



INDUSTRIAL BUILDING | PRICE - \$3,639,000

8614 Kimball Ave  
Chino, CA 91708

8614





# INVESTMENT SUMMARY

8614 Kimball Ave, Chino, CA 91708 offers a rare opportunity to acquire a newer-construction, Class A industrial building within the Chino / Chino Hills – Inland Empire West Industrial Corridor. Located in The Preserve Business Center and built in 2021, the Property consists of 9,216 SF on a 0.55-acre parcel, featuring 18' clear height and a highly functional layout. The freestanding building is 100% vacant and available for immediate occupancy, making it ideal for an owner-user or investor seeking a modern, small-bay industrial asset in a supply-constrained market.



# PROPERTY SUMMARY

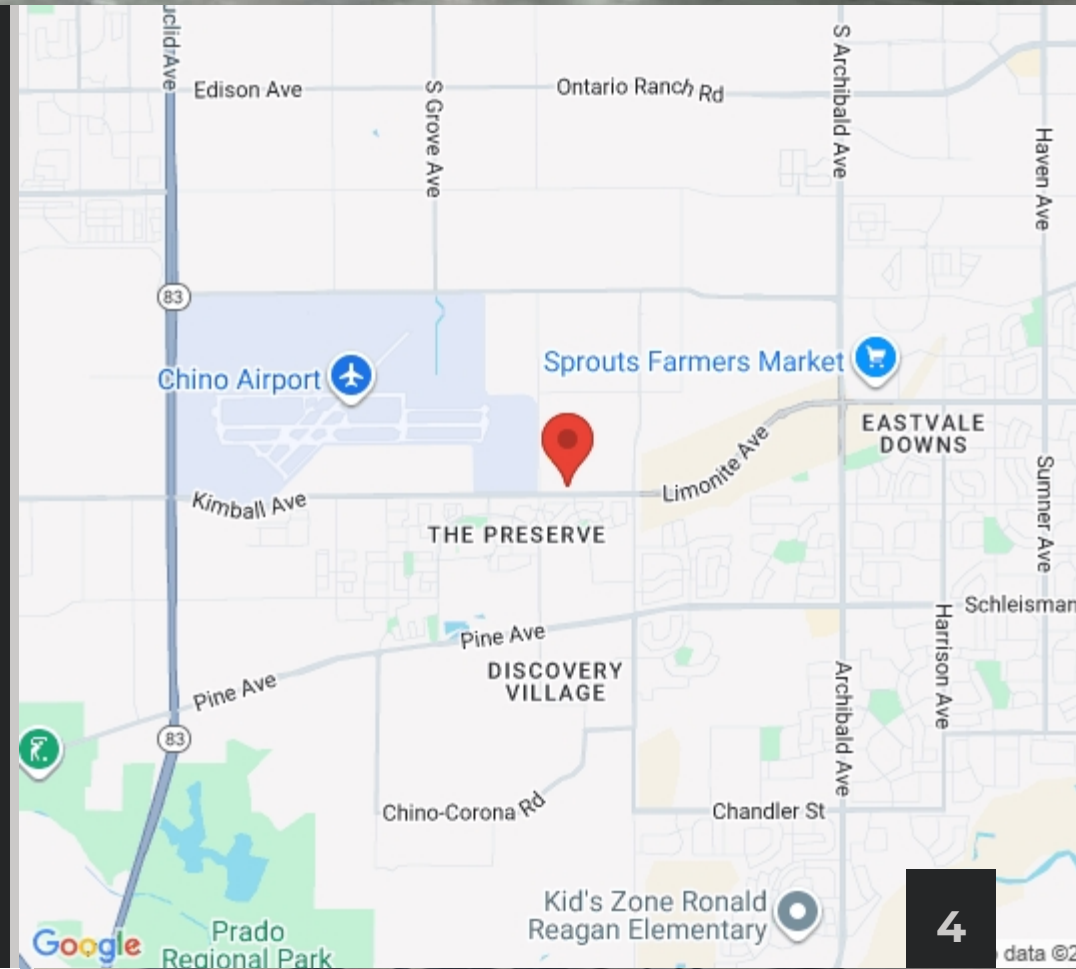
Offering Price	\$3,639,000.00
Building SqFt	9,216 SqFt
Year Built	2021
Lot Size (SF)	24,045.00 SqFt
Parcel ID	1055-121-13-0000
Zoning Type	INDUSTRIAL
County	San Bernardino
Property Type	Industrial



