



FOR LEASE | ±1,854 SF

HIGH-IMAGE MEDICAL SUITE

5632 PHILADELPHIA STREET | CHINO, CA 91710

CHINO VALLEY MEDICAL PLAZA

YAIR HAIMOFF, SIOR

Executive Managing Director
818.203.5429
yhaimoff@spectrumcre.com
CA DRE Lic. #01414758

JASMINE MAGDALENO

Senior Associate
424.634.9202
jmagdaleno@spectrumcre.com
CA DRE Lic. #02056822

No warranty, express or implied, is made as to the accuracy of the information contained herein. This information is submitted subject to errors, omission, change of price, rental or other conditions, withdrawal without notice, and is subject to any special listing conditions imposed by our principals. Cooperating brokers, buyers, tenants and other parties who receive this document should not rely on it, but should use it as a starting point of analysis, and should independently confirm the accuracy of the information contained herein through a due diligence review of the books, records, files and documents that constitute reliable sources of the information described herein. Spectrum Commercial Real Estate, Inc. CA DRE #02042805

SPECTRUM
COMMERCIAL REAL ESTATE, INC.

spectrumcre.com | 818.252.9900

FOR LEASE

±1,854 SF

PROPERTY FEATURES



Premium Medical Suite



Newly Built



Outstanding Medical/Dental Co-Tenants



Elevator Served



On-Site Parking

LOCATION HIGHLIGHTS



Excellent Demographics



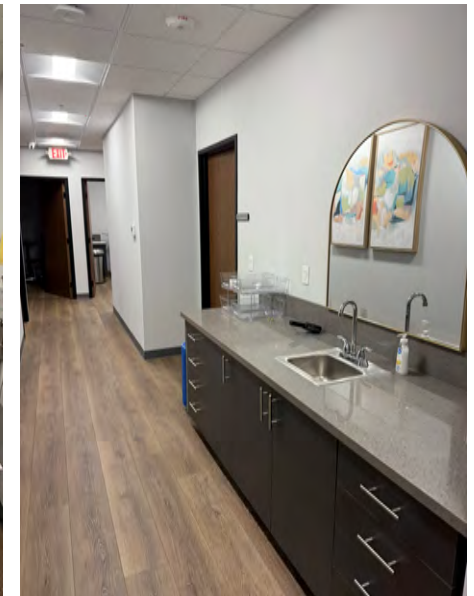
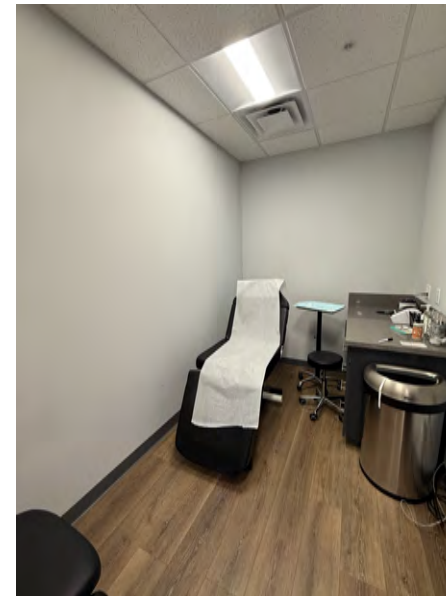
Adjacent to Chino Promenade and Chino Towne Center Retail Centers



1 Mile or 3 Minute Drive to Chino Valley Medical Center



Easy Access to 60 Freeway via Central Avenue



YAIR HAIMOFF, SIOR

Executive Managing Director
818.203.5429
yhaimoff@spectrumcre.com
CA DRE Lic. #01414758

