

NEW QSR SPACE FOR LEASE



15191 Central Avenue, Chino, CA

INVESTMENT SUMMARY

Rent: \$3.15 per s.f. + NNN

APN: 1028-202-21

Building Size: 1,600 s.f.

Delivery Date: SEPTEMBER 2024

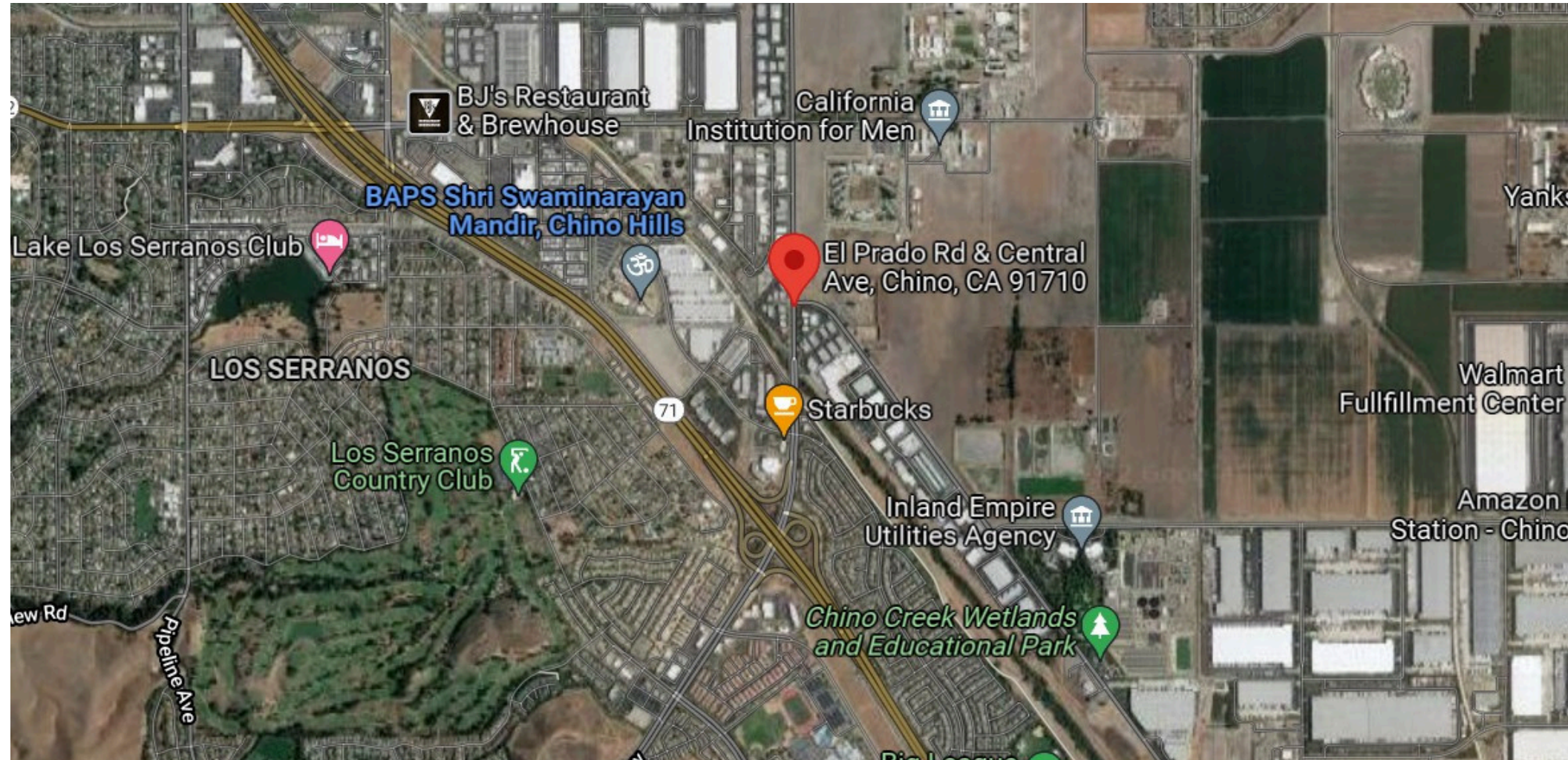
Sub Market: Inland Empire

INVESTMENT HIGHLIGHTS

- QSR Space next to proposed (under construction) convenience store-gas station.
- Corner lot at busy and signalized intersection of Central Ave., and El Prado Rd.
- 24K ADT at intersection (Source: Kalibrate 2018)
- Great visibility from street
- Fast growing immediate area.
- Centralized positioned at popular thoroughfare between 71 Fwy., 60 Fwy. and Kimball Aver. to City of Eastvale.
- Healthy consumer income and spending power



AERIAL



Buyer to conduct its own due diligence, property sold as-is, where-is. Call for more details.