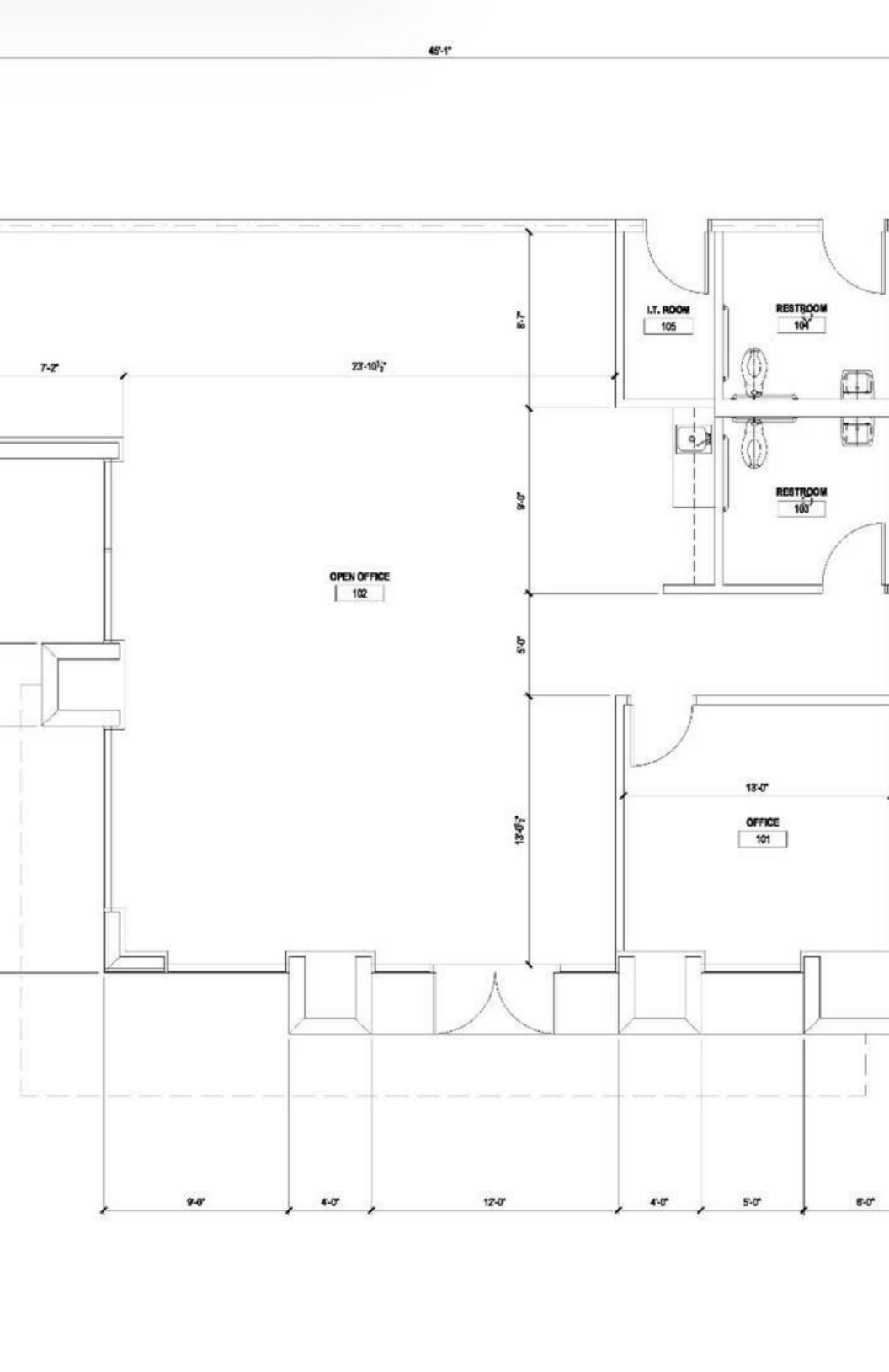


## INVESTMENT HIGHLIGHTS

- Class A industrial warehouse totaling 9,216 SF, constructed in 2021, and located within The Preserve Business Center in Chino
- Freestanding building situated on a 0.55-acre parcel, offering excellent site circulation, parking, and operational flexibility
- 18' clear height with ESFR sprinkler system, ideal for distribution, storage, or light manufacturing uses
- Two (2) grade-level drive-in doors, providing efficient loading and unloading capabilities
- 400-amp / 277-480V power, supporting a wide range of industrial and owner-user operations







