



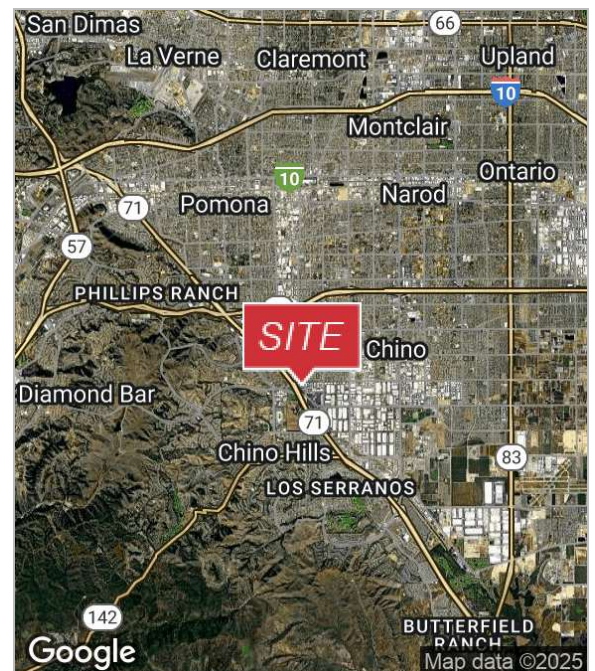
**2,455 SF Restaurant Available**

## The Golden Palms Plaza

13788 Roswell Avenue  
Chino, California 91710

### Lease Highlights

- 2,455 SF Former Restaurant
- High Image Retail/Office Center
- Affluent Neighborhood - Over \$100K Average HH Income
- Ample Parking with Multiple Ingress and Egress Points
- Easy Access to 71 and 60 Freeway
- Adjacent to Kaiser Permanente, Grandview Medical Plaza and Ivy Garden Senior Condos
- Minutes from Chino Spectrum Towne Center, Marketplace and The Shoppes at Chino Hills



For more information

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For Lease

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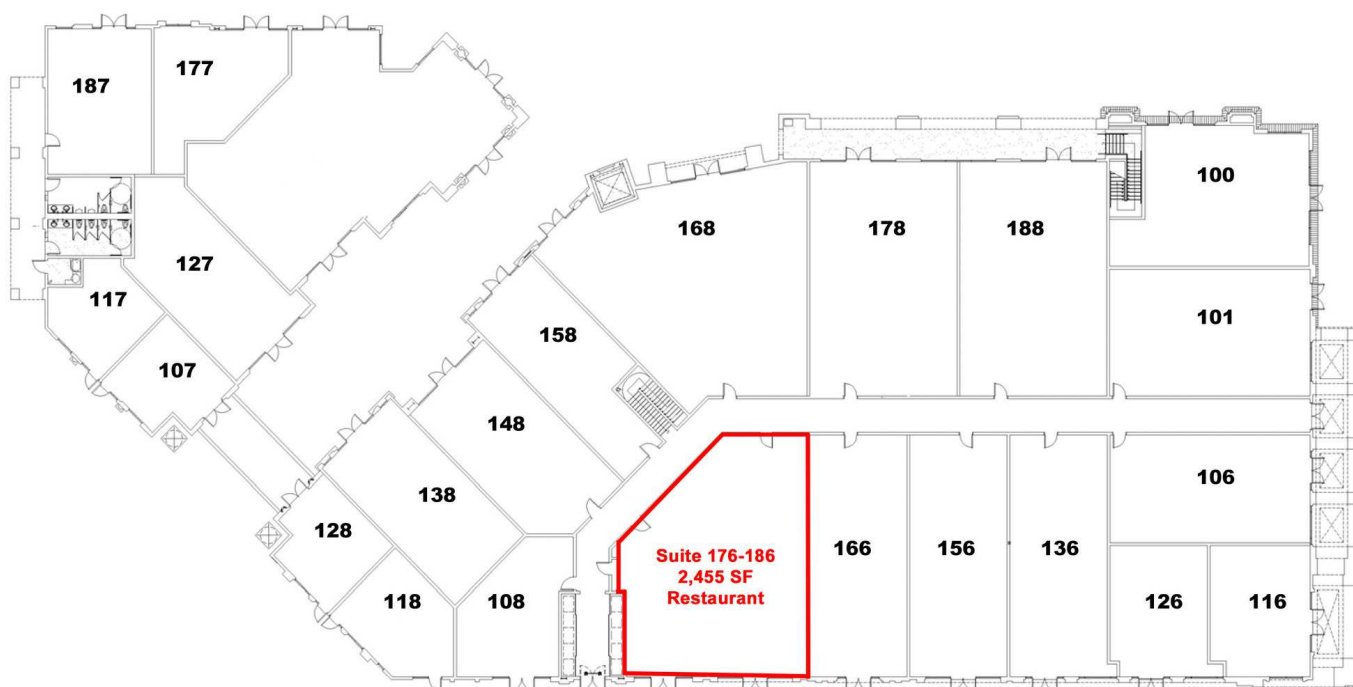
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SPACE	LEASE RATE:	LEASE TYPE	SIZE (SF)
176-186 (Restaurant)	\$3.00 SF/MONTH	NNN (\$0.62)	2,455 SF
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## POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	8,848	118,126	324,190
Average Age	37.1	37.0	36.5
Average Age (Male)	35.8	35.2	34.7
Average Age (Female)	38.6	38.8	38.1

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	2,772	34,738	93,892
# of Persons per HH	3.2	3.4	3.5
Average HH Income	\$112,919	\$96,836	\$91,858
Average House Value	\$618,825	\$514,740	\$485,810

## RACE

	1 MILE	3 MILES	5 MILES
% White	54.2%	47.0%	44.2%
% Black	3.2%	3.8%	4.8%
% Asian	27.8%	20.9%	19.3%
% Hawaiian	0.1%	0.3%	0.2%
% American Indian	0.3%	1.1%	1.3%
% Other	9.4%	19.0%	21.4%

\* Demographic data derived from 2020 ACS - US Census

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