

**For Sale**

**Commercial Kitchen for Nationwide Company  
OWNER USER OR INVESTMENT**

**4830 Lanier Rd Chino CA 91710**

**BLDG: ± 10,664 SF**

**LOT: ± 18,437 SF/ ±0.42 AC**



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## PROPERTY DESCRIPTION

**Property Address:** 4830 Lanier Rd. Chino CA 91710

**Total Bldg:** ±10,664 SF

**Lot:** ±18,437 SF / ±.42 AC

**Year Built:** 1992

**Zoning:** Industrial -VLI

**Clearance:** 18'

**Power:** 800 AMP

**Ground Level Doors:** 3

**Office:** +/- 758 SF

**Food Manufacturing:** Commercial Hood  
Commercial Sinks  
Floor Drains  
Walk in Cooler and Freezer  
(approx. 63 ft x 16 ft)  
Gas Line  
Sprinklers

**APN:** 1019-461-24-0000

**County:** San Bernardino

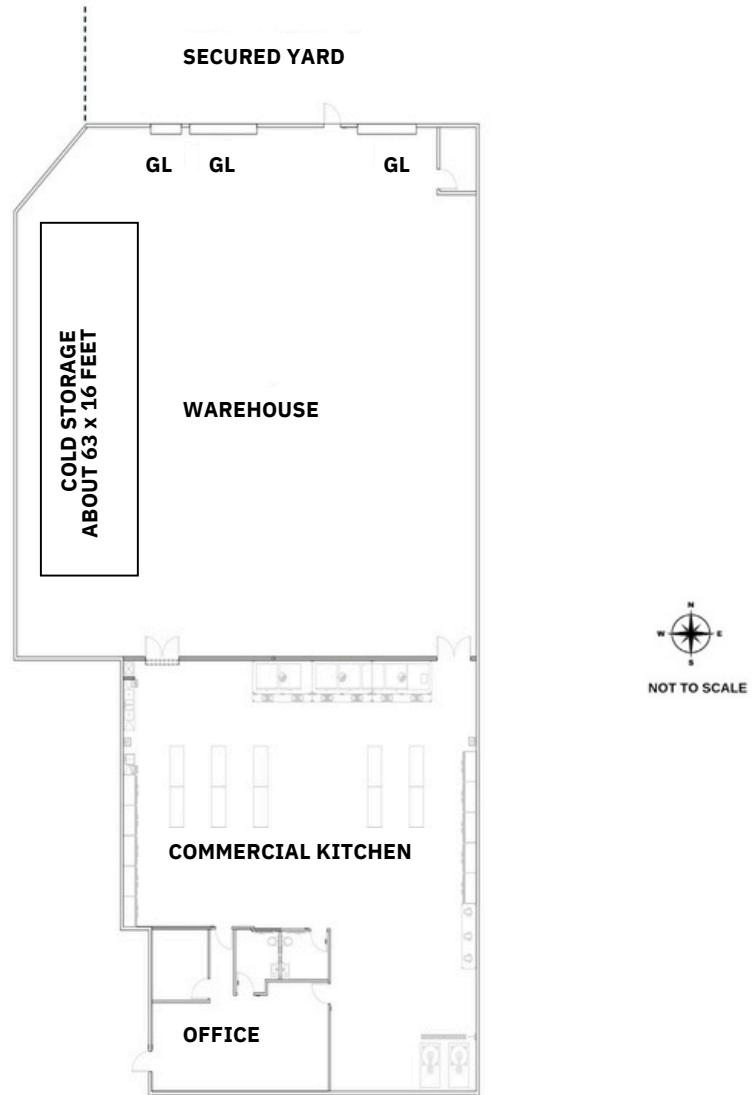
## HIGHLIGHTS

- Hard to Find
- Turnkey Food Processing Facility
- Processing / Cooling / Freezer & Kitchen Areas
- Sprinklers
- Fully Renovated building for food manufacturing
- High Pile Racking System
- Secured Yard space
- Proximity to Interstate 60, 10 & 71 Fwy
- Near Ontario International Airport, Downtown Pomona Commuter Rail, Claremont Commuter Rail, and more



