

RESTAURANT for LEASE

FREE STANDING BUILDING

4603 Riverside Dr., Chino, CA 91710



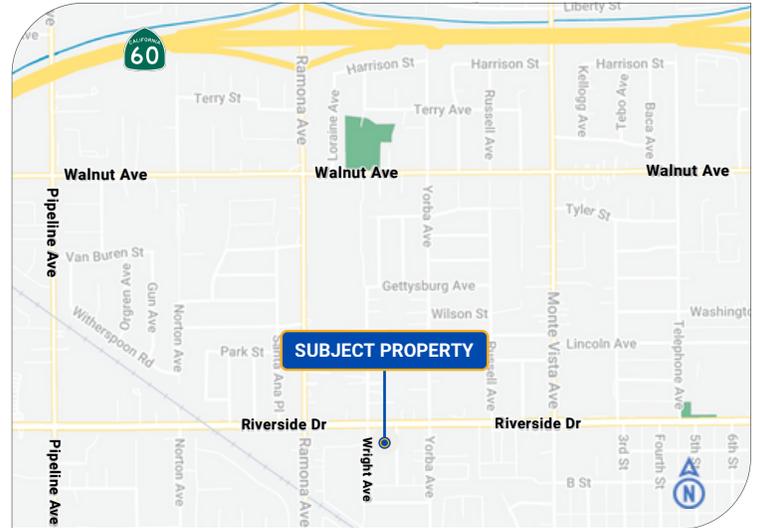
PROPERTY HIGHLIGHTS

- Free-Standing Restaurant Building
- High-Visibility Pylon Signage Available
- Strong frontage along Riverside Drive with excellent visibility
- Functional restaurant Configuration, suitable for dine-in or take-out
- 17 on-site parking spaces plus 1 ADA-compliant handicap parking space
- Surrounded by schools, Parks, residential neighborhoods, and Businesses
- Easy access to CA-60, CA-71
- Strong daytime population and consistent local traffic flow
- Ideal for: Boba Tea/ Donuts/ Coffee/ Bakery/ Seafood/ Chinese/ Korean Tofu & BBQ/ Vietnamese/ Pho/ Dim Sum/ Dessert/ Hot Pot/ Cuisine

RESTAURANT DETAILS

Available Size: ± 1,800 SF NNN: \$0.50 PSF/Month

Restroom(s): 2 Reserved Parking(s): 18



ASKING RATE INFO

Rate

\$2.00 PSF /Month

FOR MORE INFORMATION, PLEASE CONTACT



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EASE CRE Powered by TNG Real Estate Consultants DRE# 01886242

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2024 DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population Average	21,687	136,489	381,866
Household Income	\$123,882	\$122,236	\$117,400
Daytime Population	6,549	57,588	125,939

Source: Esri

2025 TRAFFIC COUNTS (Source: Caltrans)

Riverside Drive: **± 15,762 AADT** (Annual Average Daily Traffic)
 Ramona Ave: **± 17,101 AADT** (Annual Average Daily Traffic)

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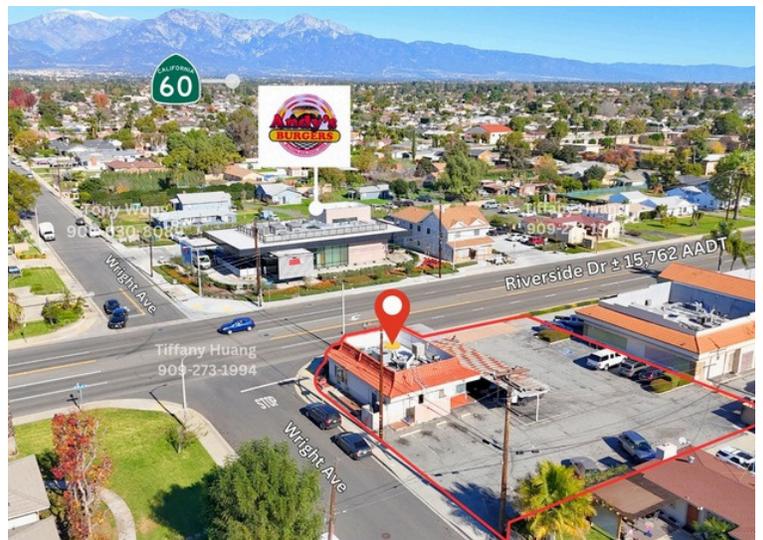
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