JASMINE MAGDALENO

Senior Associate
424.634.9202
jmagdaleno@spectrumcre.com
CA DRE Lic. #02056822

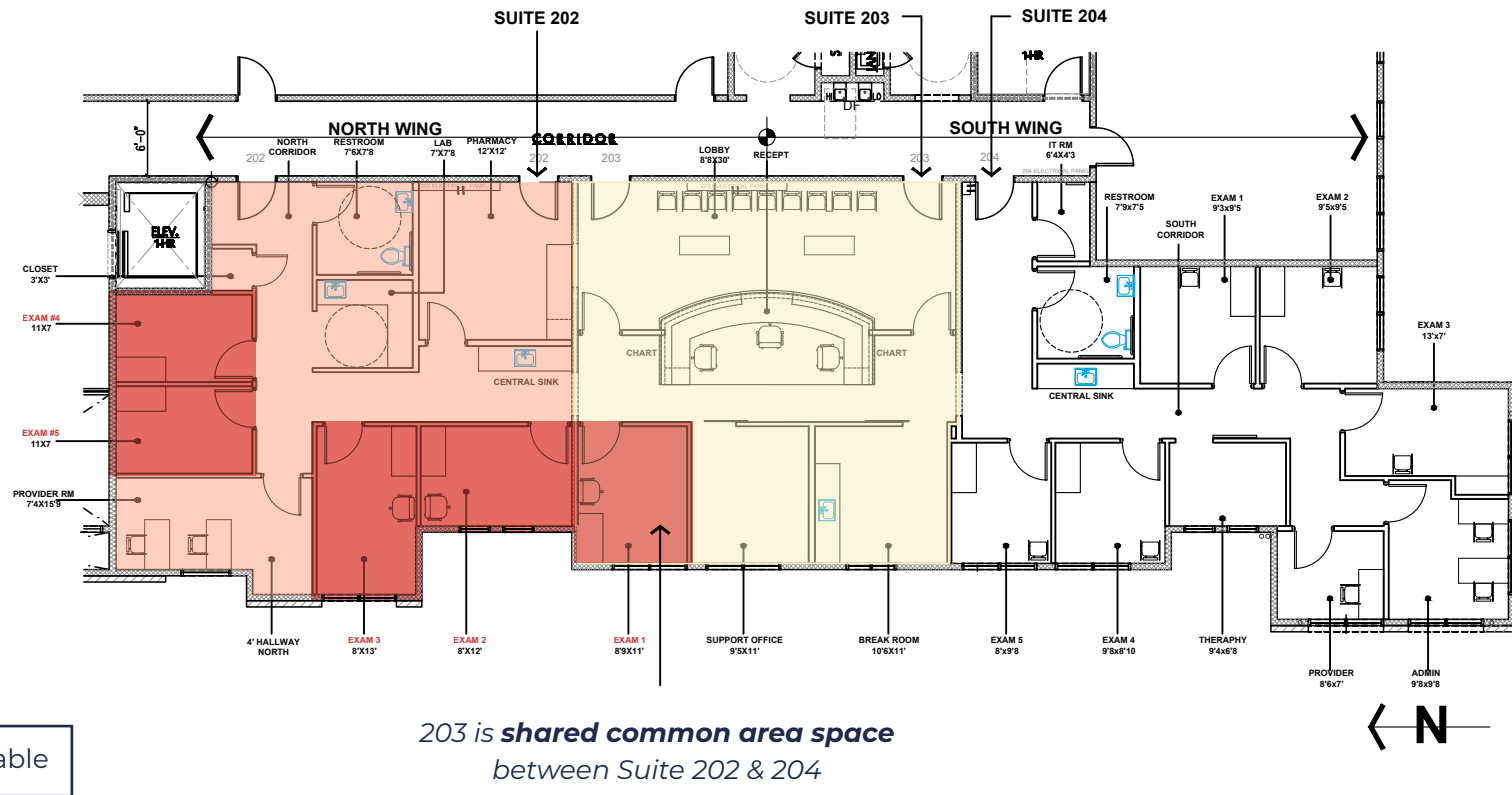
No warranty, express or implied, is made as to the accuracy of the information contained herein. This information is submitted subject to errors, omission, change of price, rental or other conditions, withdrawal without notice, and is subject to any special listing conditions imposed by our principals. Cooperating brokers, buyers, tenants and other parties who receive this document should not rely on it, but should use it as a starting point of analysis, and should independently confirm the accuracy of the information contained herein through a due diligence review of the books, records, files and documents that constitute reliable sources of the information described herein. Spectrum Commercial Real Estate, Inc. CA DRE #02042805

