

THE CASTLE

13526 CENTRAL AVE, CHINO, CA 91710

RESTAURANT PROPERTY FOR SALE



KAVITA BHATIA

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PROPERTY INFORMATION

SECTION 1



THE CASTLE

13526 CENTRAL AVE, CHINO, CA 91710

PROPERTY SUMMARY



PROPERTY DESCRIPTION

Welcome to The Castle—an extraordinary restaurant property located at 13526 Central Avenue in Chino, CA. This iconic building combines charm and accessibility, nestled in the heart of a bustling commercial hub with high visibility on one of Chino’s most trafficked avenues. The Castle’s unique architecture and commanding presence create an unforgettable impression, making it an ideal venue for any restaurant concept seeking to stand out.

With ample parking and easy freeway access, this property is perfect for attracting a diverse customer base, from local families to commuters and food lovers from neighboring cities. The interior offers an equipped commercial kitchen with spacious dining areas in versatile layouts. Located near retail shops, other eateries, and thriving residential neighborhoods, The Castle is positioned to capture a steady flow of patrons, day and night.

Seize the opportunity to bring your restaurant vision to life in a location that blends character with convenience. The Castle at 13526 Central Avenue is more than just a building—it’s a landmark in the making!

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OFFERING SUMMARY

Sale Price:	\$2,500,000
Number of Units:	1
Lot Size:	37,604 SF
Building Size:	6,722 (+/-) SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,771	38,530	93,680
Total Population	13,217	130,194	321,572
Average HH Income	\$100,665	\$124,055	\$116,191



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PROPERTY DESCRIPTION



Opportunity for signage visibility on Central Avenue

LOCATION DESCRIPTION

Central Avenue is a primary thoroughfare in Chino, providing easy accessibility for both local residents and those coming from nearby cities. The restaurant is also within a short drive of the 60 & 71 Freeways, which connect the area to other parts of Southern California. The area includes community amenities like parks, schools, and medical centers within a short drive, attracting a varied crowd, including families, students, and professionals.

SITE DESCRIPTION

Prominent frontage on busy Central Avenue. Set within a vibrant commercial area surrounded by a variety of retail shops, dining establishments, and essential services, this site is ripe for the benefit of a good operator or investor. With easy access from Central Avenue, a main thoroughfare, and proximity to the 60 & 71 Freeways, the building offers great visibility and accessibility. The site benefits from ample parking and pedestrian-friendly walkways, making it convenient for clientele. Nestled near residential neighborhoods and community amenities, such as Ayala Park, this spot appeals to a diverse clientele, from locals to commuters, creating a lively yet inviting dining destination.

EXTERIOR DESCRIPTION

Popularly known as "The Castle" by the locals, this spacious restaurant building with castle-like exterior features offers indoor and outdoor dining opportunities with a fully improved commercial kitchen and fenced parking lot.

PARKING DESCRIPTION

Fenced parking lot with 58 parking spots

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COMPLETE HIGHLIGHTS



Outdoor quad for additional outdoor seating



Large lot with an abundance of parking spaces

LOCATION INFORMATION

Building Name	The Castle
Street Address	13526 Central Ave
City, State, Zip	Chino, CA 91710
County	San Bernardino
Market	Inland Empire
Sub-market	Inland Empire West
Cross-Streets	Central Ave and Schaefer Ave
Nearest Highway	CA-60 Fwy & CA-71 Fwy
Nearest Airport	Ontario International Airport

BUILDING INFORMATION

Year Built	1920
Gross Leasable Area	6,722 SF
Free Standing	Yes
Number of Buildings	1

PROPERTY HIGHLIGHTS

- Fully Equipped Commercial Restaurant
- Free-standing building
- Fenced parking lot
- Banquet facility possible
- Price adjusted for renovations

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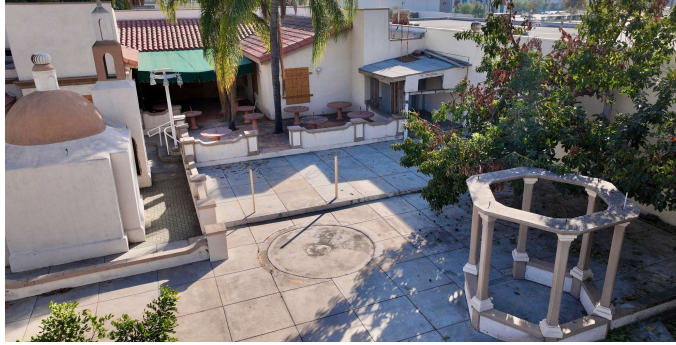
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ADDITIONAL PHOTOS



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LOCATION INFORMATION

SECTION 2



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REGIONAL MAP



LOCATION OVERVIEW

Central Avenue is a primary thoroughfare in Chino, providing easy accessibility for both local residents and those coming from nearby cities. The restaurant is also within a short drive of the 60 & 71 Freeways, which connect the area to other parts of Southern California. The area includes community amenities like parks, schools, and medical centers within a short drive, attracting a varied crowd, including families, students, and professionals.