# LOCATION HIGHLIGHTS

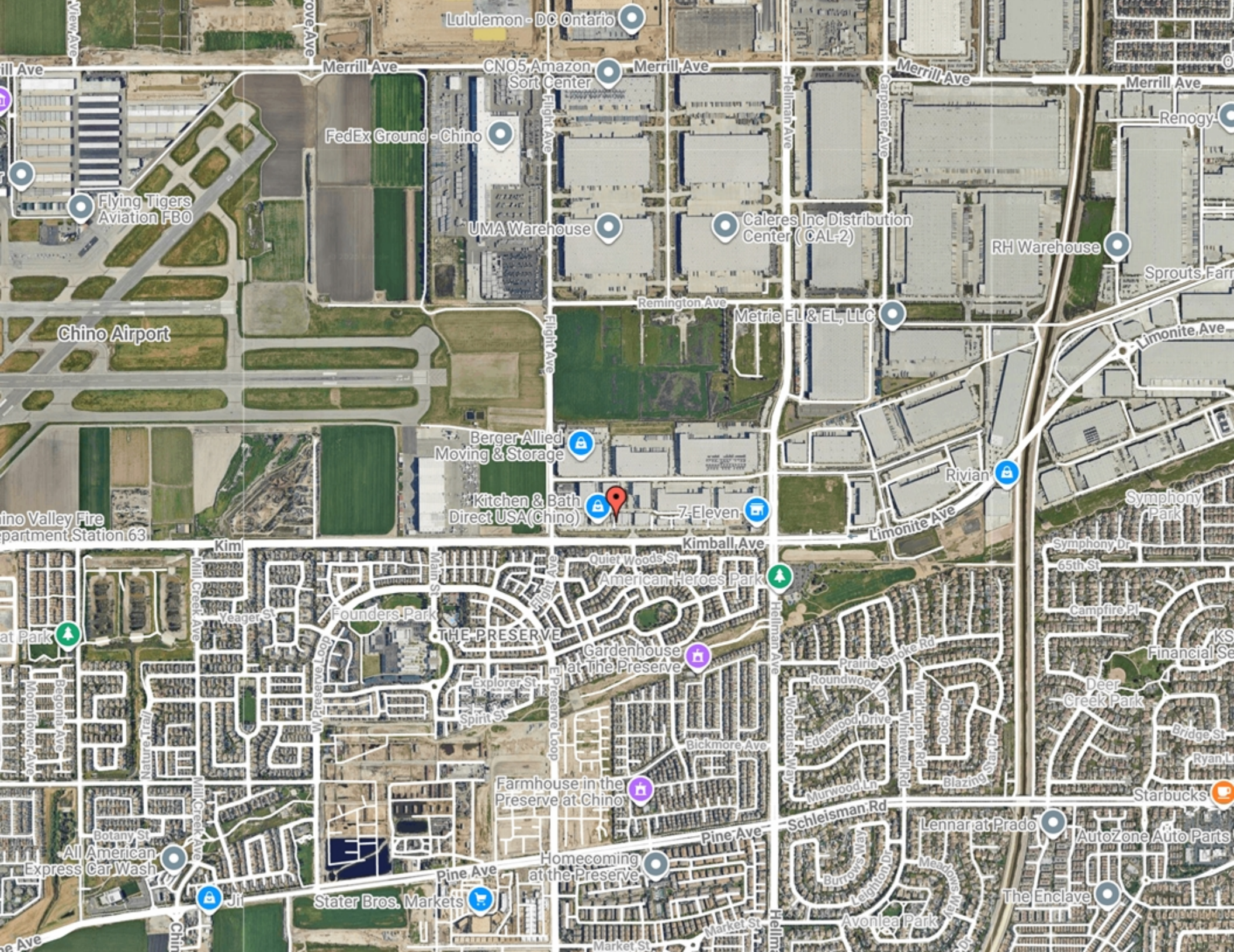
- Located in The Preserve Business Center in Chino, take over the perfect home turf for conducting business, with easy access to the Inland Empire West industrial corridor and Ontario International Airport
- Strategically located approximately 16 minutes from Ontario International Airport, and with convenient access to major Inland Empire freeways, the Property allows businesses to efficiently maximize same-day distribution, logistics, and operational activities..
- Your opportunity to expand your property portfolio into the Chino / Inland Empire West industrial market, which has experienced strong demand and sustained growth in recent years.
- Centrally located in the Inland Empire West industrial market with convenient access to major regional freeways, the Property benefits from strong surrounding traffic counts on nearby arterial roads, providing solid visibility and accessibility within the Chino industrial corridor.













