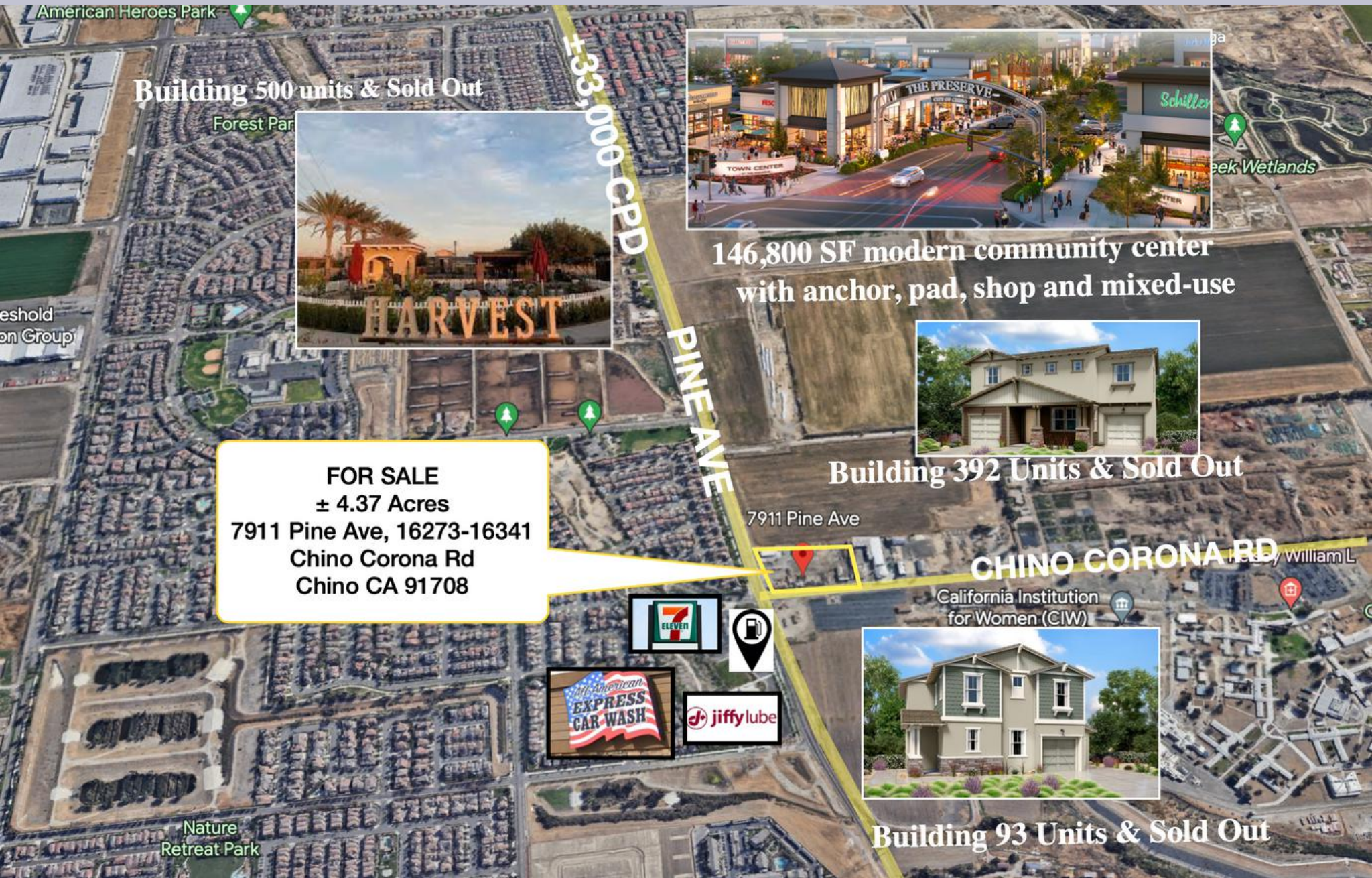




"Thriving City of Chino Prime Neighborhood Commercial Land For Sale "

