

RETAIL/OFFICE
for
LEASE

CHINO OFFICE PLAZA

4632 Riverside Dr., Chino, CA 91710

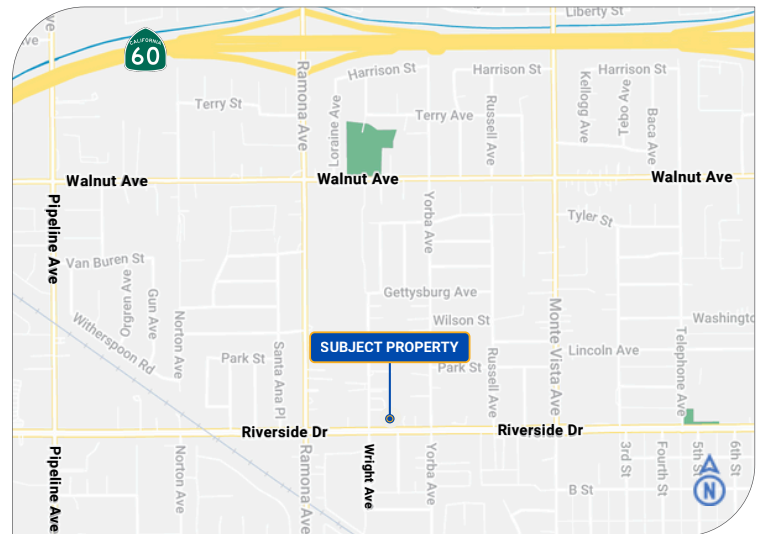


PROPERTY HIGHLIGHTS

- 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



Tiffany Huang 黃珊珊

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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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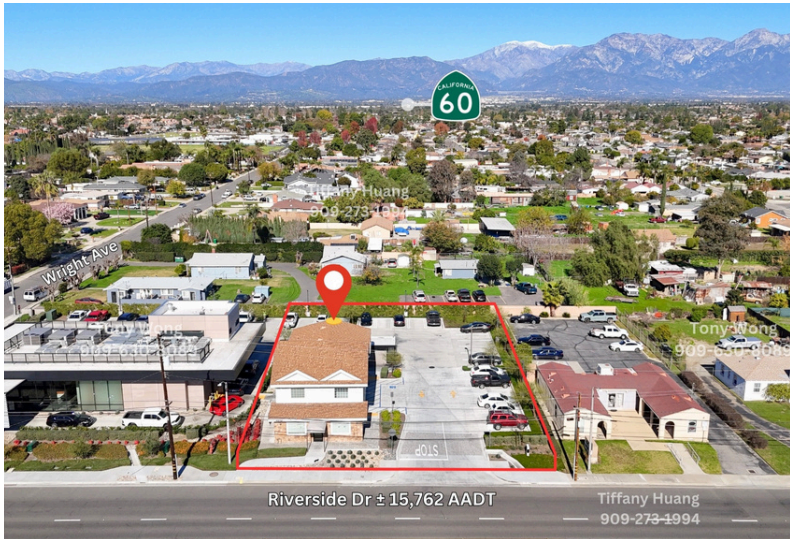
Ramona Junior
High School

Wright Ave

Riverside Dr ± 15,762 AADT

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Riverside Dr ± 15,762 AADT

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STATER BROS.
MARKETS



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Riverside Dr ± 15,762 AADT

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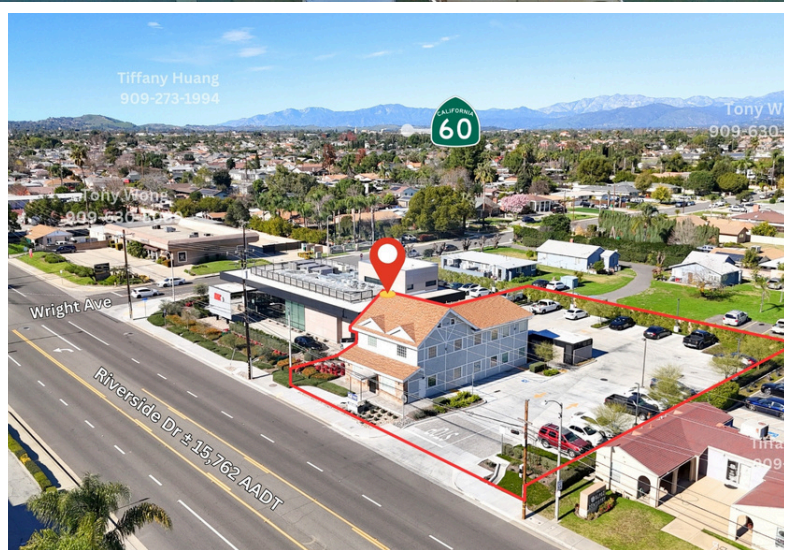
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SPACES DETAILS

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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