## CITY OF CHINO

### AREA

CITY	CHINO, CALIFORNIA
LAND	APPROXIMATELY 29.7 SQUARE MILES
WATER	APPROXIMATELY 0.1 SQUARE MILES
ELEVATION	APPROXIMATELY 722 FEET ABOVE SEA LEVEL

### POPULATION



## ABOUT CHINO

Chino is a strategically located city in western San Bernardino County, California, positioned between Los Angeles County to the west and Orange County to the south, placing it squarely within the core of the Southern California industrial and logistics corridor. Historically known for its agricultural and dairy farming roots—originating from the Spanish land grant Rancho Santa Ana del Chino—the city has evolved into a major Inland Empire industrial hub. Today, Chino benefits from strong infrastructure, proximity to key transportation routes, and sustained demand from distribution, manufacturing, and owner-user industrial users across Southern California.



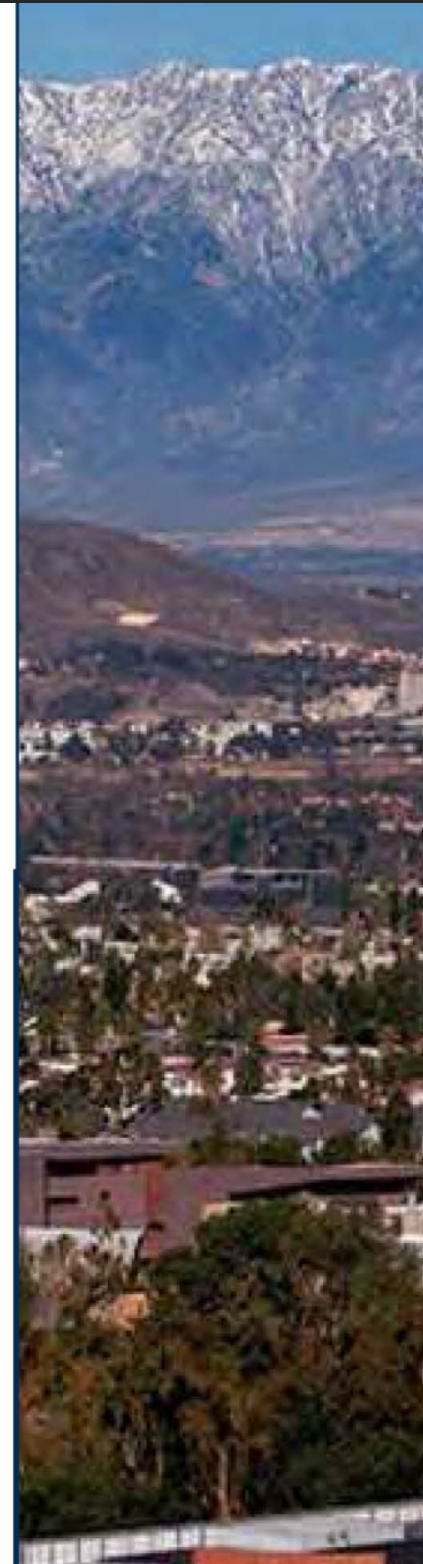


# CHINO OVERVIEW

Chino is a city in the western end of San Bernardino County, California, United States, with Los Angeles County to its west and Orange County to its south in the Southern California region. Chino is adjacent to Chino Hills. Chino's surroundings have long been a center of agriculture and dairy farming, providing milk products in Southern California and much of the southwestern United States. Chino's agricultural history dates back to the Spanish land grant forming Rancho Santa Ana del Chino. The area specialized in fruit orchards, row crops, and dairy.

