

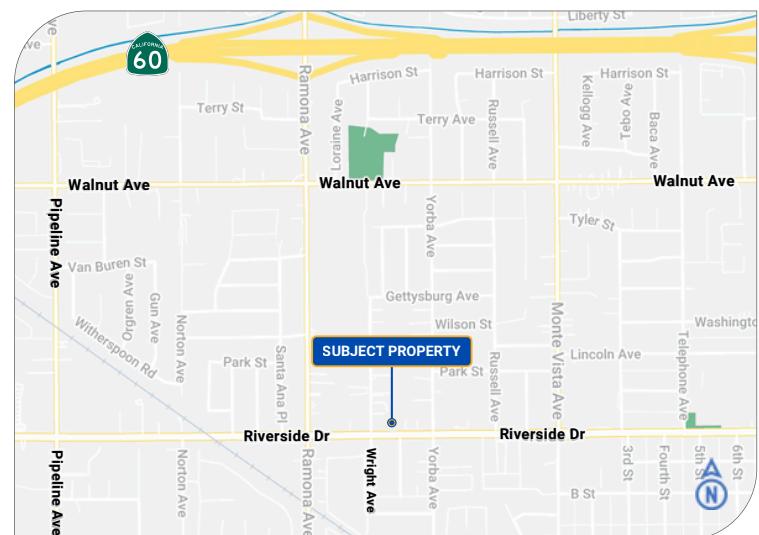
RETAIL/OFFICE
for
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CHINO OFFICE PLAZA
4632 Riverside Dr., Chino, CA 91710



PROPERTY HIGHLIGHTS

- Free Standing Retail / Office Building
- Prime frontage on Riverside Drive with strong daily traffic counts
- Surrounded by residential neighborhoods and community amenities
- Strong daytime population and Local customer base
- Excellent access to CA-60, CA-71
- 1st floor fully built out as a Turnkey Dental Office
- Flexible CG zone allows a wide variety of commercial, office, and restaurant uses to serve residents, employees, and visitors.
- Dentist/ Retail/ Medical/ Tutoring/ Spa/ Beauty/ Wellness services/ Gym/ Pet Grooming/ Café/ Music, Art, Dance studio/ Business office/ Barbershop



RENTAL DETAILS

Available Size: ± 825 - 3,500 SF NNN: \$1.00/PSF/Mo

Restroom(s): 1-3

Parking(s): 42

ASKING RATE

Rate

**\$2.00 - 2.50
PSF/Month**

FOR MORE INFORMATION, PLEASE CONTACT



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Aerial View 1



2024 DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population Avg	21,799	137,036	382,886
Household Income	\$107,376	\$107,853	\$104,022
Daytime Population	6,772	58,775	128,708

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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Ruben S. Ayala
Park



Buena Vista
High School



Chino Valley
Adult School

STATER BROS.
markets

Little Caesars Pizza



Tony Wong
909-630-8089

Yorba Ave.

Monte Vista
Park



Tiffany Huang
909-273-1994

Rhodes Pl

Wright Ave

Tony Wong
909-630-8089

Riverside Dr ± 15,762 AADT



CALIFORNIA
71

BROS.
markets



Little Caesars Pizza



909-273-1994

Riverside Dr ± 15,762 AADT

Tiffany Huang
909-273-1994

Andy's
BURGERS

BURGER KING
IN-N-OUT BURGERS
24 FITNESS

Canes' American Favorites

Sam's BURGER JOINT

LA FITNESS

TRADER JOE'S
Walmart 99
TARGET RANCH MARKET

24 FITNESS

LA FITNESS

CALIFORNIA
71

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SUBWAY

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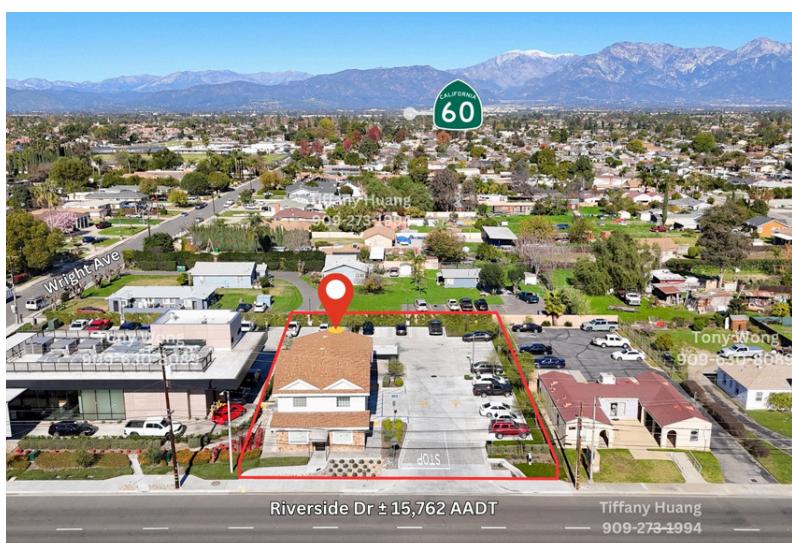
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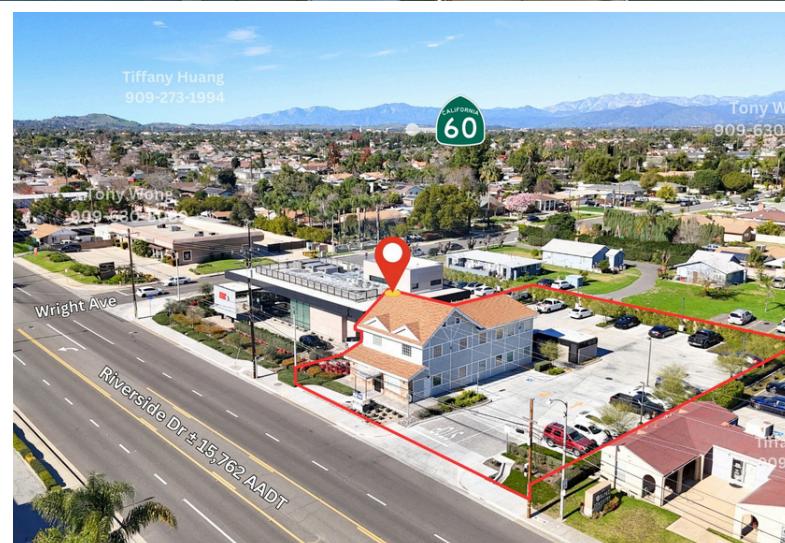
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SPACES DETAILS

4632 Riverside Dr	± 3,500 SF
4632 Riverside Dr - 1st Floor	± 1,850 SF
4632 Riverside Dr - 2nd Floor	± 1,650 SF
Unit A	± 825 SF
Unit B	± 825 SF

Floor Plan coming soon...

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