

# 12611 9TH STREET

CHINO, CA 91710

MEDICAL OFFICE FOR LEASE



## KAVITA BHATIA

President/Broker

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## MEDICAL OFFICE FOR LEASE



### PROPERTY DESCRIPTION

Professional medical office building of approximately 7,587 square feet, currently occupied by various medical tenants. The property is within walking distance of Chino Valley Medical Center (CVMC), providing excellent proximity for healthcare-related services. It offers excellent access to the CA-60 Freeway and CA-71 Freeway, providing easy connectivity to surrounding areas. This location is ideal for medical professionals looking for a well-positioned space in a growing suburban area and the building is surrounded by many restaurants, coffee shops & banks.

### LOCATION DESCRIPTION

Located on 9th Street and Jefferson Avenue, it offers easy access to Central Avenue and the building is conveniently accessible from the 60 Freeway and 71 Freeway.

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### OFFERING SUMMARY

Lease Rate:	\$2.39 SF/month (NNN)
Available SF:	1,320 SF
Building Size:	7,587 SF

SPACES	LEASE RATE	SPACE SIZE
Suite A	\$2.39 SF/month	1,320 SF

### SUITE FEATURES

One available suite of approx. 1,320 S.F. Ideal for medical use featuring a well-designed layout that includes multiple exam rooms, a spacious waiting room, doctor's office, and a restroom. The unit has already been built out to accommodate medical practices, offering a functional and efficient environment for your business.



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## REGIONAL MAP



Map data ©2024 Google Imagery ©2024 Airbus, Maxar Technologies

### KAVITA BHATIA

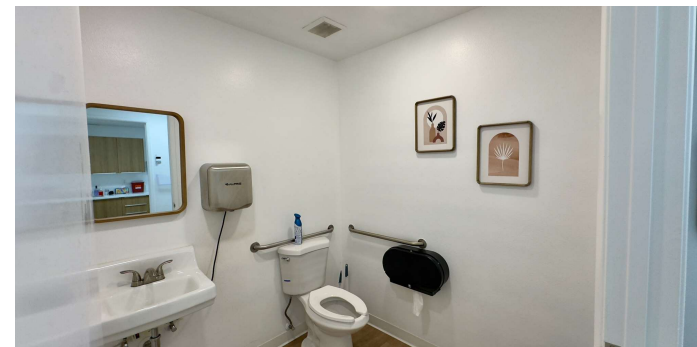
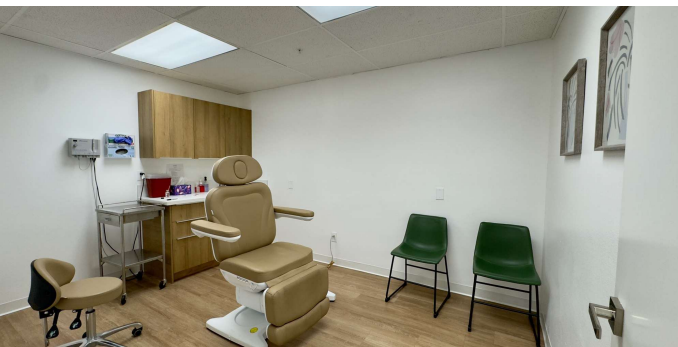
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## DEMOGRAPHICS

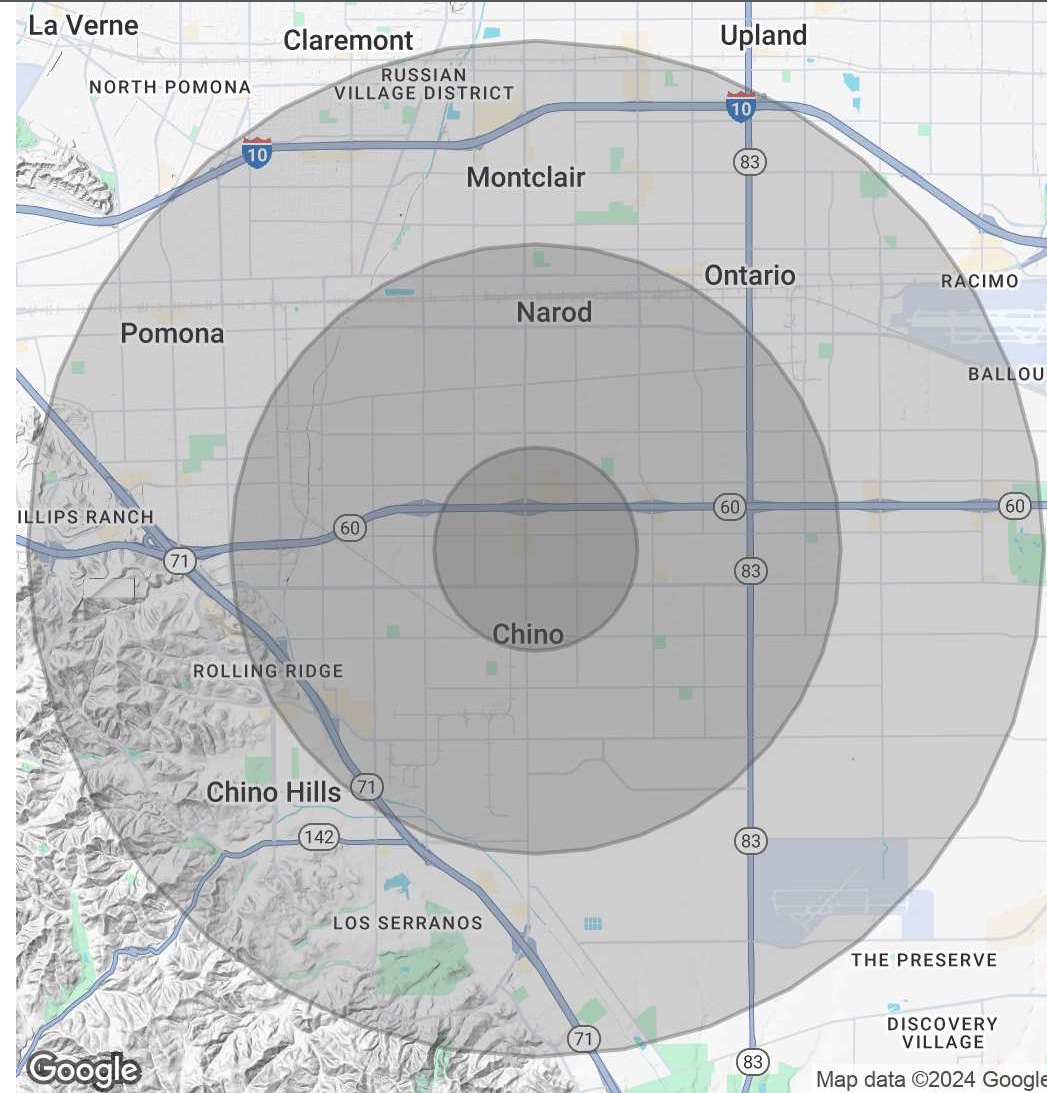
### POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	24,186	150,030	414,658
Average Age	39	39	38

### HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	7,348	43,616	121,520
# of Persons per HH	3.3	3.4	3.4
Average HH Income	\$106,136	\$112,841	\$109,054
Average House Value	\$665,705	\$677,380	\$664,837

Demographics data derived from AlphaMap



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