



Retail Space For Lease

WALNUT AVE (12,800 CPD)

Available:
±5,500 SF

Superior Grocers Shopping Center

12365 CENTRAL AVE
CHINO, CA 91710

Property Details

- Lease Rate: \$1.50/SF NNN
- Shopping Center GLA: ±160,000 SF

Property Highlights

- Busy neighborhood center anchored by a strong performing Superior Grocers
- Ideally positioned at a signalized intersection within a dense residential area
- Numerous national credit retailers in the immediate area including Wells Fargo, Starbucks, Winchell's Donuts, Walgreens, Taco Bell, Arco Gas, and others
- Located at the Central Ave exit off of the 60 Freeway

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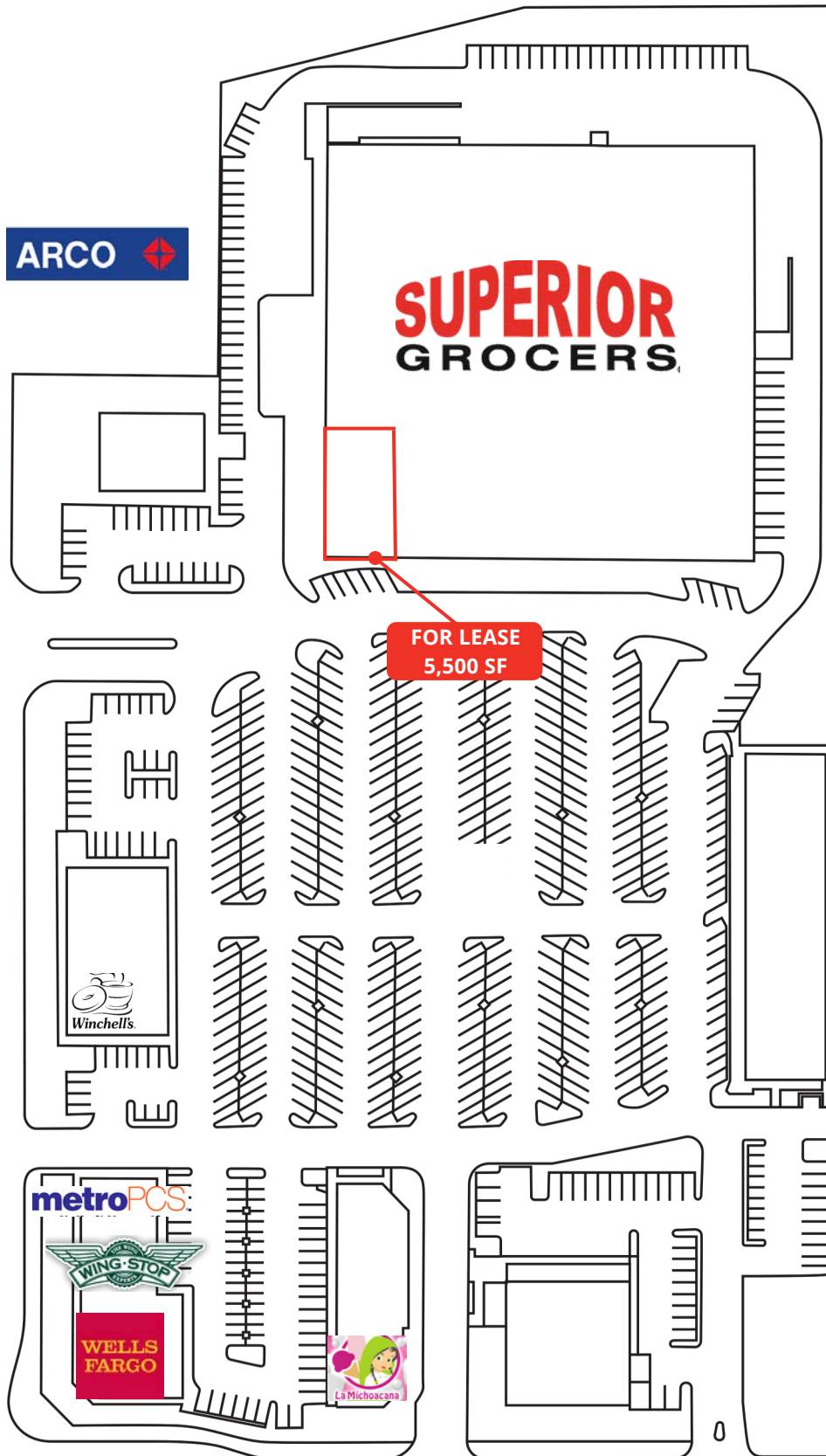
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Site Plan