Chino is bounded by Chino Hills and Los Angeles County to the west, Pomona to the northwest, unincorporated San Bernardino County (near Montclair) to the north, Ontario to the northeast, Eastvale to the southeast in Riverside County and Orange County to the southwest. It is easily accessible via the Chino Valley (71) and Pomona (60) freeways. The population was 77,983 at the 2010 census.

Downtown Chino is home to satellite branches of the San Bernardino County Library and Chaffey Community College, the Chino Community Theatre, the Chino Boxing Club and a weekly Farmer's Market. In 2008, the city of Chino was awarded the prestigious "100 Best Communities for Youth" award for the second time in three years. Chino hosted shooting events for the 1984 Summer Olympics at the Prado Olympic Shooting Park in the Prado Regional Park.







## RIVERSIDE-SAN BERNARDINO COUNTY

Known as the Inland Empire, the Riverside-San Bernardino metro is a 28,000-square-mile region in Southern California, composed of San Bernardino and Riverside counties. The metro contains a population of 4.6 million. The largest city is Riverside, with more than 330,000 residents, followed by Fontana and San Bernardino, with roughly 222,000 people each. Valleys in the southwestern portion of the region that are adjacent to Los Angeles, Orange County and San Diego County are the most populous in the metro. These areas abut the San Bernardino and San Jacinto mountains, behind which lies the high-desert area of Victorville/Barstow to the north, and the low-desert Coachella Valley — home of Palm Springs — to the east.

### METRO HIGHLIGHTS



#### STRATEGIC LOCATION

Interstate access and proximity to LAX and Ontario International airports, as well as ports in Long Beach and Los Angeles, contribute to the metro's vast transportation networks



#### DOMINANT INDUSTRIAL MARKET

The metro is one of the nation's leading industrial markets in terms of annual property sales, construction activity and net absorption.



#### STRONG DEMOGRAPHIC TRENDS

Job growth, colleges and regionally affordable housing options draw thousands of new residents to the Inland Empire each year.

