



illicre
COMMERCIAL
REAL ESTATE
The sign of a profitable property

AVAILABLE
±22,780 SF OF ANCHOR SPACE

AVAILABLE
DRIVE-THRU CONCEPT

CENTRAL AVE

DRIVE-THRU AND ANCHOR AVAILABLE IN BUSY CENTER OFF THE 60 FWY

12400 Central Avenue, Chino, CA 91710



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DRE#00923779



DRIVE-THRU & ANCHOR
CHINO, CA

PROPERTY FEATURES

12400 Central Avenue, Chino, CA 91710



APPROX. 900-22,780 SF

DRIVE-THRU AND ANCHOR SPACE FOR LEASE

- ✓ Competitive lease rates
- ✓ Prominent signage and street exposure
- ✓ Next to Walgreens and Starbucks Coffee
- ✓ Strong retail tenant mix

AREA AMENITIES

- ✓ Growing retail trade area
- ✓ Located on major thoroughfare
- ✓ Strong demographics
- ✓ Dense retail area
- ✓ Heart of town
- ✓ Easy access to the 60 Freeway

— DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Population	23,327	163,074	414,482
Avg. HH Income	\$64,927	\$74,583	\$74,806
Daytime Pop	9,008	59,935	151,524
Traffic Count	± 51,500 CARS PER DAY		

Walgreens



OPEN 24 HOURS
DRUG PHARMACY



COMMERCIAL
REAL ESTATE

CEN... PLAZA
SHOPPING CENTE
12400 - 12490

ALEYA COOLIDGE
SENIOR ASSOCIATE

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This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square foot-age are approximate. References to neighboring retailers are subject to change, and may not be adjacent to the vacancy being marketed either prior to, during, or after leases are signed. Lessee must verify the information and bears all risk for any inaccuracies.