

CHINO VALLEY MEDICAL PLAZA

5632 & 5624 Philadelphia St. Chino, CA 91710



for more information please contact

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CHINO VALLEY MEDICAL PLAZA

5632 & 5642 PHILADELPHIA ST. CHINO, CA 91710



Strategically located, a brand new, comprehensive, one-stop, medical practice facility is coming soon! Building B of the complex will be the first of three phases of Chino Valley Medical Plaza and will offer 23 white-box suites for owner/tenant build-out to suit most medical practice needs including specialty and general medical practice, urgent care, outpatient surgery, cosmetic surgery and medical services, general and specialty dentistry, ophthalmology, podiatry, chiropractic, medical imaging, laboratory testing, and more. This 24,832 square foot, three story building will be comprised of suites ranging from 566 to 1599 sq. ft. Asking prices will begin at \$350,000.00. There will be adequate parking to accommodate patient and practice needs. Completion is expected during early January 2023. Building A will offer 30 suites and is expected to be available for occupancy during summer of 2023. The final phase will be an Elder Assisted Living Community with expected completion during late 2024. The complex will be located on a spacious 7.5-acre site. Don't miss this opportunity.

BUILDING FEATURES

- ◆ 24832 SF Three story class A medical office building #B with 23 units
- ◆ Building #A with 30 units scheduled to be completed by 2023
- ◆ Elder Assisted Living Community scheduled to be completed at 2024
- ◆ Urgent care center, Pharmacy, Emergency surgery center on site
- ◆ Easy access to 60 Freeway via Central Avenue
- ◆ Adjacent to Chino promenade and Chino Towne Center retail centers
- ◆ 1 mile or 3-minute drive to Chino Valley Medical Center



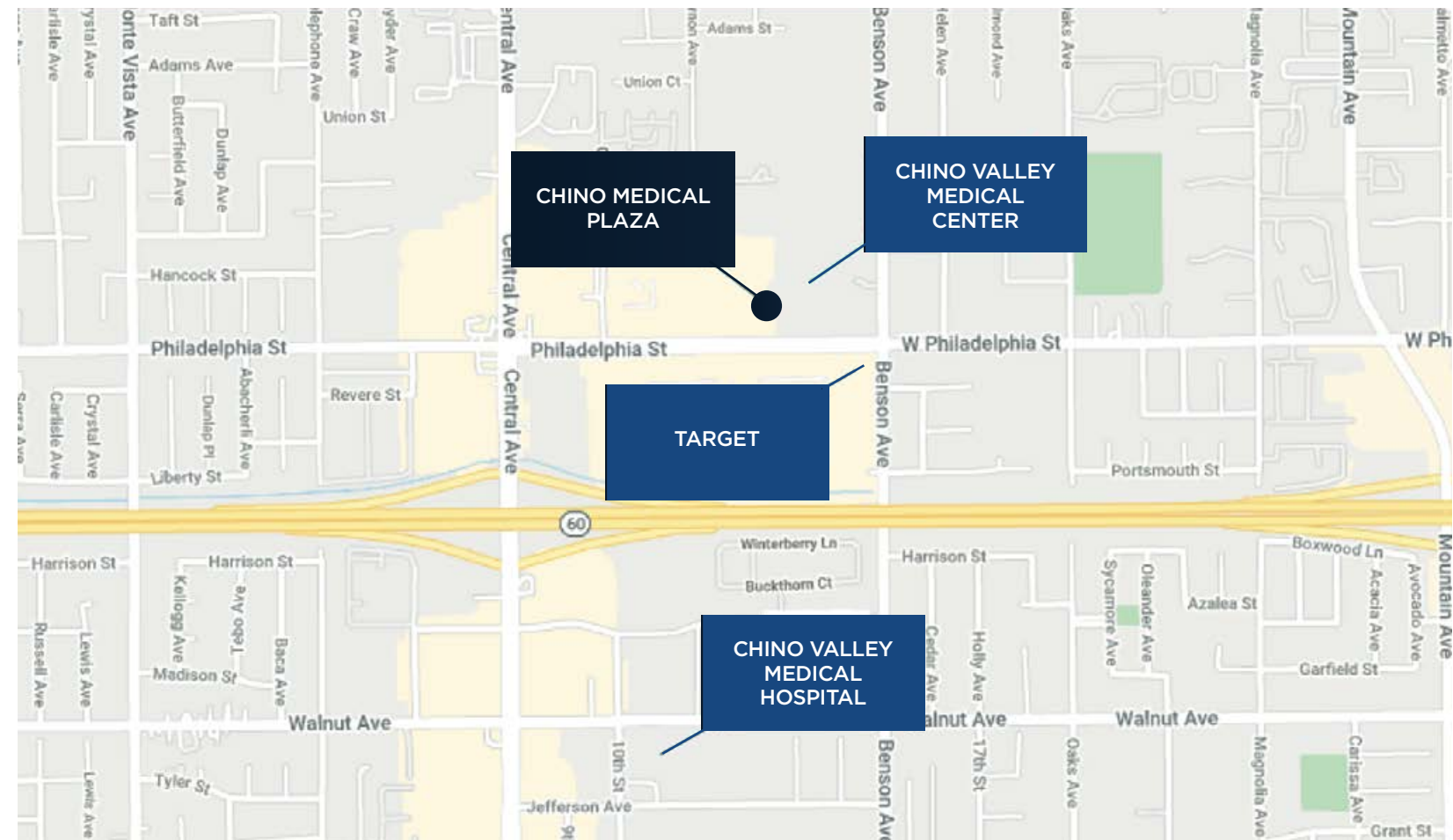
**5592 PHILADELPHIA ST.
ASSISTED LIVING
2.793 AC
Completion TBD**