SPECTRUM
COMMERCIAL REAL ESTATE, INC.

spectrumcre.com | 818.252.9900

FOR LEASE

±1,854 SF



YAIR HAIMOFF, SIOR
Executive Managing Director
818.203.5429
yhaimoff@spectrumcre.com
CA DRE Lic. #01414758

JASMINE MAGDALENO
Senior Associate
424.634.9202
jmagdaleno@spectrumcre.com
CA DRE Lic. #02056822

No warranty, express or implied, is made as to the accuracy of the information contained herein. This information is submitted subject to errors, omission, change of price, rental or other conditions, withdrawal without notice, and is subject to any special listing conditions imposed by our principals. Cooperating brokers, buyers, tenants and other parties who receive this document should not rely on it, but should use it as a starting point of analysis, and should independently confirm the accuracy of the information contained herein through a due diligence review of the books, recods, files and documents that constitute reliable sources of the information described herein. Spectrum Commercial Real Estate, Inc. CA DRE #02042805

SPECTRUM
COMMERCIAL REAL ESTATE, INC.
spectrumcre.com | 818.252.9900

FOR LEASE

AMENITIES MAP



YAIR HAIMOFF, SIOR
Executive Managing Director
818.203.5429
yhaimoff@spectrumcre.com
CA DRE Lic. #01414758

JASMINE MAGDALENO
Senior Associate
424.634.9202
jmagdaleno@spectrumcre.com
CA DRE Lic. #02056822

No warranty, express or implied, is made as to the accuracy of the information contained herein. This information is submitted subject to errors, omission, change of price, rental or other conditions, withdrawal without notice, and is subject to any special listing conditions imposed by our principals. Cooperating brokers, buyers, tenants and other parties who receive this document should not rely on it, but should use it as a starting point of analysis, and should independently confirm the accuracy of the information contained herein through a due diligence review of the books, recods, files and documents that constitute reliable sources of the information described herein. Spectrum Commercial Real Estate, Inc. CA DRE #02042805