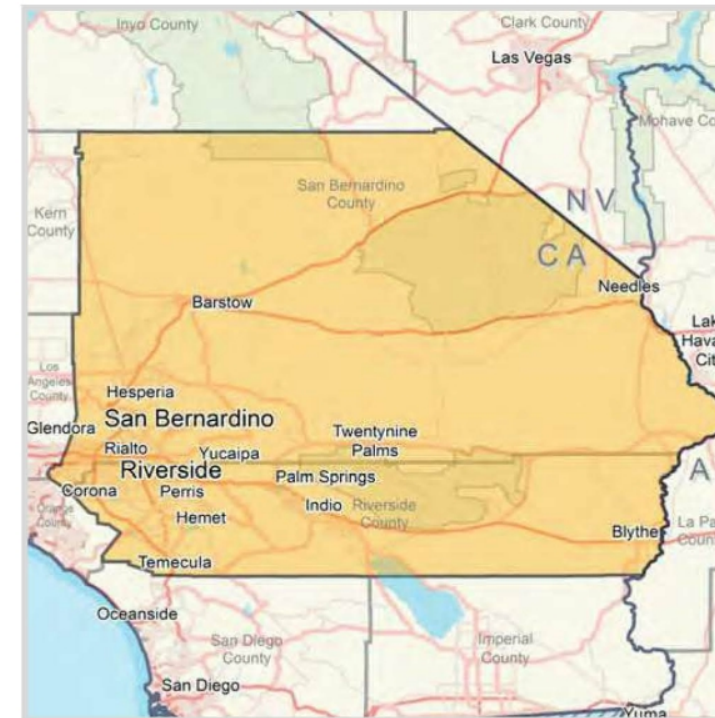


# ECONOMY

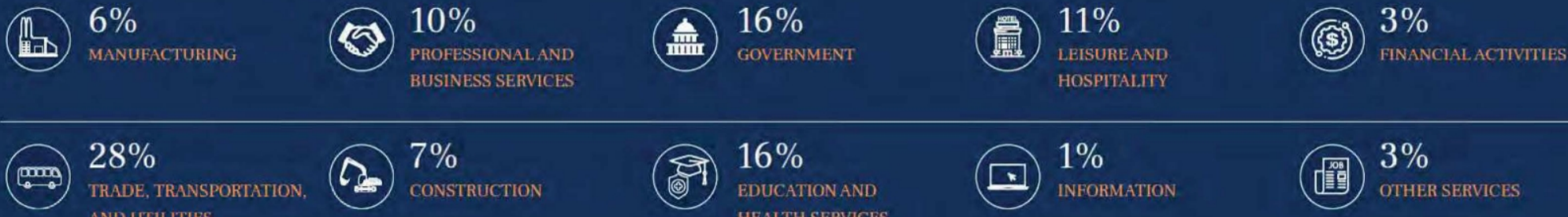
- Intermodal infrastructure supports the industrial sector. Ontario International is the major cargo airport, with Union Pacific and BNSF operating rail facilities in Fontana and San Bernardino. Another rail facility has been proposed by BNSF in Barstow.
- The metro's standing as a logistics hub requires many Fortune 500 companies to have massive distribution centers and warehouses in the area, such as Amazon and J.B. Hunt.

## MAJOR AREA EMPLOYERS

- Kaiser Permanente
- Riverside Community
- AT&T
- Loma Linda University Medical Center
- Flexsteel Industries
- Walmart
- University of California, Riverside
- Amazon
- Inland Cold Storage
- Toro



## SHARE OF 2023 TOTAL EMPLOYMENT







### POPULATION

In 2023, the population in your selected geography is 322,655. The population has changed by 7.88 since 2010. It is estimated that the population in your area will be 331,832 five years from now, which represents a change of 2.8 percent from the current year. The current population is 50.4 percent male and 49.6 percent female. The median age of the population in your area is 34.3, compared with the U.S. average, which is 38.7. The population density in your area is 4,108 people per square mile.



### HOUSEHOLDS

There are currently 92,974 households in your selected geography. The number of households has changed by 15.90 since 2010. It is estimated that the number of households in your area will be 96,126 five years from now, which represents a change of 3.4 percent from the current year. The average household size in your area is 3.4 people.



### INCOME

In 2023, the median household income for your selected geography is \$83,366, compared with the U.S. average, which is currently \$68,480. The median household income for your area has changed by 32.60 since 2010. It is estimated that the median household income in your area will be \$96,871 five years from now, which represents a change of 16.2 percent from the current year.

The current year per capita income in your area is \$32,939, compared with the U.S. average, which is \$39,249. The current year's average household income in your area is \$112,997, compared with the U.S. average, which is \$100,106.



### EMPLOYMENT

In 2023, 151,739 people in your selected area were employed. The 2010 Census revealed that 53.7 percent of employees are in white-collar occupations in this geography, and 27.2 percent are in blue-collar occupations. In 2023, unemployment in this area was 5.0 percent. In 2010, the average time traveled to work was 33.00 minutes.



### HOUSING

The median housing value in your area was \$441,410 in 2023, compared with the U.S. median of \$268,796. In 2010, there were 51,342.00 owner-occupied housing units and 28,880.00 renteroccupied housing units in your area.



### EDUCATION

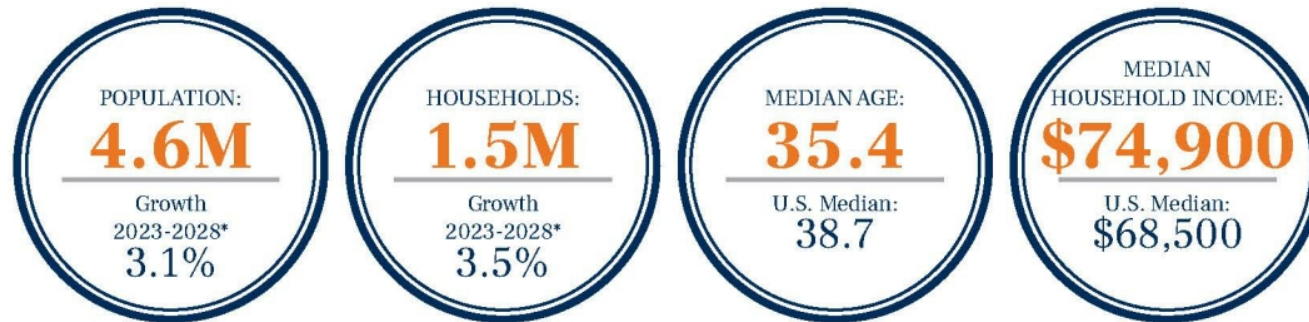
The selected area in 2023 had a lower level of educational attainment when compared with the U.S. averages. Only 7.4 percent of the selected area's residents had earned a graduate degree compared with the national average of 12.7 percent, and 17.8 percent completed a bachelor's degree, compared with the national average of 20.2 percent.

