

FOR LEASE
14659
RAMONA AVENUE

CHINO, CALIFORNIA 91710





Property Highlights



LEASING FLEXIBILITY

Single or multi-tenant leasing opportunities.



OWNER-USER / VALUE-ADD INVESTMENT OPPORTUNITY

Attractive opportunity to acquire a strategic property in an infill Southern California submarket and re-tenant/re-purpose.



REDEVELOPMENT OPPORTUNITY

The Property is positioned within the Eucalyptus Business Park Specific Plan (<https://bit.ly/EBPSP2019>) with current zoning that may accommodate a path to redevelopment.



BEST-IN-CLASS ANCHOR CO-TENANCY

Home Depot is the leading home improvement retailer in the industry and owns their own Premises evidencing its long-term commitment to the site. Furthermore, Home Depot has thrived in the COVID era with nearly a 25% increase in sales from 3Q19 translating to a significant uptick in general traffic across its entire portfolio including here at Chino.



EXCELLENT LOCATION & FREEWAY PYLON SIGN

Easy access with freeway visible pylon to 71 Chino Valley Freeway.



AFFLUENT DEMOGRAPHICS

Located in proximity to Master Plan Communities with Averaged H.H. Income of \$121,966 and Daytime Population of 167,766.

14659

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SITE



EUCALYPTUS AVENUE

RAMONA AVENUE



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Property Descriptions



LOCATION

14659 Ramona Avenue
Chino, California 91710



PARCEL NUMBER

APN 1025-132-06



GROSS LEASEABLE AREA

103,525 SF
Ground Floor Mezzanine



SITE AREA

8.73 Acres
380,279 Sq. Ft. Land



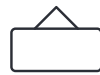
ZONING

C, Commercial Land Use District
Eucalyptus Business Park Specific
Plan



YEAR BUILT

December 2007



EXCELLENT SIGNAGE

Monument
& Freeway Pylon



TRAFFIC COUNTS

±15,443 ADT Ramona Avenue
±4,781 ADT Eucalyptus Avenue
±86,376 ADT 71 Freeway
(Chino Valley Freeway)



ACCESS

One (1) entrance along Ramona
Avenue, Two (2) entrances along
Eucalyptus Avenue, One (1)
Entrance along Yorba Court



