

MEDICAL OFFICE FOR LEASE AT CHINO MEDICAL CENTER



Medical Office Adjacent to Chino Valley Medical Center(CVMC) and CA-60 FWY
5365 Walnut Avenue, Chino, CA 91710

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MEDICAL OFFICE FOR LEASE AT CHINO MEDICAL CENTER



Address: **5365 Walnut Avenue, Chino, CA 91710**

- **CONVENIENT LOCATION:** Located adjacent to United State Postal Services and walkable distance to the Chino Valley Medical Center (CVMC)
- **FREEWAY ACCESS:** Great access to CA-60 Fwy (less than 400 meters and less than 4 miles to the CA-71 Fwy).
- **AVAILABLE SIZE:** One available Suite of approx. 1,944 sq. ft. and ideal setup for a medical office
- **MEDICAL OFFICES:** the vacant units are built out with multiple exam rooms, waiting room, restrooms (see floorplan)
- **HIGH POPULATION:** It is estimated to have over 400,000 residents living in a five(5) mile radius.
- **BUILDING DETAILS:** Chino Medical Center is a professional medical office building of approx. 14,400 square feet with onsite pharmacy and other medical use Tenants.
- **HIGH TRAFFIC:** Central Avenue and Walnut Avenue is heavily traveled by approx. 64,000 vehicle per day
- **SURROUNDINGS:** The building is surrounded by other Medical users, restaurants, coffee shops, banks and with easy access to freeways and more...

FOR LEASE



Available Suites

Area

Rent /Month

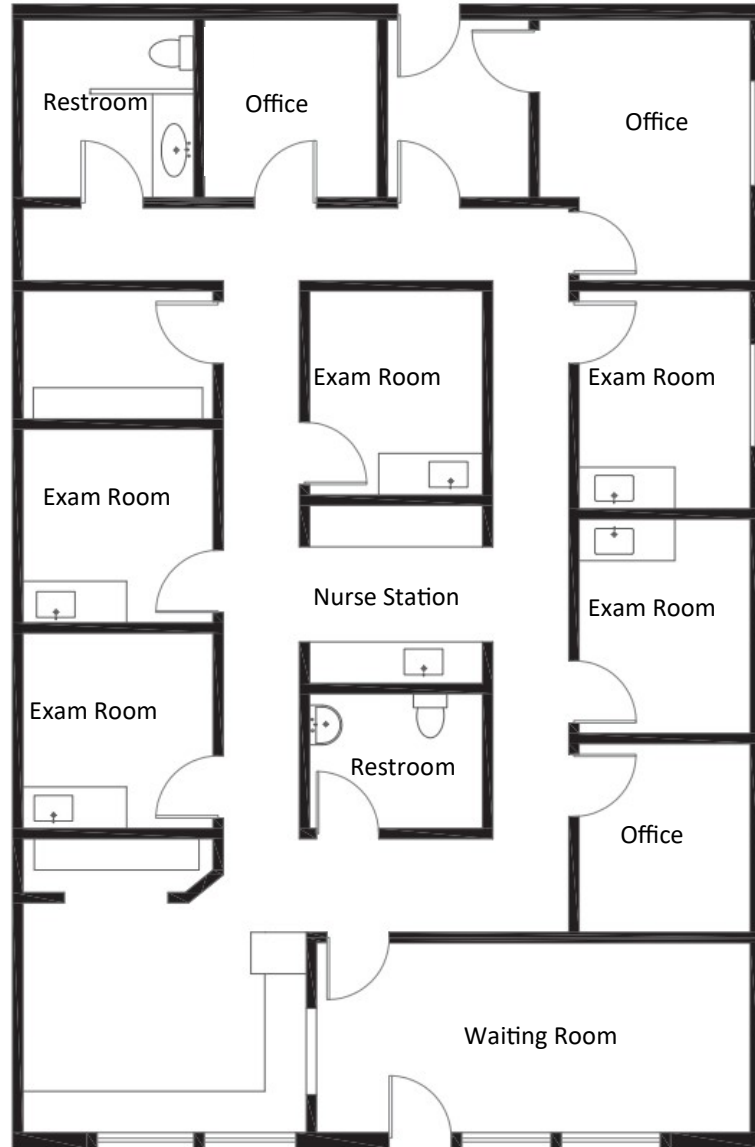
Suite P

1,944 (+/-) s. f.

\$1.80 /s. f. / month plus CAM

Information was obtained from sources believed to be reliable but it is not guaranteed, all information is subject to change at anytime.