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DEMOGRAPHICS

SECTION 3



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DEMOGRAPHICS MAP & REPORT

POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	13,217	130,194	321,572
Average Age	38	40	38

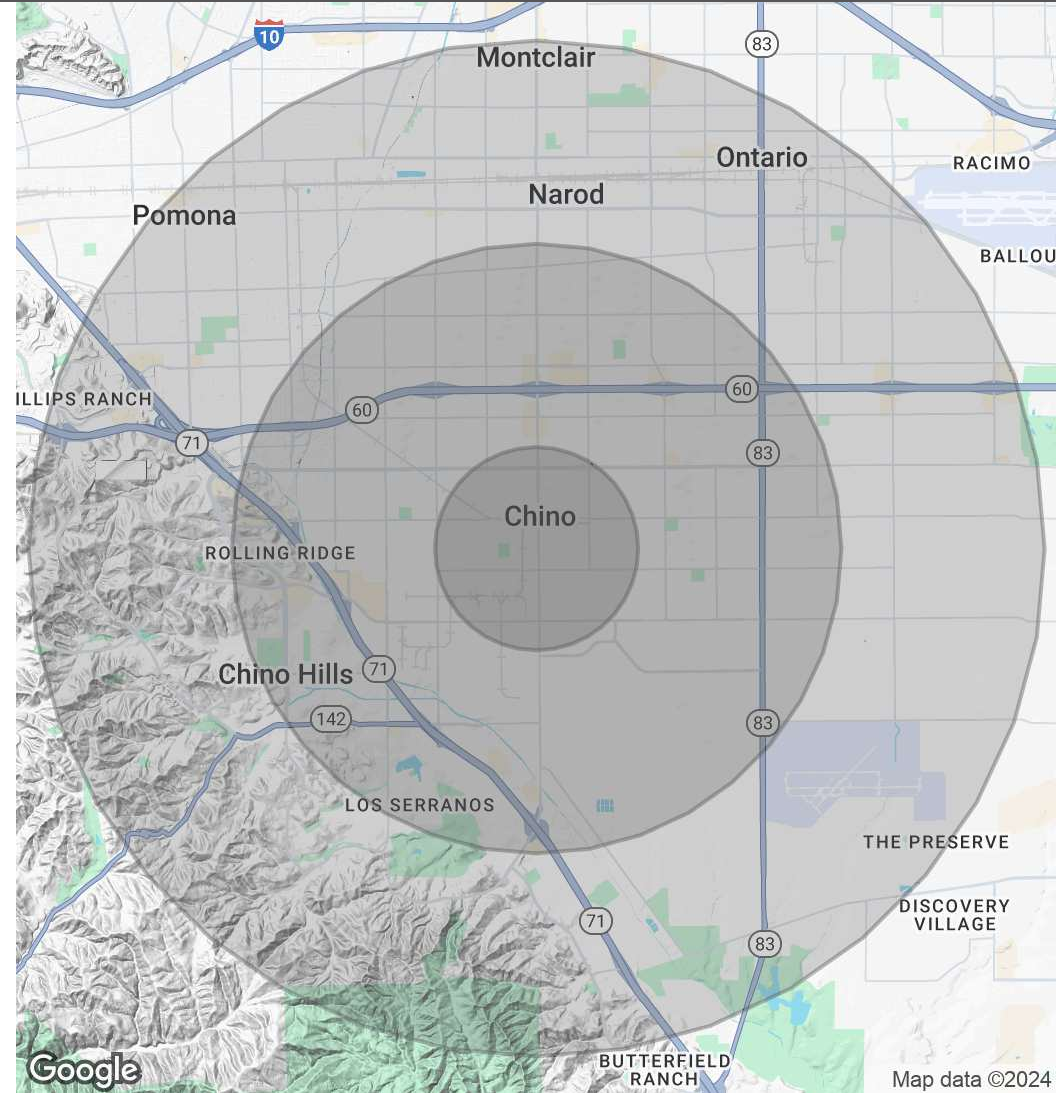
HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	3,771	38,530	93,680
# of Persons per HH	3.5	3.4	3.4
Average HH Income	\$100,665	\$124,055	\$116,191
Average House Value	\$679,763	\$711,722	\$696,416

TRAFFIC COUNTS

Central Ave and Schaefer Ave 22,529/day

Demographics data derived from AlphaMap



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