**5624 PHILADELPHIA ST.
MEDICAL BUILDING
1.970 AC
Medical Building
Completion End**

**5632 PHILADELPHIA ST.
MEDICAL BUILDING
1.747 AC
Medical Building
Completion Soon**

**78 PHILADELPHIA ST.
RESTAURANT/RETAIL
0.05 AC**

PHILADELPHIA STREET



CHINO VALLEY MEDICAL PLAZA

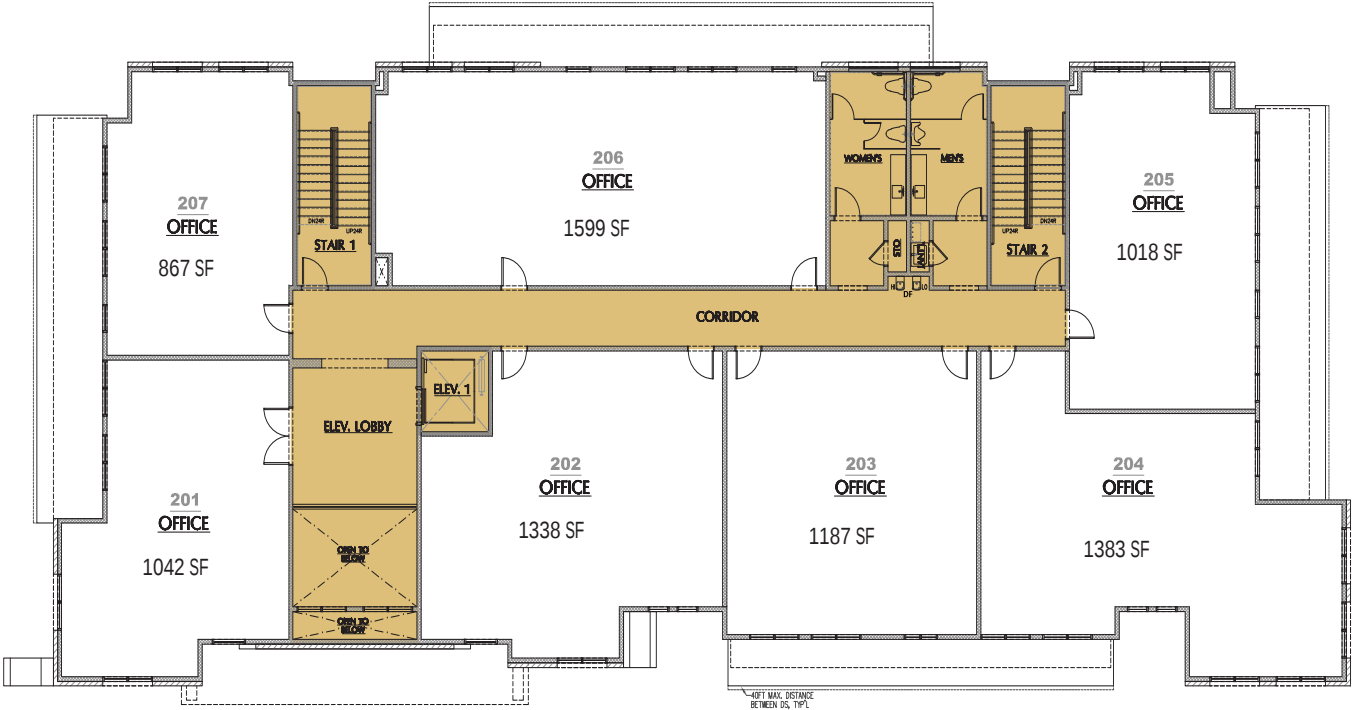
5632 Philadelphia St. Build #B Chino, CA 91710