PARKING

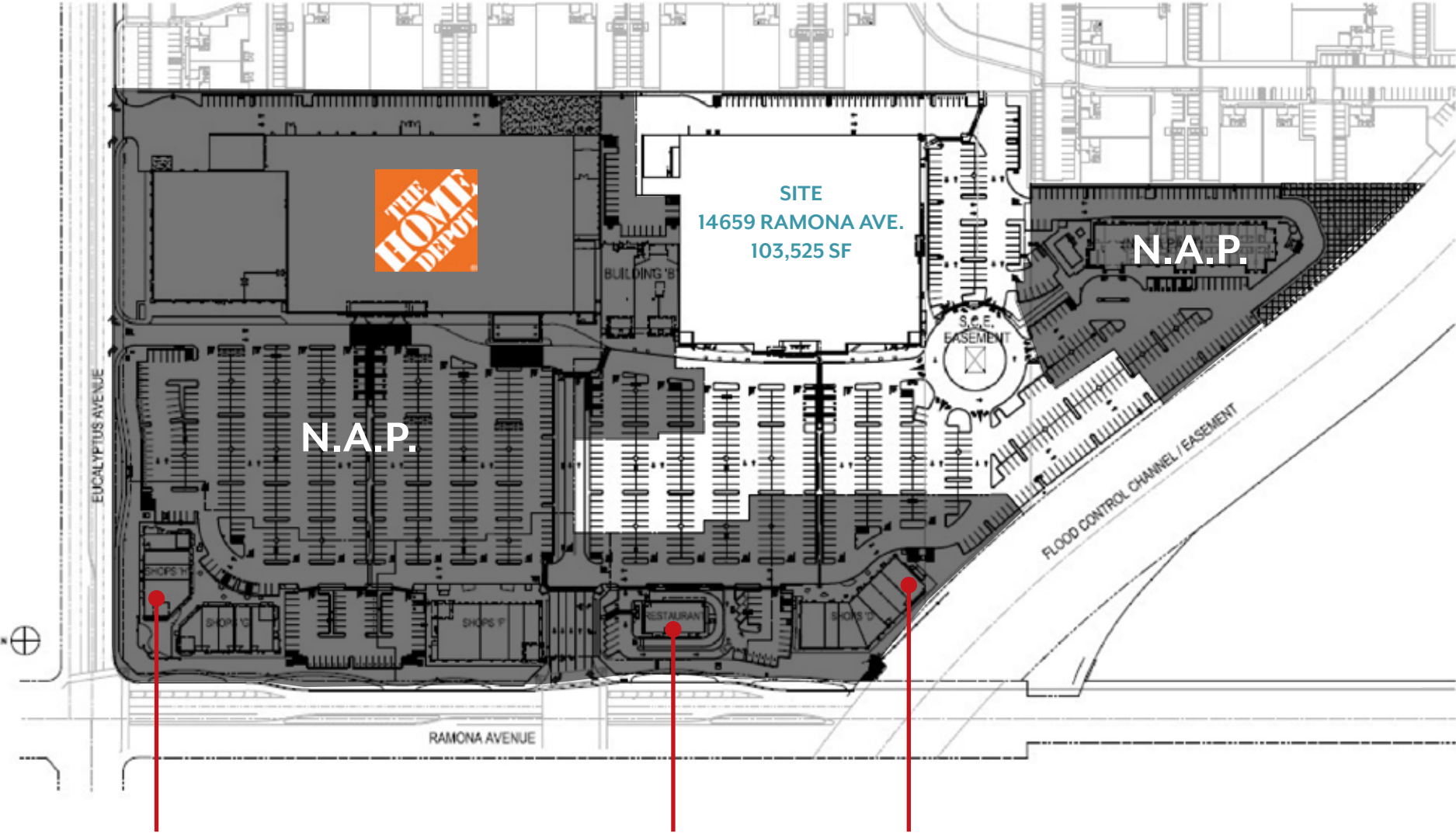
1.93/1,000 SF
±200 Spaces



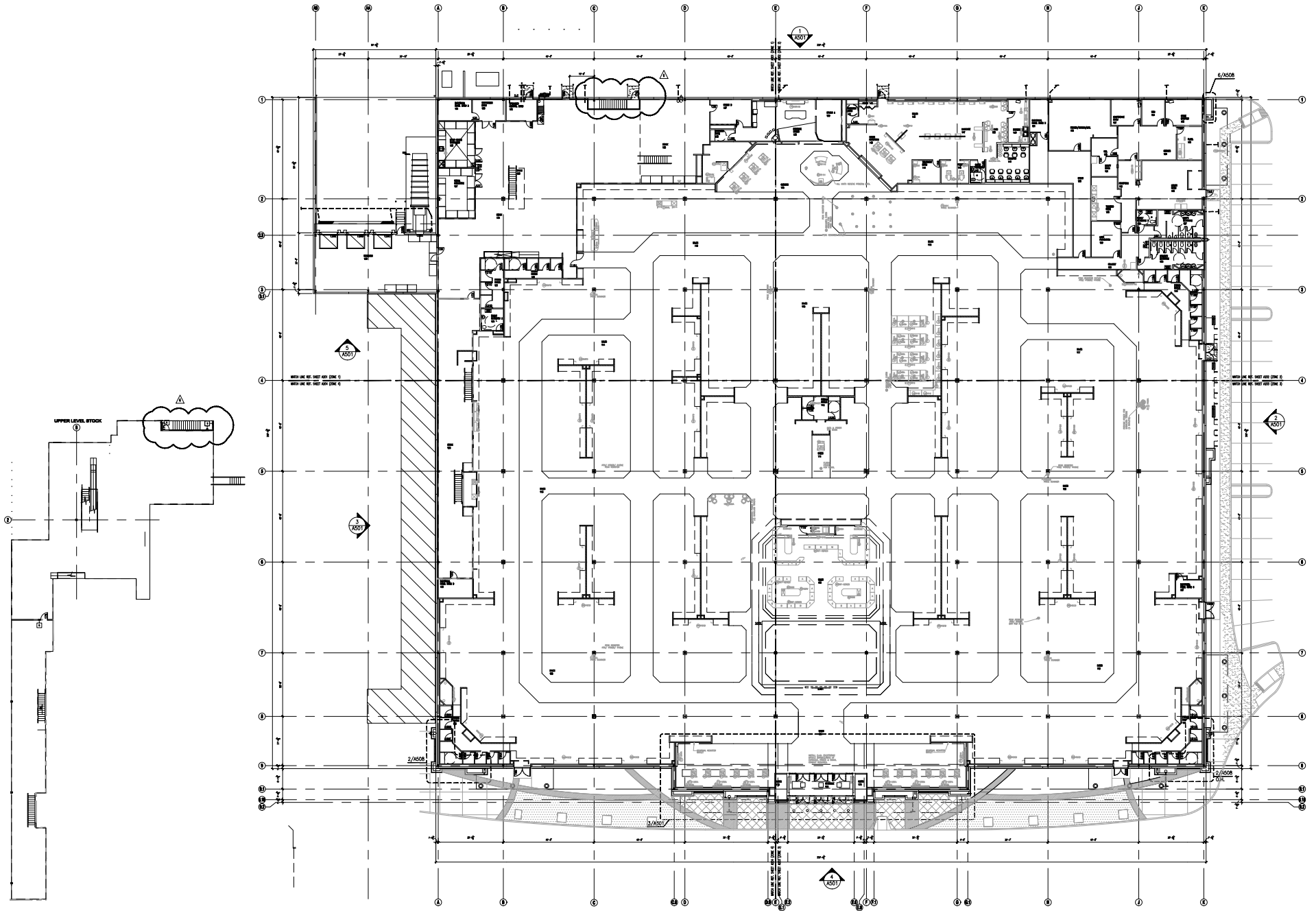
DOCKS

3 Loading Docks

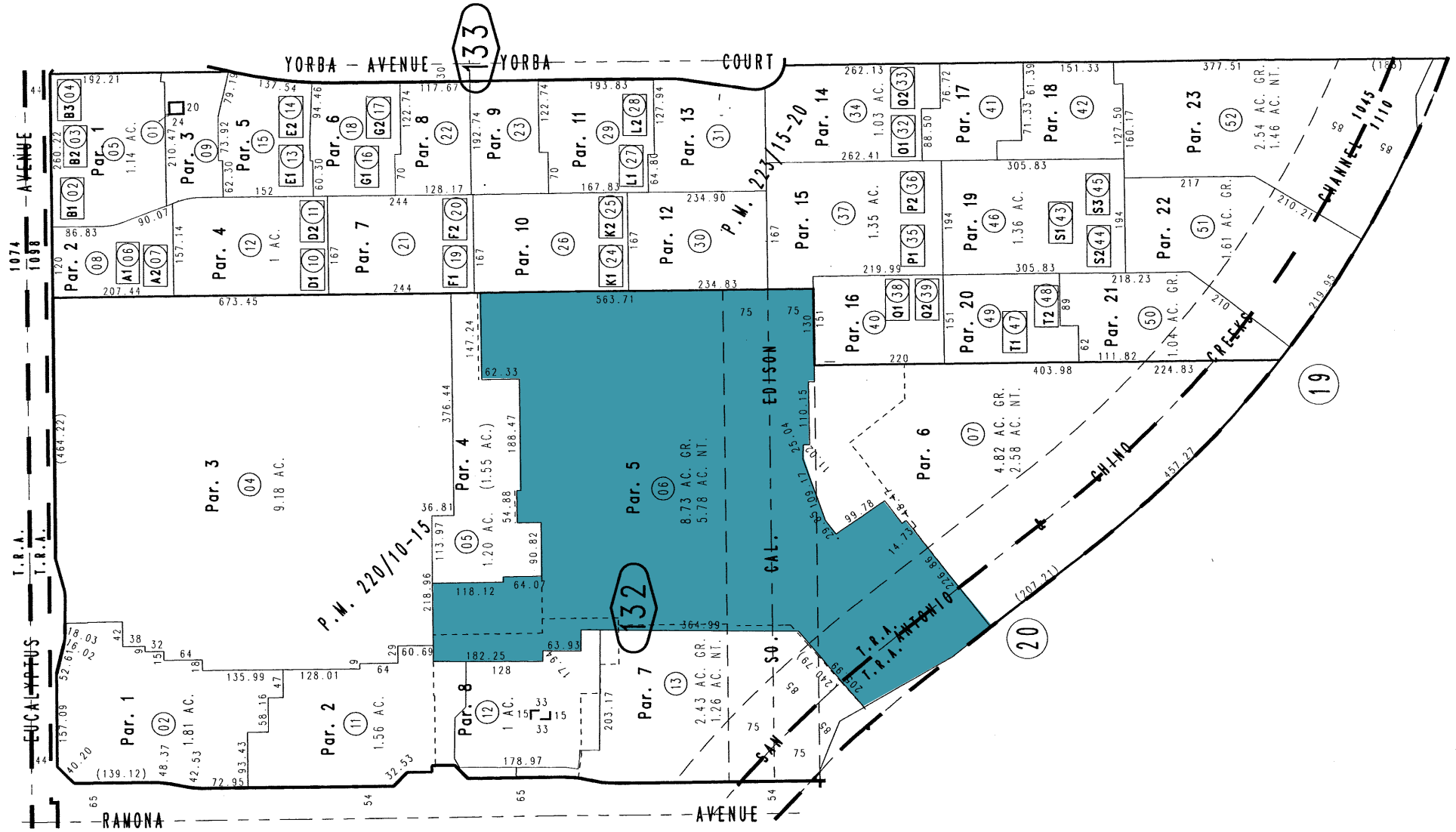
Site Plan



Existing Floor Plan



Parcel Map



APN	ACRES	LAND
1025-132-06	8.73 AC	380,279 SF



COSTCO WHOLESALE
LOWE'S
BED BATH & BEYOND
CVS pharmacy
PETSMART
DOLLAR TREE

Harkins Theatres

CHINO AVENUE



99 大華超級市場
99 RANCH MARKET

SPROUTS FRESH MARKET

TARGET **DICK'S SPORTING GOODS** **ROSS DRESS FOR LESS**
Michaels **CR. VINGS** **ALDI**
STAPLES **KIRKLAND'S**
petco **Party City**

RAMONA AVENUE

TRADER JOE'S **H&M**
OLD NAVY **BARNES & NOBLE**
FOREVER 21 **WHITE HOUSE BLACK MARKET**
BANANA REPUBLIC

PIPELINE AVENUE

Walmart **Sams Club**
KOHL'S **Marshalls**
rack **ULTA** **BEST BUY**
TILLY'S **DSW**