FLOOR PLAN

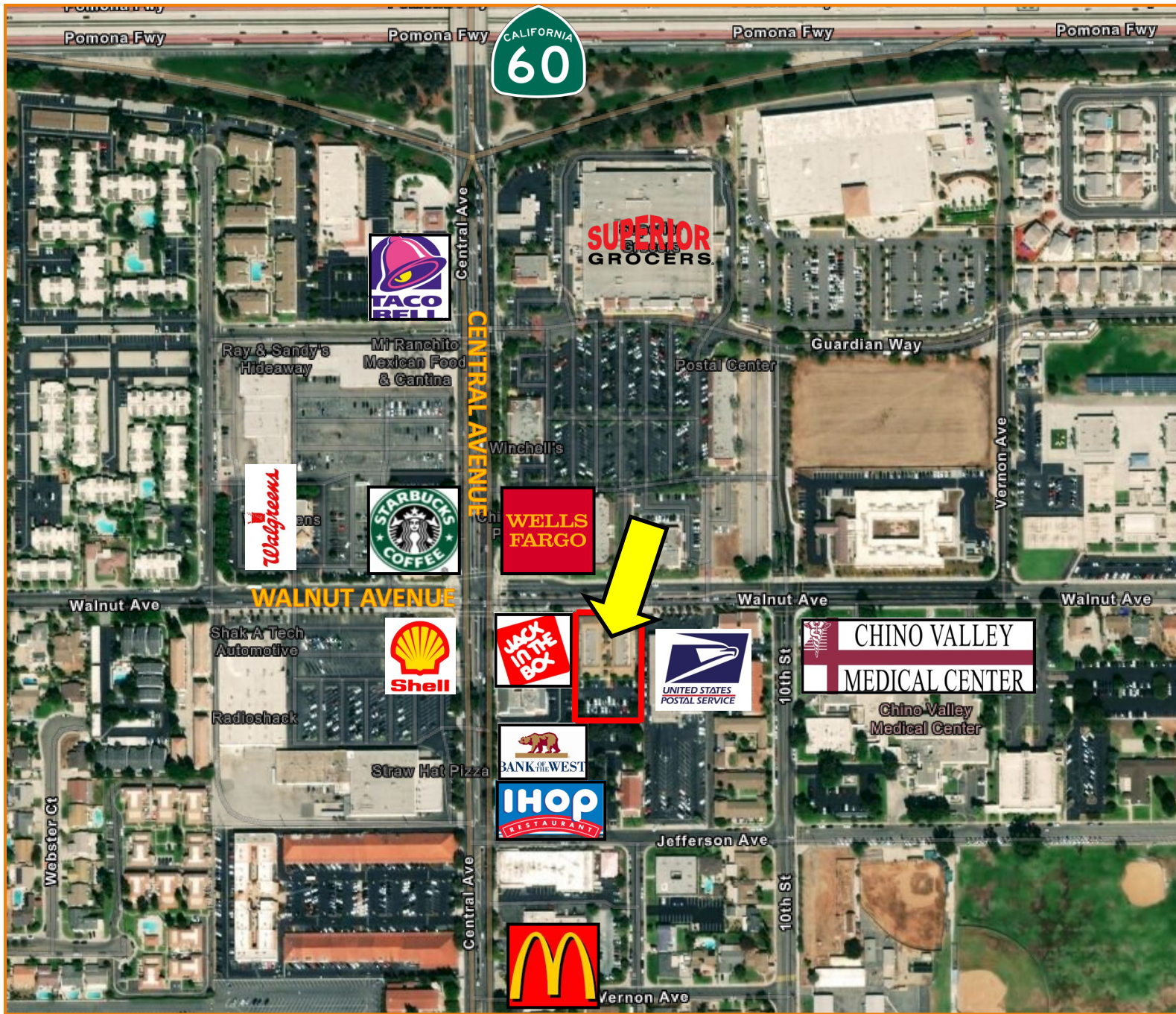


SUITE P - 1,944(+/-) sq. ft.

Not Drawn to scale. Exact measurements and proportions may vary. Tenant/ buyer to conduct own due diligence

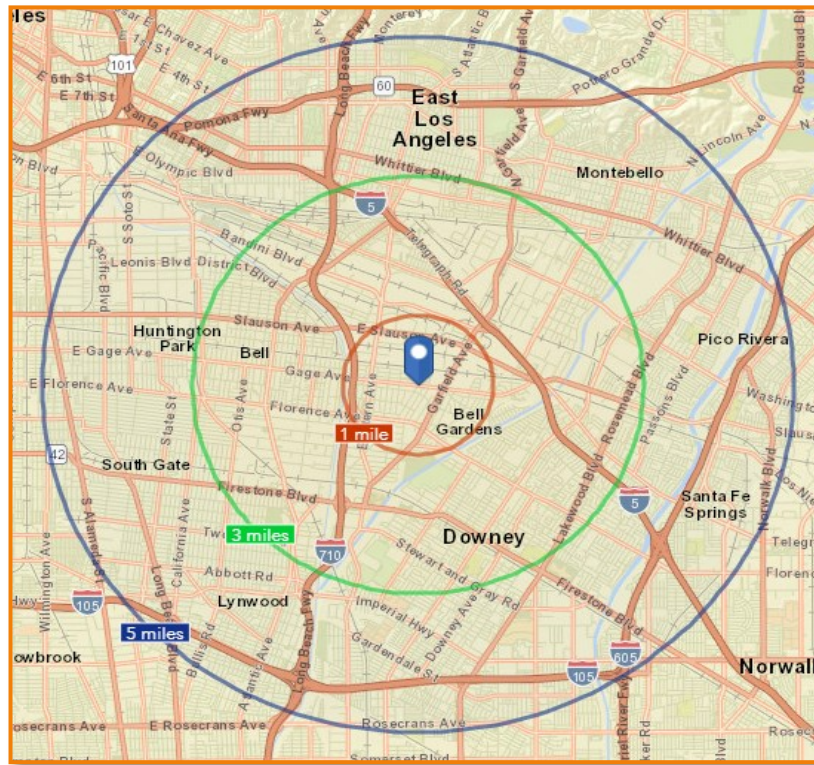
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LOCATION MAP



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LOCATION MAP



	1 Mile	3 Mile	5 Mile
2019 Estimate Population:	26,406	163,622	426,636
Population Growth 2019-2023:	0.54%	0.59%	0.65%
Median Age:	32.7	32.9	32.7
2019 Estimate Households:	7,541	43,530	116,287
HH Growth 2019-2024	0.46%	0.58%	0.63%
Median Household Income:	\$59,756	\$66,023	\$64,730

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