BLDG: ± 6,482 SF
LOT: ± 4.37 AC

7911 Pine Ave, 16273-16341 Chino Corona Rd Chino CA 91708



Building 500 units & Sold Out



146,800 SF modern community center
with anchor, pad, shop and mixed-use



Building 392 Units & Sold Out

FOR SALE
± 4.37 Acres
7911 Pine Ave, 16273-16341
Chino Corona Rd
Chino CA 91708



Building 93 Units & Sold Out

PRESENTED BY:



THE YAMZON TEAM

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**Remax Commercial
Commercial Associate**

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**Email: Kristine.Delgado@remax.net
CA DRE LICENSE #02157220**

JORGE YAMZON

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DISCLAIMER

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THE PRESERVE HOUSING STATUS



SOLD WITHIN LAST 3 YEARS			
#	Community	Total Units	Units Sold
1	Laurel Lane	70	Sold Out
2	Homecoming (Phases 1, 2, & 3)	799	Sold Out
3	Amelia (Stark)	110	Sold Out
4	Harvest Olive Grove	30	Sold Out
5	Harlem	42	Sold Out
6	Harvest Olive Grove	27	Sold Out
7	Autumn Field/Harvest Orchards	82	Sold Out
8	Harlem/Harvest Gardens	62	Sold Out
9	Homecoming (Phase 4)	454	Sold Out
10	Service Harvest	56	Sold Out
11	Olive Grove II	55	Sold Out
-	Prado	243	Sold Out
13	Pineberry	68	Sold Out
14	Pineberry	10	Sold Out
15	Vineyard	74	Sold Out
16	Summerfield	93	Sold Out
17	Hazel	133	Sold Out
18	Ivy	134	Sold Out
21	Verbena	70	Sold Out
25	Monarch	76	Sold Out
Total		2,688	2,688
Estimated Population Increase Over The Last Three Years			7,105

UNITS CURRENTLY BEING DEVELOPED			
#	Community	Total Units	Units Sold
12	Turtleaf	185	125
19	The Landings - Weypoint	94	65
20	The Landings - Crosswind	106	69
22	Morning Sun	106	91
23	Gardenside	116	89
24	Delia	123	111
26	Voyage @ Discovery Park	116	56
27	Discovery Park - Parkin	124	62
30	Discovery Park - Greenway	79	51
31a	Discovery Park - Drifstone	69	37
Total		1,118	796
Estimated Population Increase In The Next Two Years			5,824

UNITS COMING IN THE NEXT 2 - 5 YEARS			
#	Community	Total Units	Units Sold
28	Discovery Park - Tr 20248	56	0
29	Discovery Park - Tr 20249	56	0
32	Rancho Miramonte	823	0
A1	Fallen Creek Tr 19979	203	0
A2	Main Street Apartments & Live/Work	221	0
A3	Preserve Block 9 (Rental Community)	210	0
A4	Preserve Block II - PA1	83	0
A4	Preserve Block II - PA2	83	0
A4	Preserve Block II - PA3	62	0
A4	Preserve Block II - PA4	75	0
A5	Preserve Block 3 TTM 20446	114	0
A5	Preserve Block 3 TTM 20447	54	0
A6	Preserve Meadows Tr 20169	26	0
A7	Preserve Meadows Tr 20173/20271	153	0
A8	Tr 20247 Lily & Lotus at Orchard Park	168	0
A9	Marquez Site	552	0
A30	Fallen Creek - Balance	1,139	0
A11	Preserve Block 1	282	0
A12	Preserve Block 2	312	0
A13	Preserve Block 5	215	0
A14	Preserve Block 8	877	0
A15	Preserve Block 10	216	0
A16	Preserve Bartholemey Property (ER)	24	0
Total		6,204	0
Estimated Population Increase In The Next Five Years			21,714

Grand Total of Units	9,898
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The Shoppes at Chino Hills