LOCATION OVERVIEW

The property presents an exceptional opportunity for a Restaurant operator to lease space at corner lot with future growth potential. It is uniquely positioned 1/2 mile north of Hwy 71 with average daily traffic of 80,000 with many traffic generators and daytime population with great visibility and access from both streets.

The City of Chino is experiencing strong population growth over the course of the economic recovery and expansion through its Planned developments such as College Park and The Preserve with a huge influx of investment capital taking advantage of record low interest rates to acquire, build, and develop new commercial properties. Population density, daily traffic combined to produce strong retail demand at this location and in the immediate and nearby areas.

LOCATION OVERVIEW SUMMARY



24,400

AVERAGE DAILY TRAFFIC COUNT

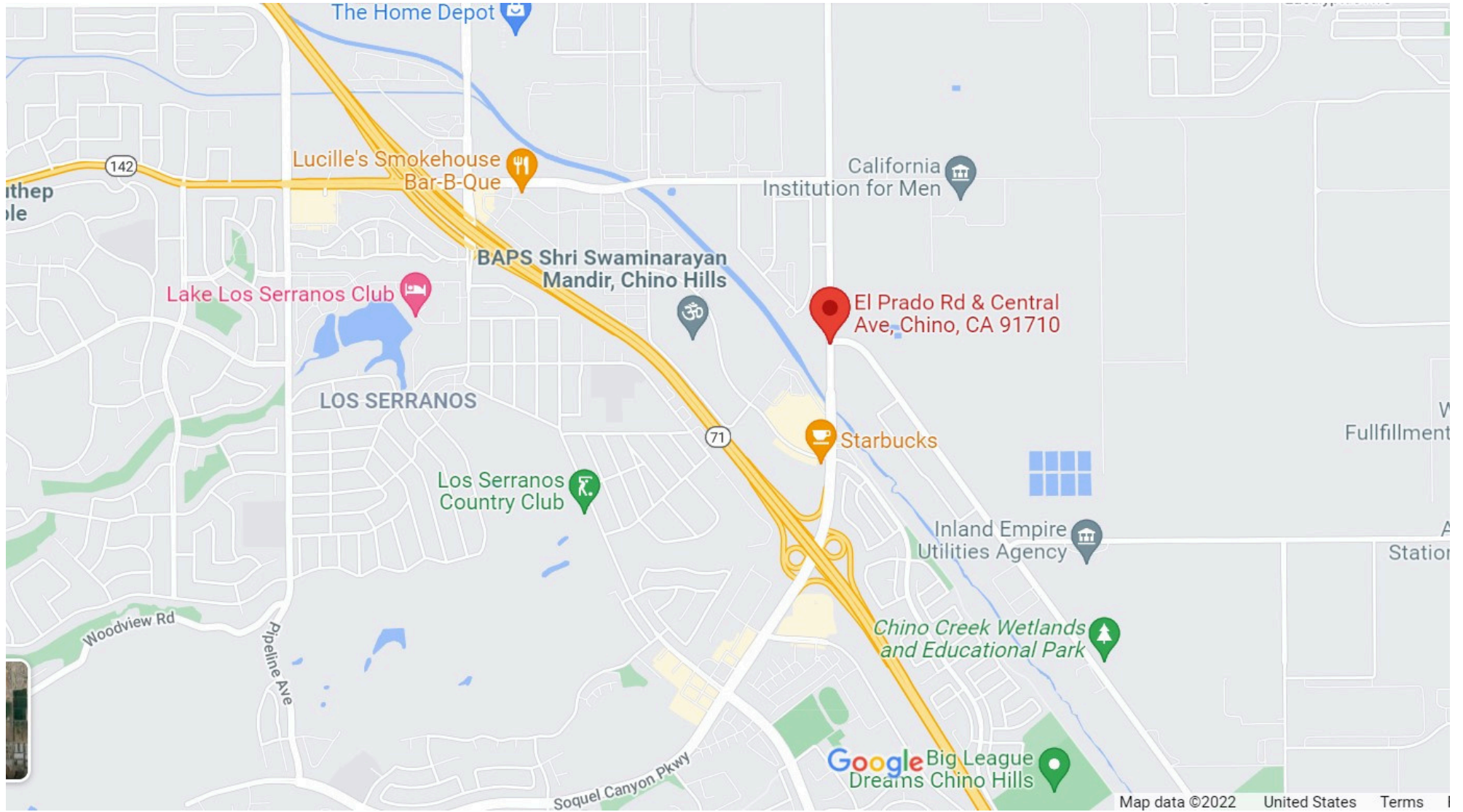
3-Mile Population: 93,776

Household Income: \$91,794

2-Mile Daytime Population: 26,799



LOCATION MAP

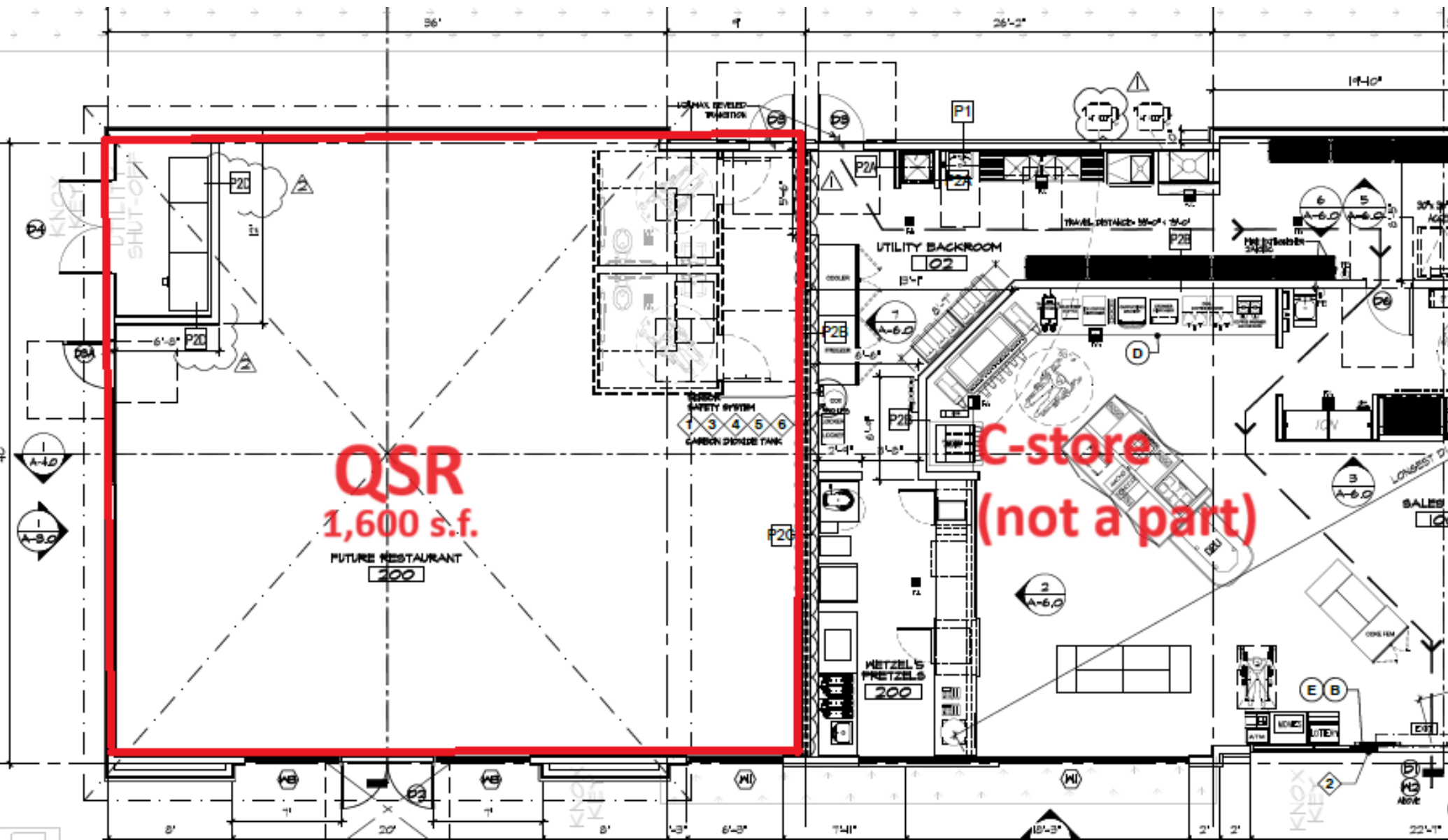




EL PRADO

CENTRAL

Floor Plan



QSR
1,600 s.f.
FUTURE RESTAURANT
200

C-store
(not a part)