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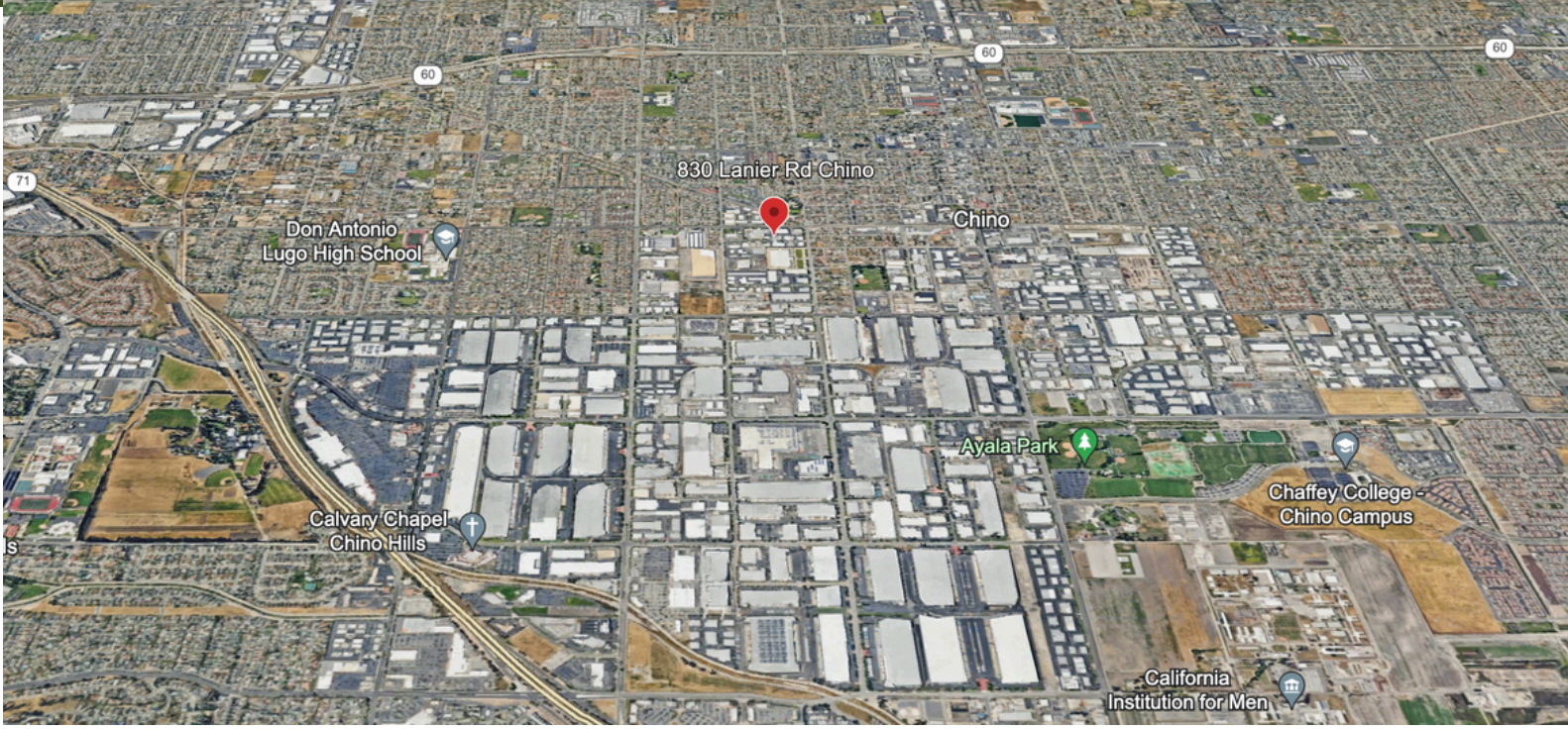
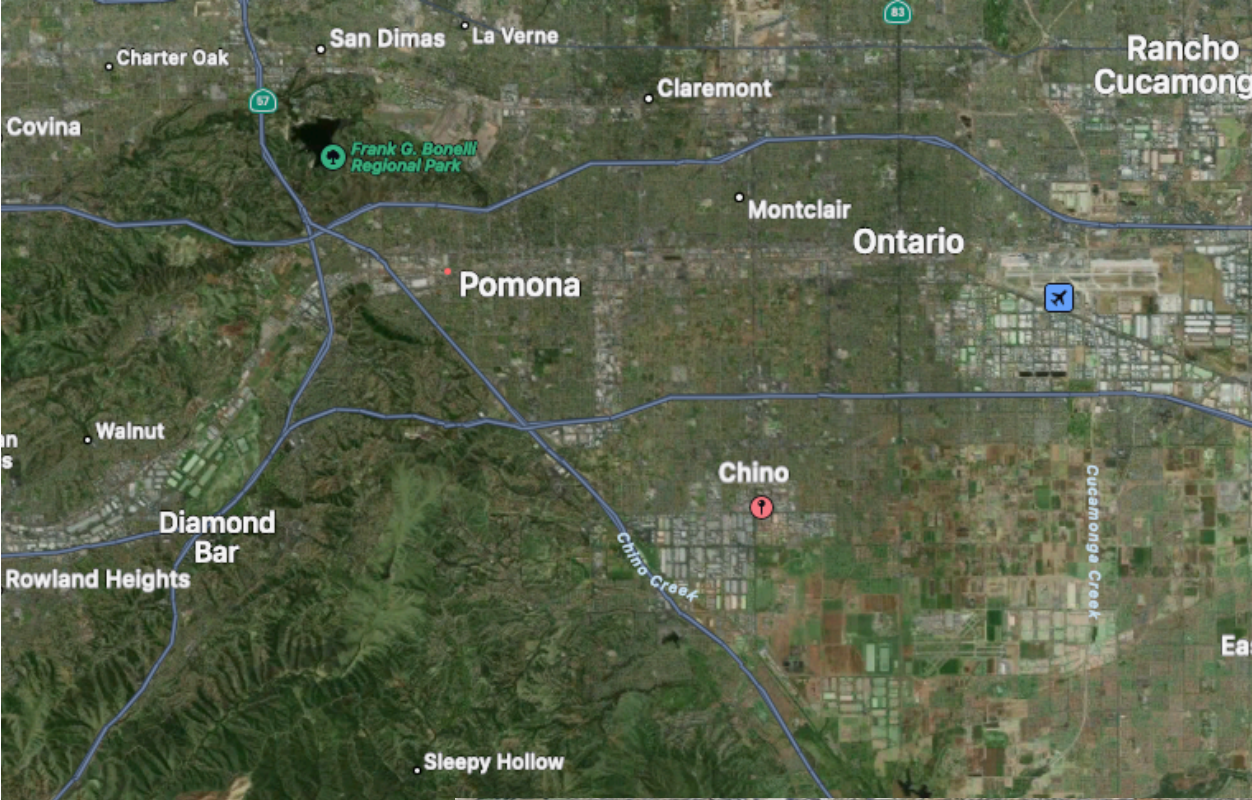
4830 LANIER RD,  
CHINO, CA 91710  
±10,664 SF