Chino Spectrum Marketplace

The Commons at Chino Hills

FREEWAY EXIT CONSTRUCTION UNDERWAY 2023-2025

Preserve Block 1
282 units

Preserve Block 2
512 units



Rancho Miramonte
823 units

Preserve Barthelemy
24 units

FOR SALE
±4.37 Acres
7911 Pine Ave,
16273-16341
Chino Corona Rd
Chino CA 91708

Fallen Crest
1,139 units

Town Center at the Preserves

Preserves Block 6
215 units

Preserve Block 8
877 units

Preserve Block 10
216 units

Preserve Block 9
210 units

Preserve Block 11
81 units

Preserve Block 3
168 units

±33,000 CPD on PINE AVE



PINE AVE

Lennar at Parklane

EASTVALE DOWNS

DISCOVER VILLAGE

Rehabilitat

Mike Raahauge Shooting Enterprises

PROPERTY DESCRIPTION

Property Address: 16273 Chino Corona Rd, Chino CA 91708
7911 Pine Ave, Chino, CA 91708
16341 Chino Corona Rd, Chino CA 91708

Bldgs: ± 5,264.86 S & ± 4,515.22 SF
± 1,600 SF
± 4,140 SF

Lot Size: ± 65,776 SF / 1.51 AC
± 87,120 SF / 2 AC
± 37,500 SF / .86 AC

Year Built: 1948
1978
1998

Zoning: Neighborhood Commercial - parcel 1 & 2
RD8 / Medium Density Residential - parcel 3

APN: 1057-281-16-0000
1057-281-12-0000
1057-281-11-0000

County: San Bernardino

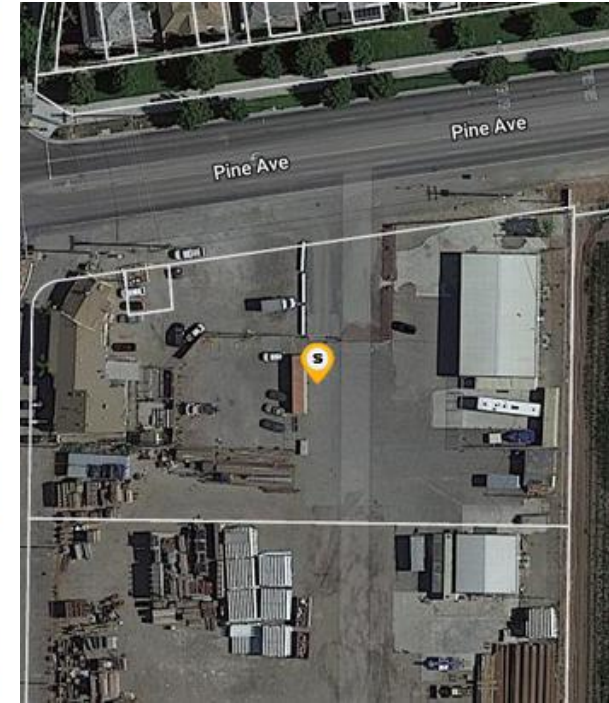
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HIGHLIGHTS

- Great Corner Location with Close Proximity to CA 60, 71, 15, & 91 Freeways
- Owner User or Investment Opportunity
- Chino is in the Inland Empire and near Los Angeles, Orange and San Bernardino markets
- New residential development of 11,725 housing units, The Preserve at Chino in proximity
- Growing upcoming community
- New Shopping Center development opens Summer 2023

PROPERTY DESCRIPTION



Property Address:
16273 Chino Corona Rd, Chino CA 91708

Lot Size: ± 65,776 SF / 1.51 AC

Bldgs:
± 5,264.86 SF (Retail Building)

Year Built: 1948

Tenants:
1.) Taqueria Michoacan
2.) S & B Market
3.) U-HAUL
4.) 20 SVC & Towing

Zoning: Neighborhood Commercial

APN: 1057-281-16-0000

County: San Bernardino



± 4,515.22 SF (Warehouse/ Offices)