BLDG. B PROPERTY FACTS

Price	\$350,000 - \$880,000	Building Class	A
Unit Size	566-1,599 SF	Floors	3
No. Units	23	Typical Floor Size	8,277 SF
Total Building Size	24,832 SF	Year Built	2023
Property Type	Office	Lot Size	1.747 AC
Property Subtype	Medical	Parking Ratio	4.03/1,000 SF

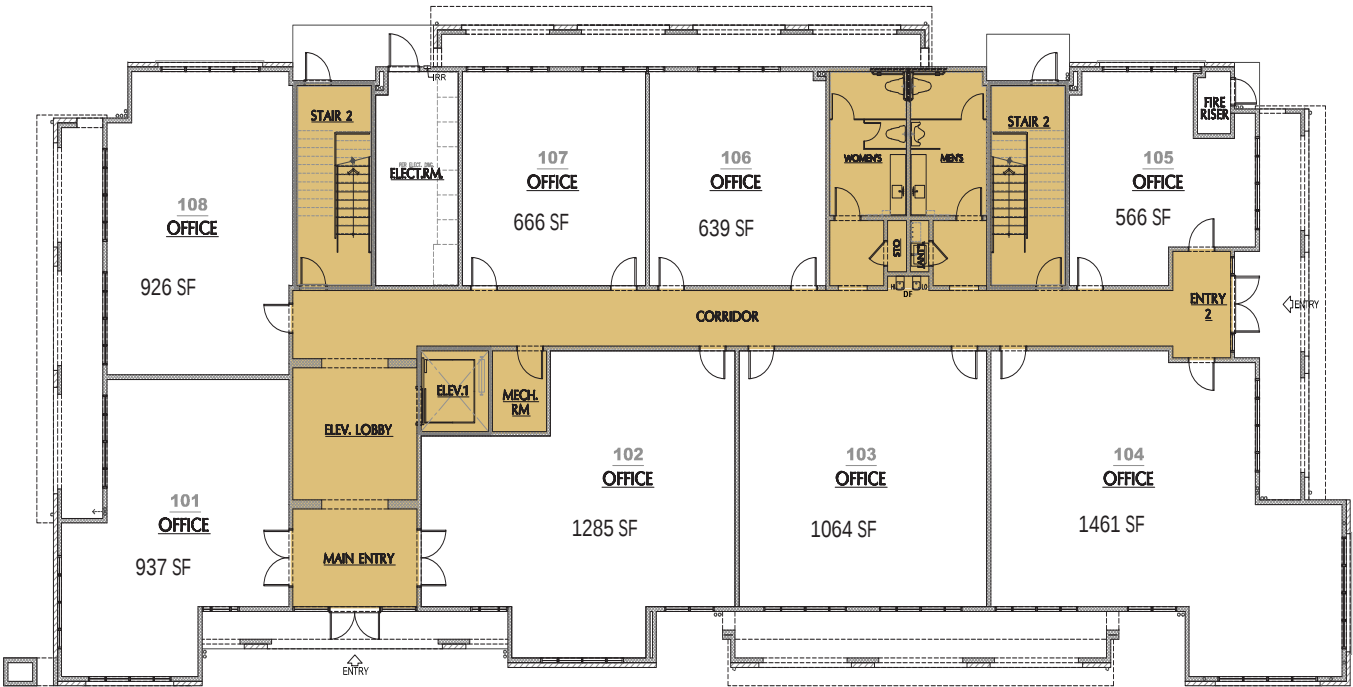
BLDG. B - 2ND FLOOR PLAN

7 UNITS | SCALE: NTS



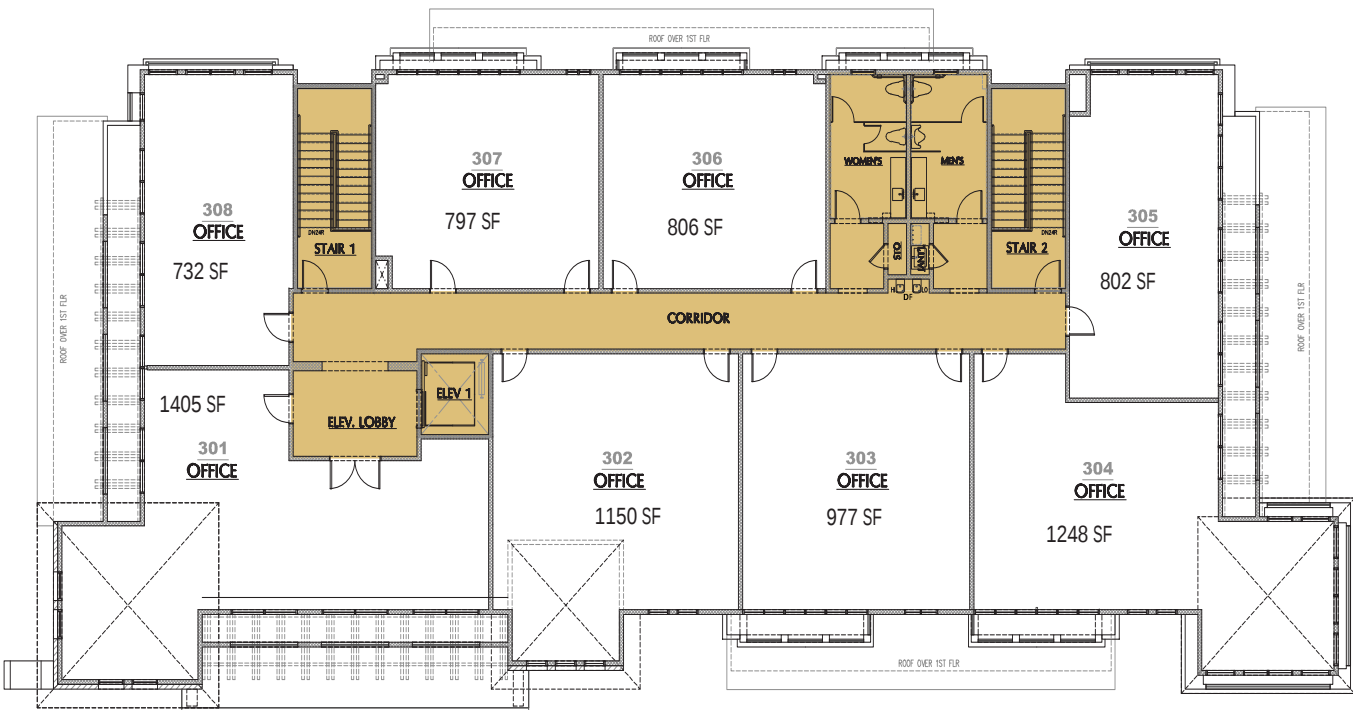
BLDG. B - 1ST FLOOR PLAN