SITE

EDISON AVENUE

EUCALYPTUS AVENUE

Smart & Final **TURNER'S OUTDOORSMAN**
24 FITNESS **DOLLAR TREE** **BOOT BARN**

CHINO HILLS PARKWAY

BIG LOTS! **99c ONLY**

LOWE'S **HOBBY LOBBY**



Tenants in the Market

Southwest View



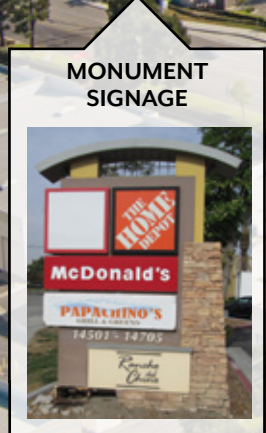
PLANNED CLASS A INDUSTRIAL DEVELOPMENT BY INSTITUTIONAL DEVELOPER



SITE



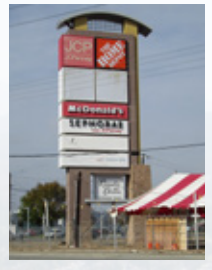
HOBBY LOBBY



MONUMENT SIGNAGE



FREEWAY PYLON SIGNAGE



Western View



SITE

PLANNED CLASS A INDUSTRIAL DEVELOPMENT BY INSTITUTIONAL DEVELOPER

RAMONA AVENUE

EUCALYPTUS AVENUE



Northern View



RAMONA AVENUE



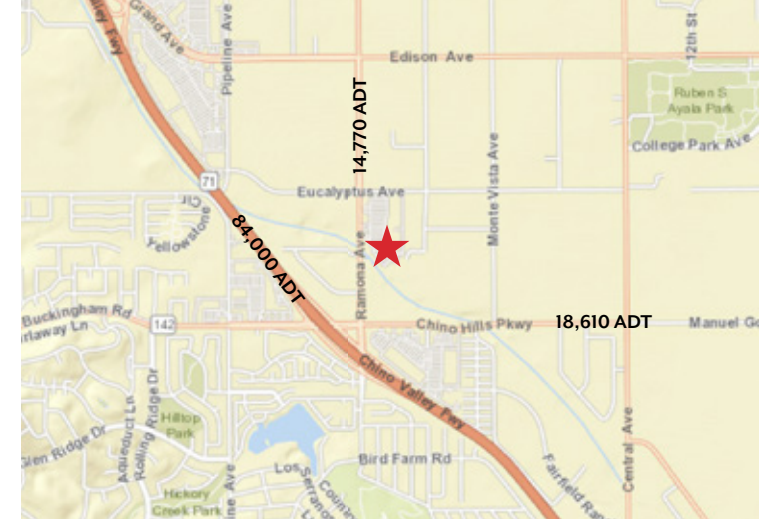
EUCALYPTUS AVENUE



PLANNED CLASS A INDUSTRIAL DEVELOPMENT BY INSTITUTIONAL DEVELOPER

Demographics

	Chino/Chino Hills	1-Mile	3-Miles	5-Miles
POPULATION				
2020 Total Population	176,052	7,300	109,971	257,311
2025 Total Population	183,949	7,949	115,043	266,421
2020-2025 Annual Rate	0.88%	1.72%	0.91%	0.70%
Total Businesses	6,286	1,177	4,913	7,945
Total Employees	55,175	11,803	46,873	70,458
Total Daytime Population	167,766	14,965	112,106	237,471
2020 Median Age	36.2	35.4	35.6	34.8
HOUSEHOLDS				
2020 Households	50,688	2,293	30,610	71,151
2020 Average Household Size	3.34	3.18	3.44	3.53
2020 Housing Units	51,893	2,578	31,461	72,945
Owner Occupied Housing Units	70.1%	52.2%	67.3%	67.9%
Renter Occupied Housing Units	27.6%	36.7%	30.0%	29.6%
Vacant Housing Units	2.3%	11.1%	2.7%	2.5%
2020 Median Home Value	\$586,456	\$415,936	\$581,867	\$543,507
INCOME				
2020 Household Income Base	50,688	2,293	30,610	71,151
<\$15,000	4.7%	5.7%	4.8%	5.2%
\$15,000-\$24,999	4.2%	6.3%	4.1%	5.0%
\$25,000-\$34,999	4.1%	9.9%	4.1%	5.3%
\$35,000-\$49,999	7.0%	13.7%	7.2%	8.7%
\$50,000-\$74,999	15.3%	15.6%	15.5%	17.0%
\$75,000-\$99,999	14.5%	18.4%	14.8%	14.8%
\$100,000-\$149,999	23.8%	16.9%	23.6%	21.9%
\$150,000-\$199,999	13.1%	5.9%	13.0%	11.4%
\$200,000+	13.3%	7.7%	12.8%	10.8%
2020 Median Household Income	\$100,354	\$72,572	\$98,883	\$88,212
2020 Per Capita Income	\$39,810	\$28,856	\$33,730	\$30,811
2020 Average Household Income	\$121,966	\$91,572	\$120,310	\$110,928



Chino/Chino Hills Snapshot



176,052
TOTAL POPULATION



167,766
DAYTIME POPULATION



36.2
MEDIAN AGE



\$121,966
AVERAGE HOUSEHOLD INCOME



55,175
TOTAL EMPLOYEES



\$586,456
MEDIAN HOME VALUE

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R E A L E S T A T E