SPECTRUM
COMMERCIAL REAL ESTATE, INC.
spectrumcre.com / 818.252.9900

FOR LEASE

DEMOGRAPHICS



POPULATION

	1 MILE	3 MILES	5 MILES
Estimated Population	17,296	170,582	417,721
Estimated Households	5,832	49,323	121,529



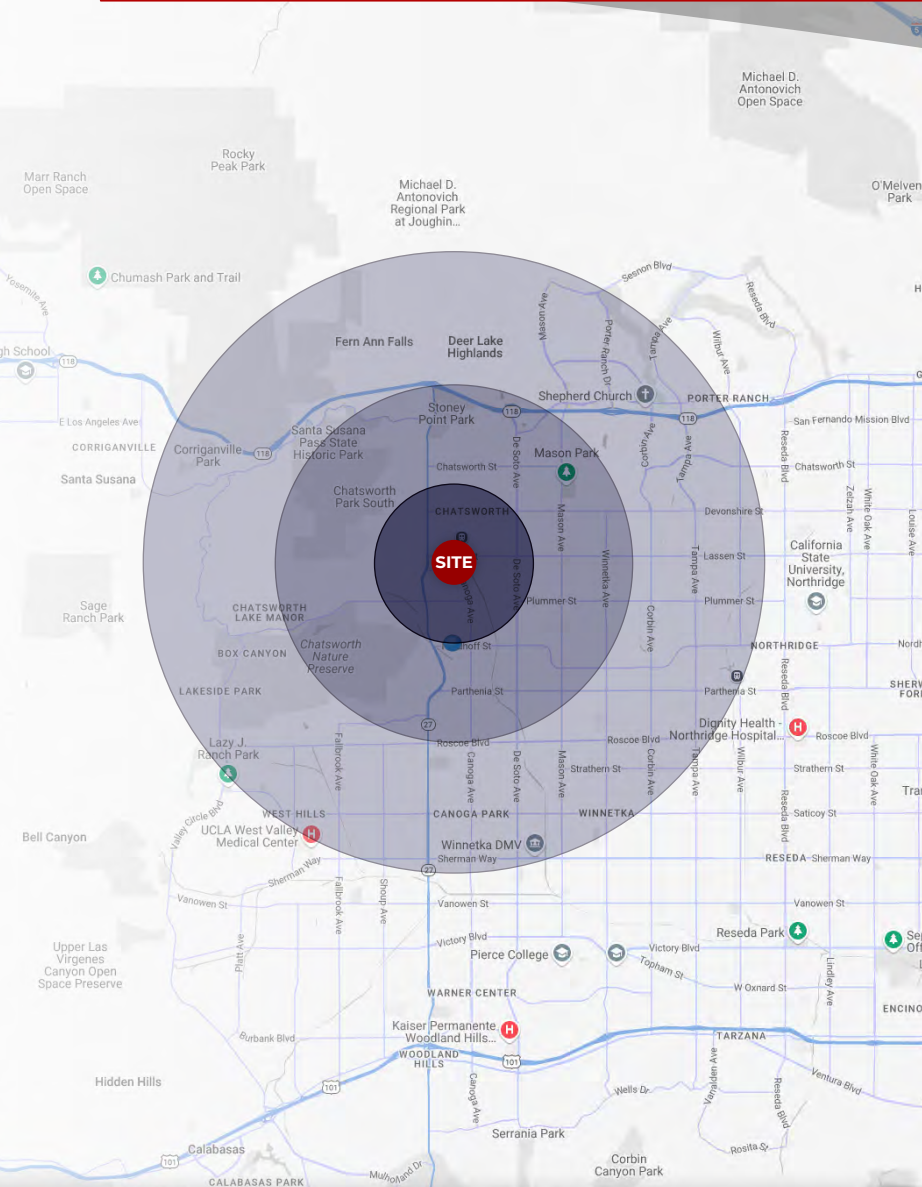
HOUSEHOLD INCOME

	1 MILE	3 MILES	5 MILES
Average Household Income	\$124,358	\$117,064	\$114,739
Median Household Income	\$91,048	\$89,599	\$87,802



DAYTIME POPULATION

	1 MILE	3 MILES	5 MILES
Total Businesses	798	6,722	18,254
Total Employees	5,462	56,441	162,084



YAIR HAIMOFF, SIOR
Executive Managing Director
818.203.5429
yhaimoff@spectrumcre.com
CA DRE Lic. #01414758

JASMINE MAGDALENO
Senior Associate
424.634.9202
jmagdaleno@spectrumcre.com
CA DRE Lic. #02056822

No warranty, express or implied, is made as to the accuracy of the information contained herein. This information is submitted subject to errors, omission, change of price, rental or other conditions, withdrawal without notice, and is subject to any special listing conditions imposed by our principals. Cooperating brokers, buyers, tenants and other parties who receive this document should not rely on it, but should use it as a starting point of analysis, and should independently confirm the accuracy of the information contained herein through a due diligence review of the books, recods, files and documents that constitute reliable sources of the information described herein. Spectrum Commercial Real Estate, Inc. CA DRE #02042805

SPECTRUM
COMMERCIAL REAL ESTATE, INC.

spectrumcre.com | 818.252.9900

FOR LEASE

5632 | **PHILADELPHIA STREET**
CHINO, CA 91710



YAIR HAIMOFF, SIOR

Executive Managing Director

818.203.5429

yhaimoff@spectrumcre.com

CA DRE Lic. #01414758



JASMINE MAGDALENO

Senior Associate

424.634.9202

jmagdaleno@spectrumcre.com

CA DRE Lic. #02056822

SPECTRUM
— COMMERCIAL REAL ESTATE, INC.

spectrumcre.com | 818.252.9900

No warranty, express or implied, is made as to the accuracy of the information contained herein. This information is submitted subject to errors, omission, change of price, rental or other conditions, withdrawal without notice, and is subject to any special listing conditions imposed by our principals. Cooperating brokers, buyers, tenants and other parties who receive this document should not rely on it, but should use it as a starting point of analysis, and should independently confirm the accuracy of the information contained herein through a due diligence review of the books, records, files and documents that constitute reliable sources of the information described herein. Spectrum Commercial Real Estate, Inc. CA DRE #02042805