



13201 9th St

Chino, California 91710

Property Overview

Charming home-turned-professional office building. Located in visible yet quiet corner to surrounding public and private communities of Chino. Many business uses for the entrepreneurial professional. Directly across from the Carolyn Owens Community Center, Paseo Del Sol Medical Center and Central Park. One block from Chino City Hall and many other City of Chino landmarks. Major civic center expansion planned for this general area in years to come providing great exposure.

Commercial General Zoning Code Chapter 20.06
https://library.municode.com/ca/chino/codes/code_of_ordinances?nodeId=TIT20ZO_CH20.06COZODI_20.06.010GEPU

Demographics 1 Mile 3 Miles 5 Miles

Total Households	5,172	37,612	104,047
Total Population	17,932	126,148	356,099
Average HH Income	\$111,018	\$128,387	\$123,280

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Property Highlights

- 2.5 miles (minutes) from CA 60 + CA 71 Freeways
- Open floor plan with 3 private offices, bath and kitchen
- Convenient detached 2-car garage + extra on-site parking
- New roof installed <10 years ago, walkable attic & cellar
- Central Heating & A/C/ ADA Accessible /Upgraded electrical
- Business Signage Space / Shady patio seating al fresco
- Water-efficient landscaping, fountain and fruiting trees
- Zoned - CG - Commercial General
- Seller Carry-Back Financing Available
- Lease-to-Buy Option
- Possible Uses: Law firm, accounting office, dental, chiropractic, optometry, psychiatrist, therapists, fitness, recording studio, insurance office, various retail uses like facial spa, barber shop / hair salon, animal services. (subject to verification)

For More Information

Eleni Christianson

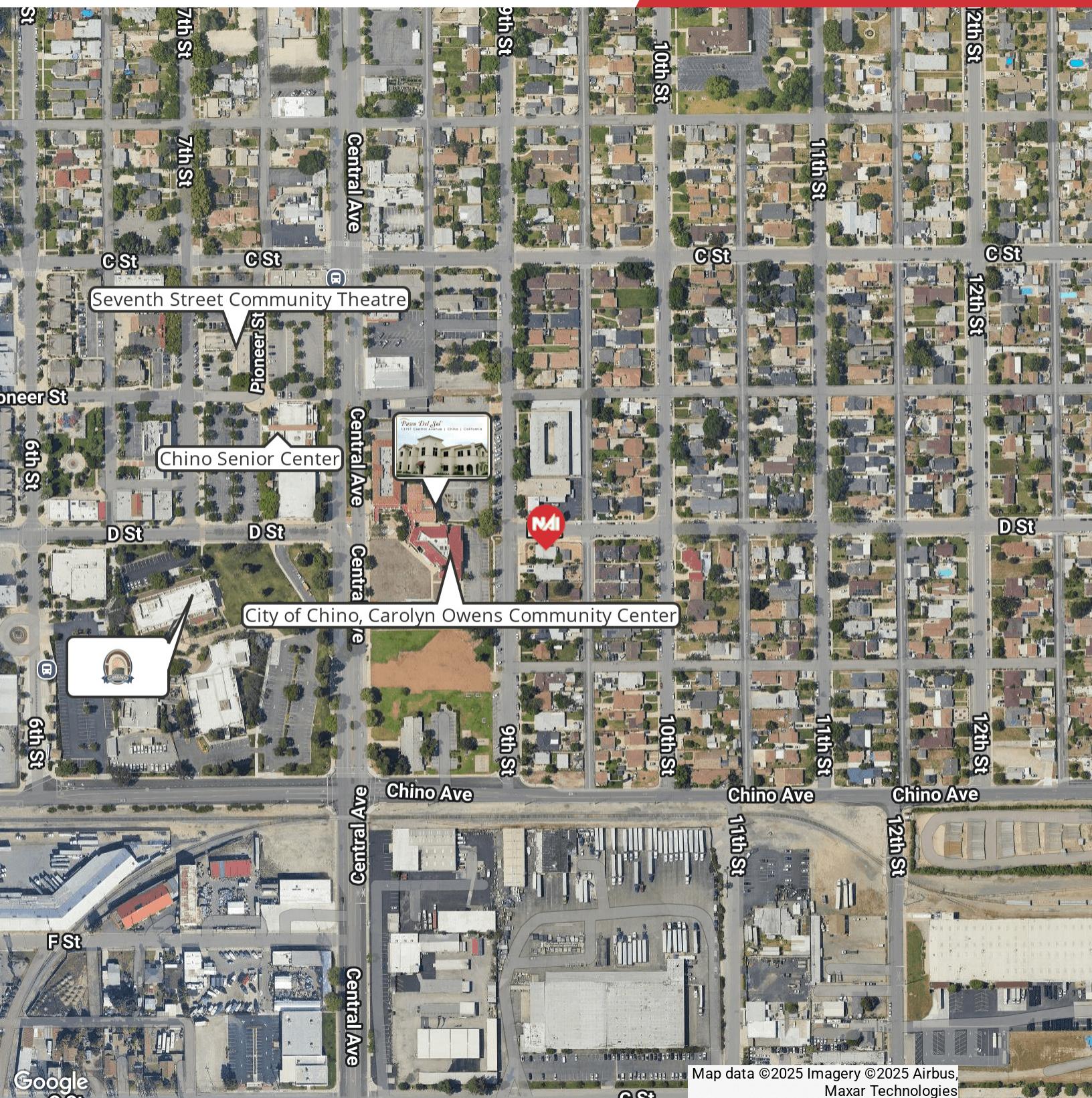
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