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# Chino, CA







## Chino, CA

**Family-Friendly Environment:** Chino is known for its family-friendly atmosphere, with top-rated schools, safe neighborhoods, and a variety of parks and recreational facilities. It's an ideal place to raise children and enjoy a high quality of life.

**Affordable Housing:** Compared to many other cities in the Greater Los Angeles area, Chino offers more affordable housing options. Whether you're looking for a single-family home, a townhouse, or an apartment, you can find a range of housing choices to fit different budgets.

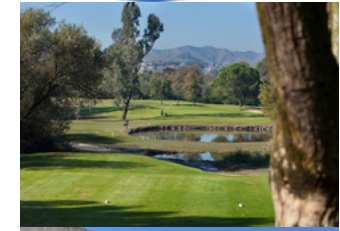
**Convenient Location:** Situated in the heart of the Inland Empire, Chino enjoys a convenient location with easy access to major highways and transportation networks. Residents can commute to nearby employment centers in Los Angeles, Orange County, and the surrounding areas.

**Recreational Opportunities:** Chino boasts a variety of recreational amenities, including parks, golf courses, sports fields, and community centers. Outdoor enthusiasts can explore the nearby Chino Hills State Park or enjoy activities such as hiking, biking, and horseback riding.

**Diverse Dining and Shopping:** The city offers a diverse range of dining options, from family-owned eateries to popular chain restaurants. Additionally, Chino features shopping centers and retail destinations where residents can find everything from everyday necessities to specialty goods.