8 UNITS | SCALE: NTS



BLDG. B - 3RD FLOOR PLAN

8 UNITS | SCALE: NTS



CHINO VALLEY MEDICAL PLAZA

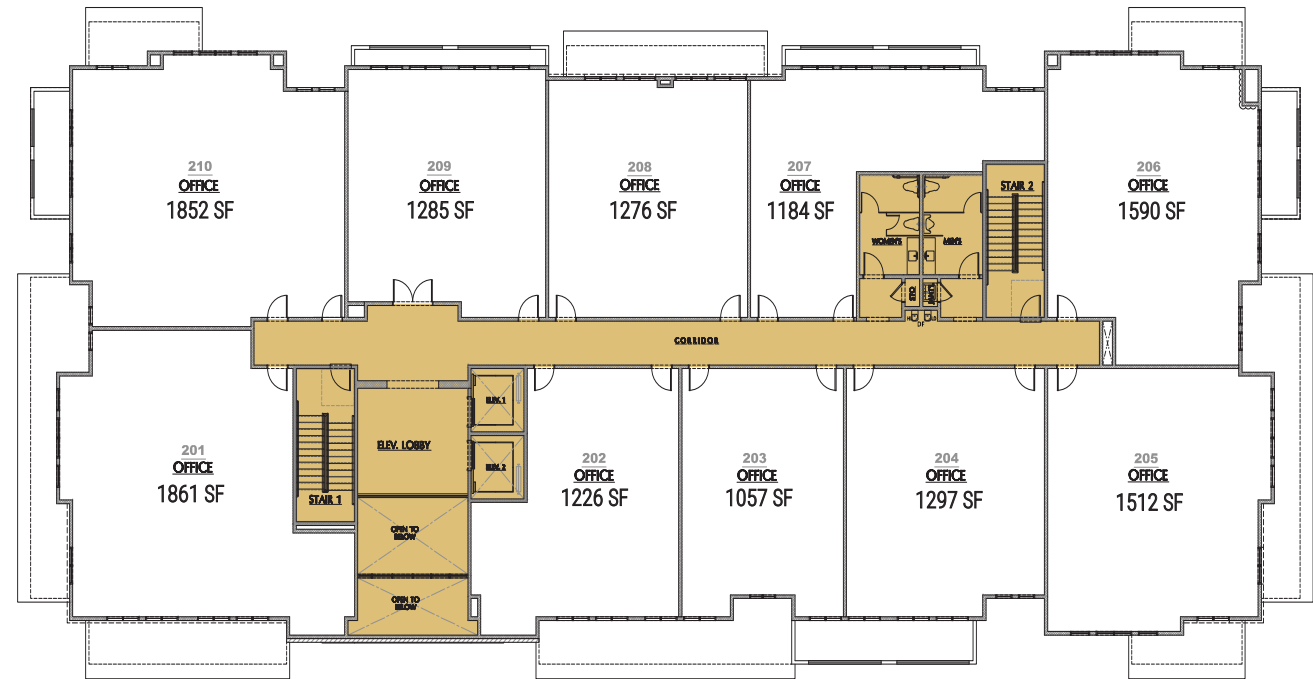
5624 Philadelphia St. Build #A Chino, CA 91710

BLDG. A PROPERTY FACTS

Price	TBD	Building Class	A
Unit Size	927-1,862 SF	Floors	3
No. Units	30	Typical Floor Size	13,273 SF
Total Building Size	39,749 SF	Year Built	2023
Property Type	Office	Lot Size	1.970 AC
Property Subtype	Medical	Parking Ratio	4.03/1,000 SF