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PROPERTY DESCRIPTION

Property Address: 7911 Pine Ave, Chino, CA 91708

Bldgs: ± 1,600 SF

Lot Size: ± 87, 120 SF / 2 AC

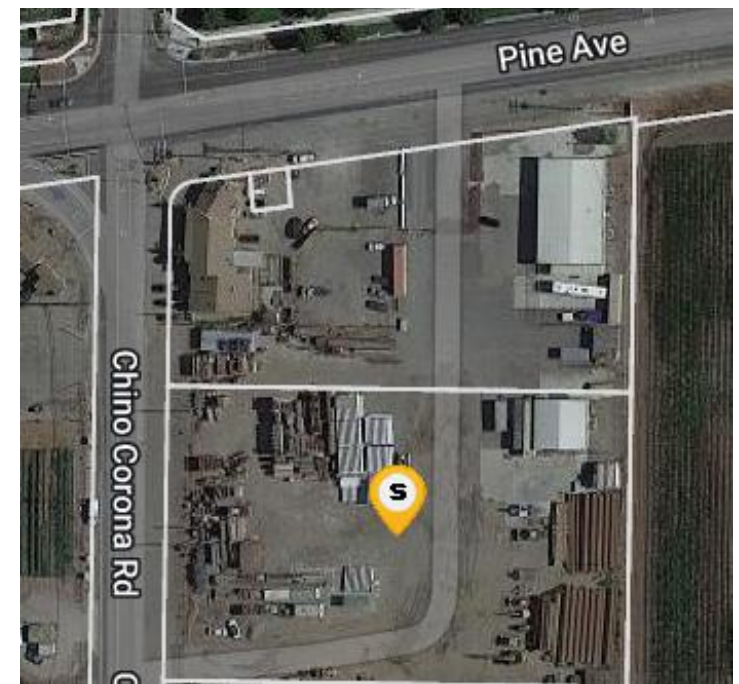
Year Built: 1978

Zoning: Neighborhood Commercial

APN: 1057-281-12-0000

County: San Bernardino

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REGIONAL OVERVIEW



The Shoppes at Chino Hills

- Albertsons
- BARNES & NOBLE
- TRADER JOE'S
- california PIZZA KITCHEN
- CHIROCOLE
- VANS

Chino Spectrum Marketplace

- TARGET
- CVS pharmacy
- DICK'S SPORTING GOODS
- CR-VINGS
- Michaels
- ROSS DRESS FOR LESS

Eastvale Gateway

- VONS
- REGAL
- DICK'S SPORTING GOODS
- ULTA
- HomeGoods

Vernola Marketplace

- Kirkland's
- LOWE'S
- ROSS DRESS FOR LESS
- Jamba Juice

Corona Valley Marketplace

- 7 ELEVEN
- Albertsons
- CHASE
- Carl's Jr.
- Baskin Robbins

Marketplace at The Enclave

- CVS pharmacy
- Starbucks

Norco Village

- STATER Bros
- CVS pharmacy
- Starbucks

The Commons at Chino Hills

- LOWE'S
- Orangetheory FITNESS
- BJ'S RESTAURANT BREWHOUSE
- HOBBY LOBBY
- COFFEE BAKERY CAFE
- Leatherback BAR-B-QUE

Chino, CA



Chino is a city located in San Bernardino County, California. Some of the highlights of the city include:

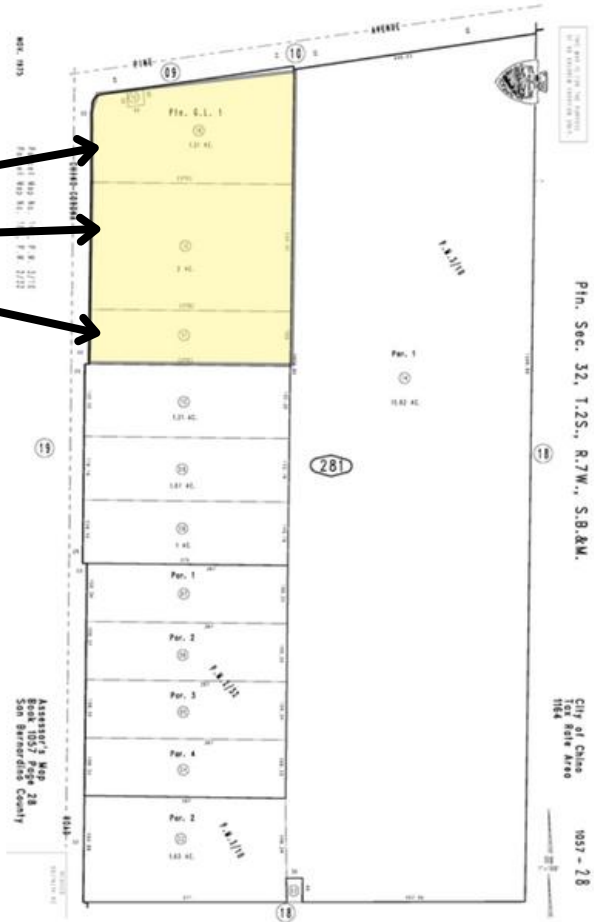
1. Prado Regional Park: A popular park that offers fishing, boating, camping, and hiking opportunities.
2. Planes of Fame Air Museum: An aviation museum that features a collection of historical aircraft, including military planes and helicopters.
3. Chino Youth Museum: A hands-on museum that offers interactive exhibits and programs for children to learn about science, history, and art.
4. Chino Hills State Park: A large park that offers hiking, biking, and horseback riding trails, as well as scenic views of the surrounding hills and valleys.
5. BAPS Shri Swaminarayan Mandir: A beautiful Hindu temple that features intricate carvings and colorful artwork.
6. Chino Valley Medical Center: A modern hospital that provides high-quality medical care to the local community.
7. Chino Spectrum Towne Center: A shopping and entertainment center that features a variety of stores, restaurants, and a movie theater.
8. Ayala Park: A park that offers sports fields, picnic areas, and playgrounds, as well as a community center and a skate park.
9. Historic Downtown Chino: A charming area that features a variety of shops, restaurants, and historic buildings.
10. Chaffey College Chino Community Center: A community center that offers a variety of programs and classes, including fitness classes, art classes, and job training.



PARCEL MAP

6273 Chino Corona Rd, Chino CA 91708
7911 Pine Ave, Chino, CA 91708
16341 Chino Corona Rd, Chino CA 91708

Subject properties



CHINO, CA DEMOGRAPHICS

Chino, CA

Place in: [San Bernardino County, CA](#), [Riverside-San Bernardino-Ontario, CA Metro Area](#), [California](#), [United States](#)