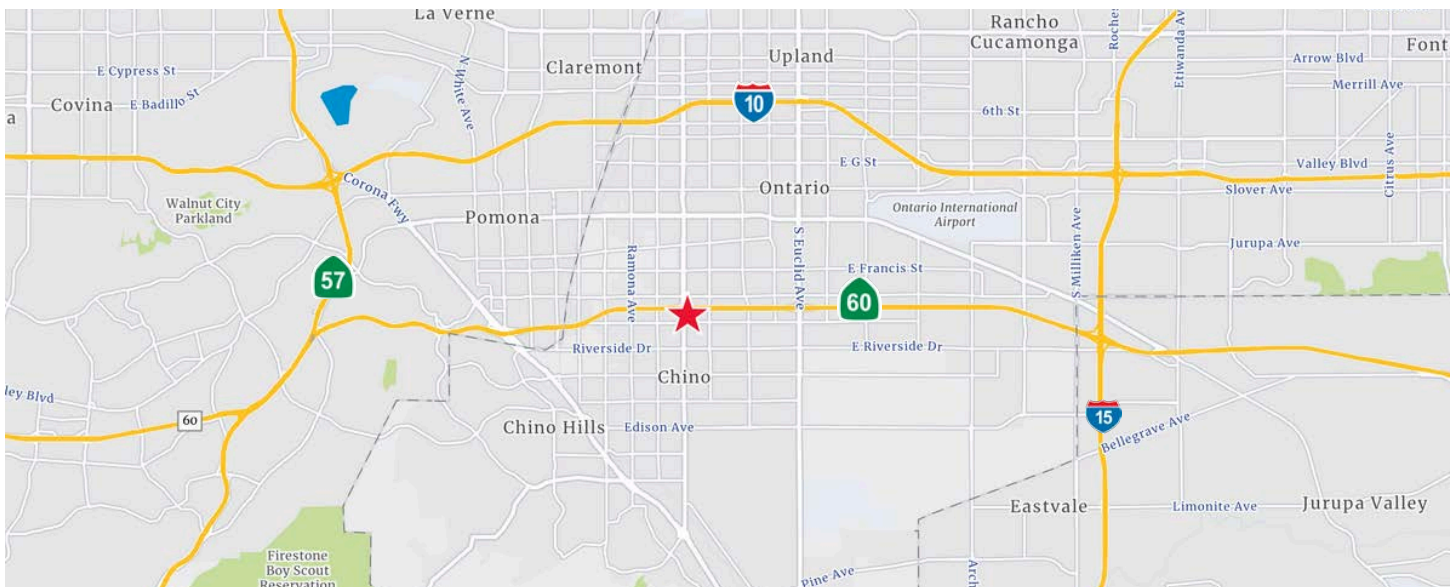
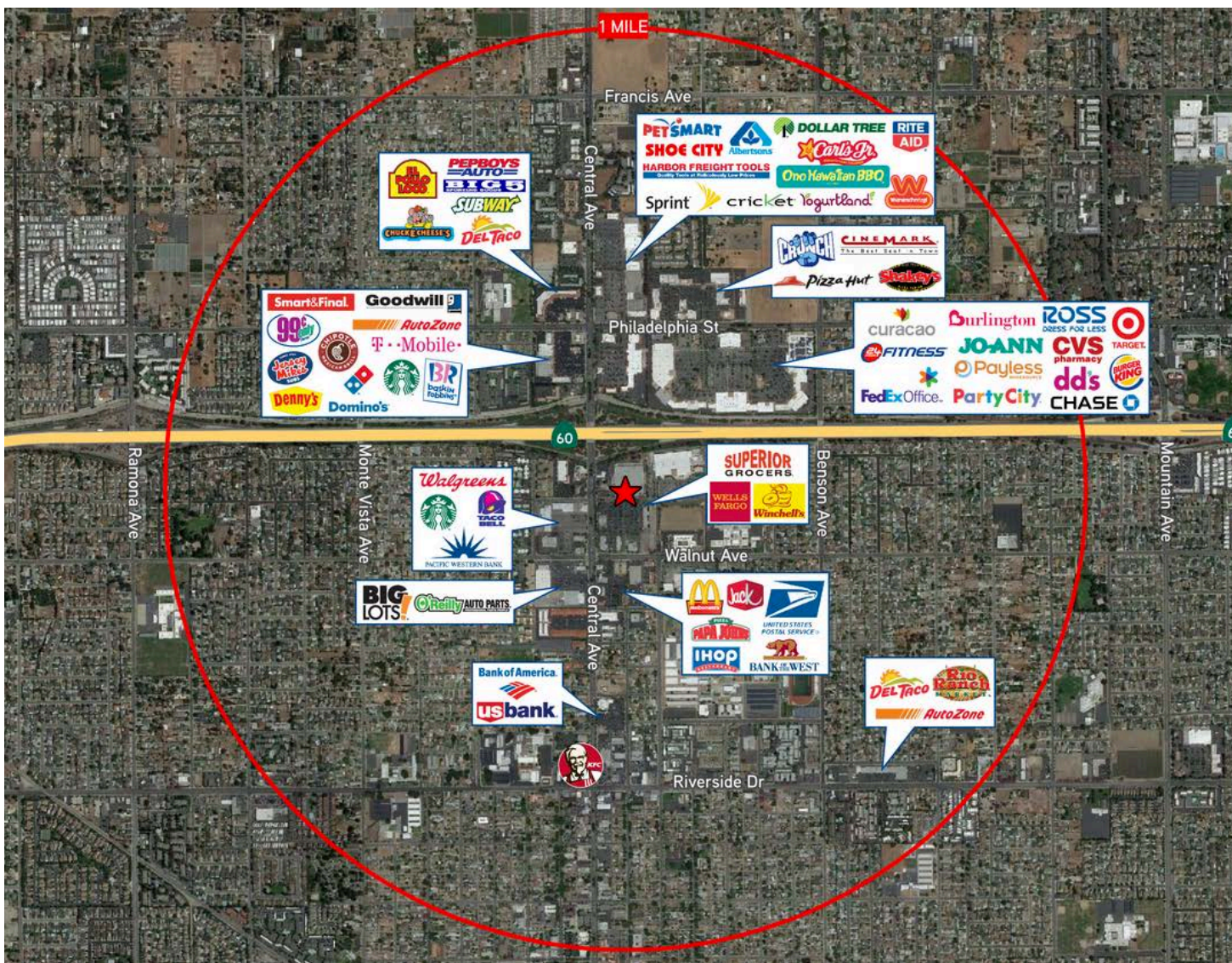
POMONA 60 FWY

