilly AUTO PARTS
PROFESSIONAL PARTS PEOPLE

Ramona Junior High School
±453 Students

Chino High School
±2,009 Students

Liberty Elementary
±343 Students

Chino Spectrum
 Walmart Supercenter **sam's club**
 KOHL'S **BEST BUY**
 ULTA BEAUTY **crumbl cookies** **five BELOW** **NORDSTROM**
 TILLY'S **Marshalls** **rack**

Central Ave ± 31,320 VPD

THE HOME DEPOT

± 105,000 VPD

71

Howard Cattle Elementary School
±575 Students

STATER BROS. markets.
 Starbucks Jersey Mike's Dollo Loco

Google Earth

CHINO, CA

Chino, California is a growing city in southwestern San Bernardino County within the Inland Empire region of Southern California, located approximately 35 miles east of downtown Los Angeles. Historically rooted in agriculture—particularly dairy farming—Chino played an important role in the region’s agricultural economy throughout much of the 20th century. Over the past several decades, the city has transitioned from a primarily rural community into a well-developed suburban market with a diversified economic base. Its strategic location near State Route 60 and close proximity to Interstates 10 and 15 has made it attractive for both residential growth and logistics-related development.

Today, Chino supports a balanced mix of residential, commercial, and industrial development. The city has experienced substantial growth through thoughtfully planned master-planned communities such as The Preserve, College Park, and Chino Spectrum, which have attracted families and professionals seeking access to regional employment centers. In addition to its residential expansion, Chino continues to serve as a key location for logistics, warehousing, and light industrial operations due to its proximity to major distribution networks. The community is further supported by quality schools within the Chino Valley Unified School District, recreational amenities such as Prado Regional Park, and ongoing public and private investment. With strong infrastructure, regional connectivity, and continued economic development, Chino remains well positioned for sustained growth and long-term stability.



\$103,845 HH INCOME
WITHIN 3-MILES OF SUBJECT PROPERTY

26,866 HOUSEHOLDS
WITHIN 3-MILES OF SUBJECT PROPERTY

94,010 RESIDENTS
WITHIN 3-MILES OF SUBJECT PROPERTY

\$2.3B CONSUMER SPENDING
WITHIN 3-MILES OF SUBJECT PROPERTY

MARKET OVERVIEW



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CHINO, CA 91710

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EXCLUSIVELY LISTED BY



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MATTHEWS™