**Strong Community Spirit:** Chino has a strong sense of community, with residents actively participating in local events, festivals, and volunteer opportunities. Whether it's a farmers' market, a holiday parade, or a charity fundraiser, there's always something happening to bring people together.

**Job Opportunities:** While Chino itself has a strong agricultural heritage, its proximity to major employment centers in Southern California provides residents with diverse job opportunities in various industries, including healthcare, education, manufacturing, and logistics.



# CHINO, CA DEMOGRAPHICS

## Chino, CA

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

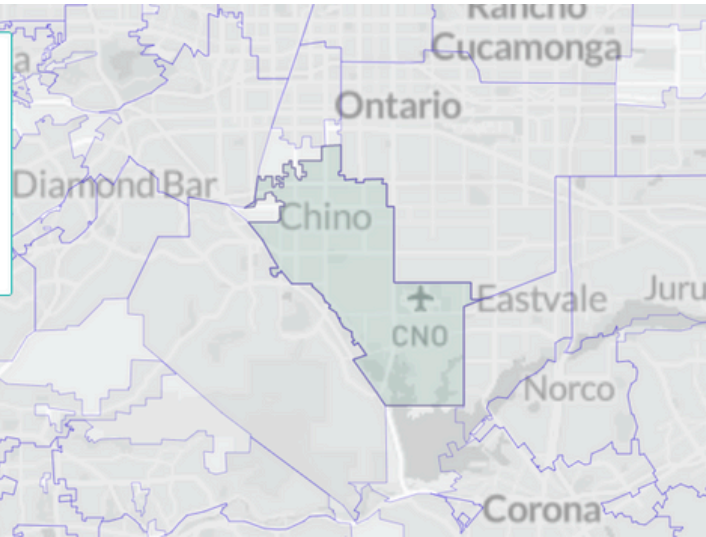
**92,988**

Population

29.6 square miles

**3,140.9** people per square mile

Census data: ACS 2021 1-year unless noted



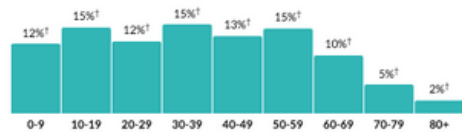
### Age

**37.7**

Median age

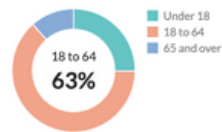
a little higher than the figure in the Riverside-San Bernardino-Ontario, CA Metro Area: 35.4  
about the same as the figure in California: 37.6

Population by age range



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Population by age category



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### Units & Occupancy

**27,283**

Number of housing units

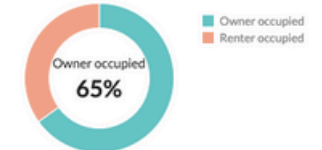
the Riverside-San Bernardino-Ontario, CA Metro Area: 1,594,586  
California: 14,512,149

Occupied vs. Vacant



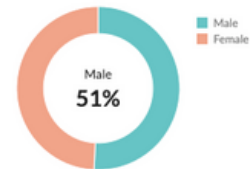
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Ownership of occupied units



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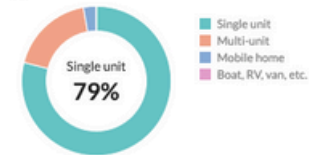
### Sex



Race & Ethnicity

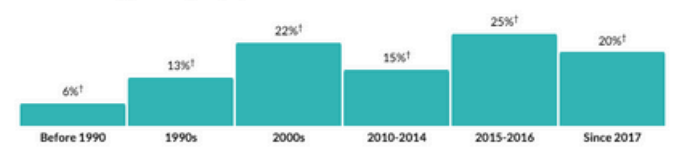


Types of structure



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Year moved in, by percentage of population



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### 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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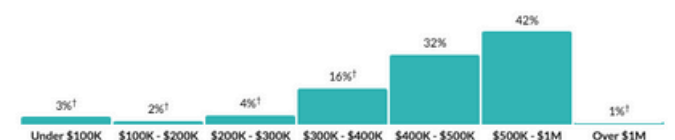
### Value

**\$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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**4830**

**LANIER RD., CHINO**

**APN: 1019-461-24**

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