CENTRAL AVENUE



WALNUT AVENUE

Location Maps



Demographics

	1 mile radius	3 mile radius	5 mile radius
Current Year Summary			
Total Population	21,773	159,980	409,208
Total Households	6,742	46,256	121,064
Total Family Households	4,992	36,976	94,275
Average Household Size	3.19	3.42	3.32
Median Age	38.3	36.9	36.5
Population Age 25+	15,049	108,173	276,250
2010-2020 Total Population: Annual Growth Rate (CAGR)	-0.01%	0.21%	0.27%
2020-2023 Total Population: Annual Growth Rate (CAGR)	-0.38%	-0.26%	-0.35%
Five Year Projected Trends: Annual Rate (CAGR)			
Population	-0.16%	0.02%	-0.06%
Households	0.12%	0.35%	0.33%
Families	0.11%	0.34%	0.33%
Median Household Income	2.83%	2.84%	3.04%
Current Year Population by Sex			
Male Population	10,752	80,362	205,981
% Male	49.4%	50.2%	50.3%
Female Population	11,021	79,618	203,228
% Female	50.6%	49.8%	49.7%
Current Year Race and Ethnicity			
Total	21,773	159,980	409,208
White Alone	27.8%	23.5%	23.5%
Black Alone	3.3%	3.8%	4.6%
American Indian Alone	2.2%	2.1%	2.1%
Asian Alone	9.7%	12.6%	14.1%
Pacific Islander Alone	0.2%	0.2%	0.2%
Some Other Race Alone	35.4%	37.9%	36.5%
Two or More Races	21.5%	19.9%	18.9%
Hispanic Origin	69.3%	68.7%	65.6%
Diversity Index	85.1	85.4	86.5
Current Year Educational Attainment			
Total	15,049	108,171	276,247
Less than 9th Grade	10.6%	11.9%	11.1%
9th - 12th Grade, No Diploma	9.6%	10.2%	9.7%
High School Graduate	25.8%	23.8%	23.1%
GED/Alternative Credential	4.0%	3.4%	3.1%
Some College, No Degree	18.8%	19.4%	18.8%
Associate Degree	8.0%	8.6%	9.0%
Bachelor's Degree	17.4%	16.7%	17.7%
Graduate/Professional Degree	5.9%	6.1%	7.4%
Current Year Income and Households Summary			
Median Household Income	\$87,170	\$89,372	\$86,520
Average Household Income	\$110,155	\$112,363	\$110,961
Per Capita Income	\$34,925	\$32,561	\$32,894
Current Year Summary Business Data			
Total Businesses	999	6,694	16,674
Total Daytime Population	21,529	152,627	392,642
Daytime Population: Workers	10,411	68,105	176,853
Daytime Population: Residents	11,118	84,522	215,789

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