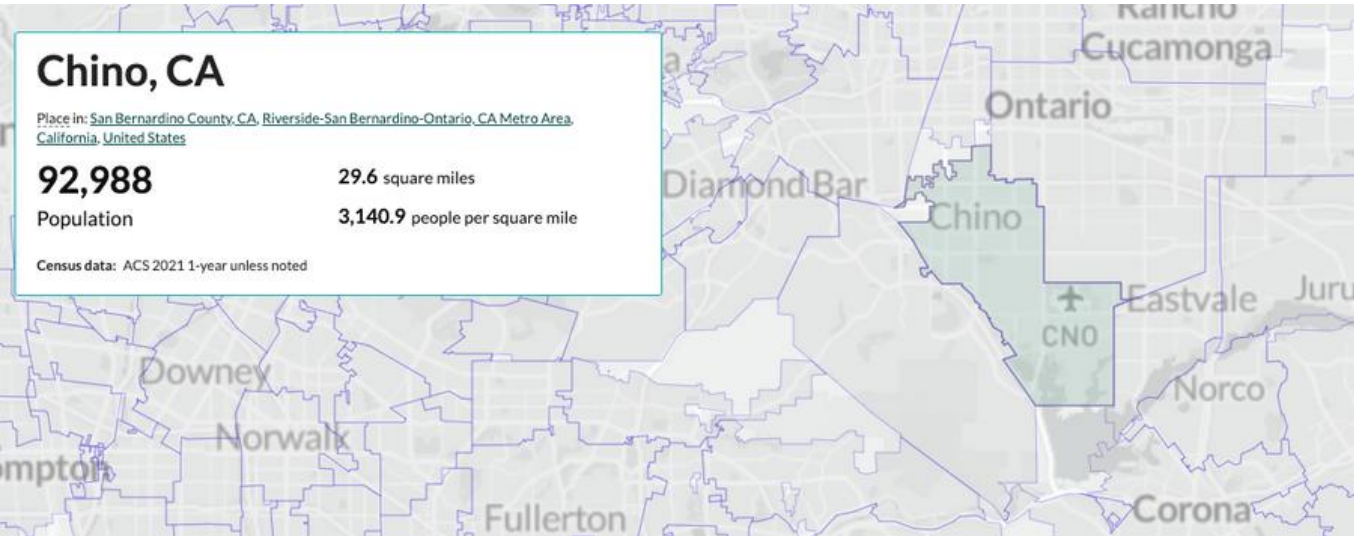
92,988

Population

29.6 square miles

3,140.9 people per square mile

Census data: ACS 2021 1-year unless noted



Age

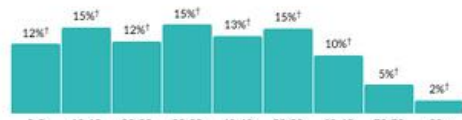
37.7

Median age

a little higher than the figure in the Riverside-San Bernardino-Ontario, CA Metro Area: 35.4

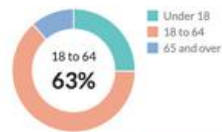
about the same as the figure in California: 37.6

Population by age range



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Population by age category



Show data / Embed

Units & Occupancy

27,283

Number of housing units

the Riverside-San Bernardino-Ontario, CA Metro Area: 1,594,586

California: 14,512,149

Occupied vs. Vacant



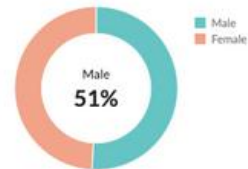
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Ownership of occupied units



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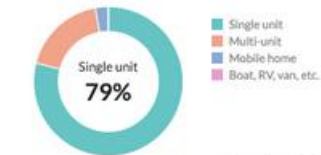
Sex



Race & Ethnicity

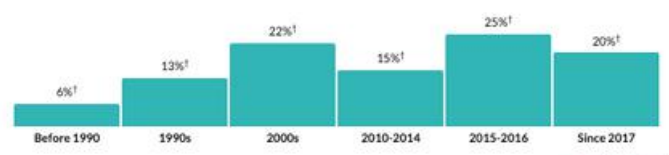


Types of structure



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Year moved in, by percentage of population



Show data / Embed

Income

\$34,136

Per capita income

about 10 percent higher than the amount in the Riverside-San Bernardino-Ontario, CA Metro Area: \$31,532

about 80 percent of the amount in California: \$42,396

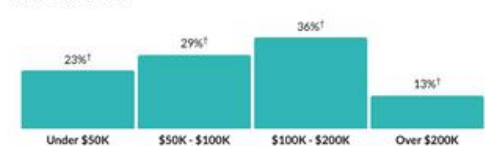
\$97,473

Median household income

about 25 percent higher than the amount in the Riverside-San Bernardino-Ontario, CA Metro Area: \$77,018

about 20 percent higher than the amount in California: \$84,907

Household income



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Value

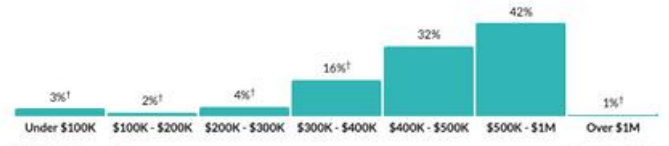
\$589,200

Median value of owner-occupied housing units

about 1.3 times the amount in the Riverside-San Bernardino-Ontario, CA Metro Area: \$453,000

about 90 percent of the amount in California: \$648,100

Value of owner-occupied housing units



* ACS 2020 5-year data

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