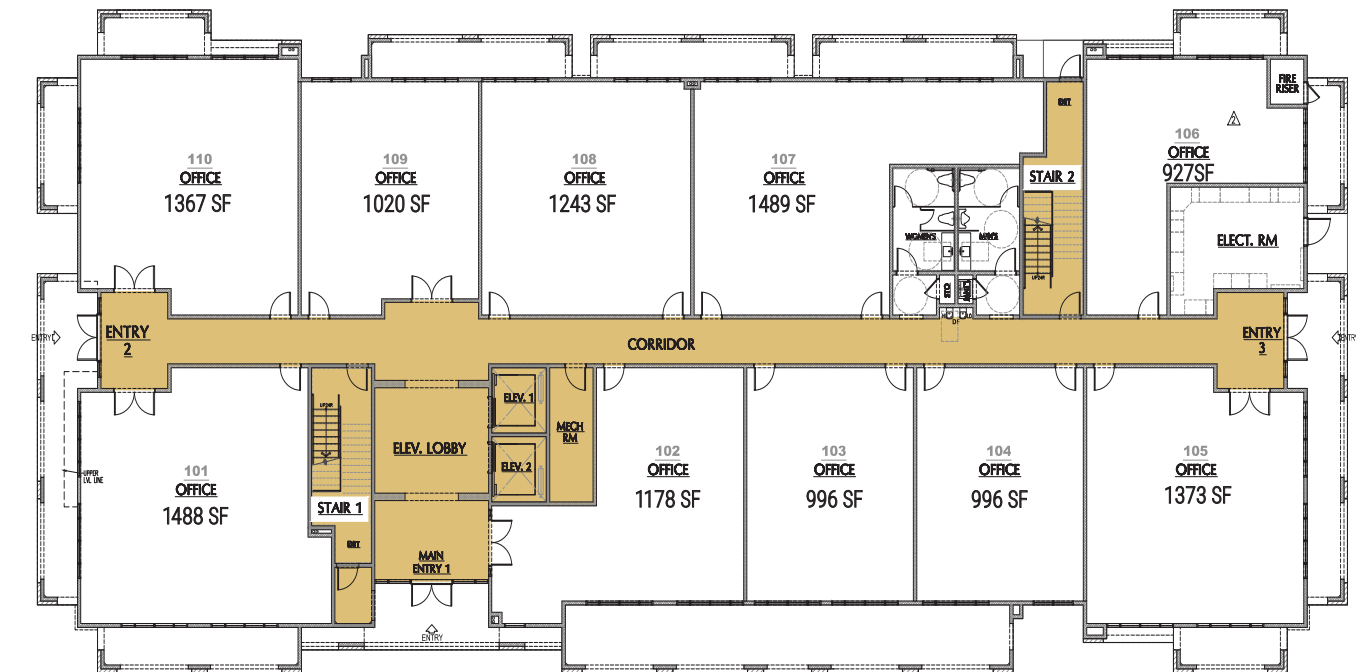
BLDG. A - 2ND FLOOR PLAN

10 UNITS | SCALE: NTS



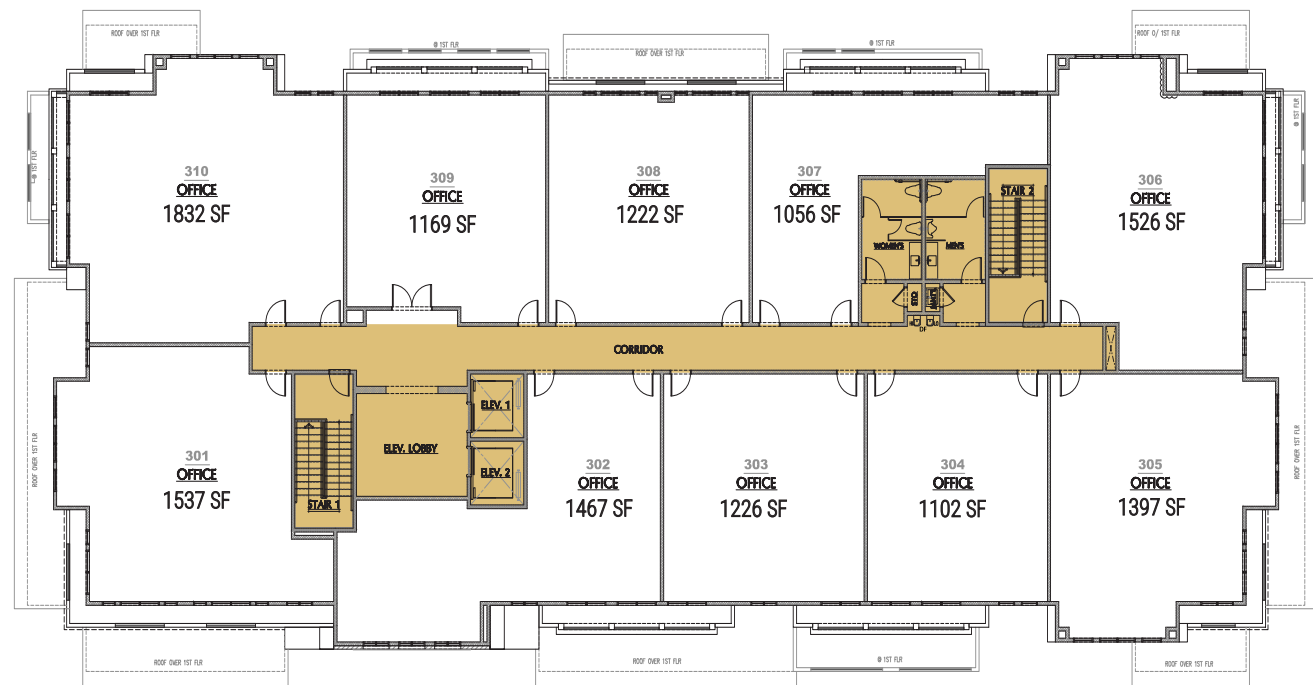
BLDG. A - 1ST FLOOR PLAN

10 UNITS | SCALE: NTS



BLDG. A - 3RD FLOOR PLAN

10 UNITS | SCALE: NTS



CHINO VALLEY ASSISTED LIVING

5592 Philadelphia St. Chino, CA 91710