The number of area residents with an associate degree was lower than the nation's at 7.8 percent vs. 8.5 percent, respectively.

The area had fewer high-school graduates, 23.3 percent vs. 26.9 percent for the nation, but the percentage of residents who completed some college is higher than the average for the nation, at 21.1 percent in the selected area compared with the 20.1 percent in the U.S.

# DEMOGRAPHICS

- The metro is expected to add more than 140,000 people through 2028, and during this time, roughly 53,000 households will be formed, generating demand for newly-built single-family homes and rentals.
- The homeownership rate of 62 percent exceeds other large metros in the state.
- The local median home price of roughly \$565,000 is by far the lowest among Southern California markets.



## 2023 POPULATION BY AGE



## QUALITY OF LIFE

Regionally affordable housing continues to draw residents from other Southern California markets to the Inland Empire. The median home price in Riverside-San Bernardino is significantly lower than in Los Angeles, Orange and San Diego counties. The Inland Empire provides cultural opportunities, including the Riverside Metropolitan Museum and the Ontario Museum of History & Art. The Riverside County Philharmonic performs classical music concerts throughout the area. The region features an impressive offering of higher education institutions, including at least 10 community colleges, California State University, San Bernardino, the University of Redlands and the University of California, Riverside.

## SPORTS

Hockey | AHL | ONTARIO REIGN  
 Baseball | MILB | INLAND EMPIRE 66ERS  
 Basketball | NBA-G | ONTARIO CLIPPERS  
 Baseball | MILB | LAKE ELSINORE STORM  
 Soccer | MASL | EMPIRE STRYKERS  
 Hockey | AHL | COACHELLA VALLEY FIREBIRDS

## EDUCATION

UNIVERSITY OF CALIFORNIA, RIVERSIDE  
 CALIFORNIA STATE UNIVERSITY, SAN BERNARDINO  
 UNIVERSITY OF REDLANDS  
 RIVERSIDE CITY COLLEGE  
 MT. SAN JACINTO COLLEGE

## ARTS & ENTERTAINMENT

MISSION INN HOTEL & SPA  
 ONTARIO MUSEUM OF HISTORY AND ART  
 COACHELLA VALLEY MUSIC AND ARTS FESTIVAL  
 RIVERSIDE COUNTY PHILHARMONIC  
 RIVERSIDE METROPOLITAN MUSEUM



Market Overview

POPULATION	1 MILE	3 MILES	5 MILES
2028 Projection Total Population	14,065	118,020	331,832
2023 Estimate Total Population	13,928	116,318	322,655
2020 Census Total Population	13,713	116,494	316,721
2010 Census Total Population	11,676	108,308	299,093
Daytime Population 2023 Estimate	14,517	105,791	274,674

HOUSEHOLDS	1 MILE	3 MILES	5 MILES
2028 Projection Total Households	3,820	35,051	96,126
2023 Estimate Total Households	3,771	34,391	92,974
Average (Mean) Household Size	3.6	3.3	3.4
2020 Census Total Households	3,750	34,032	91,169
2010 Census Total Households	2,927	29,774	80,220

HOUSEHOLDS BY INCOME	1 MILE	3 MILES	5 MILES
2023 Estimate			
\$200,000 or More	11.9%	9.1%	9.7%
\$150,000 - \$199,999	10.6%	10.1%	10.1%
\$100,000 - \$149,999	21.6%	21.3%	20.8%
\$75,000 - \$99,999	15.7%	15.2%	14.6%
\$50,000 - \$74,999	17.3%	17.9%	16.8%
\$35,000 - \$49,999	9.0%	9.8%	9.6%
\$25,000 - \$34,999	4.5%	4.9%	5.7%
\$15,000 - \$24,999	4.7%	5.3%	5.8%
Under - \$15,000	4.6%	6.4%	6.8%
Average Household Income	\$124,590	\$111,581	\$112,997
Median Household Income	\$90,664	\$83,984	\$83,366
Per Capita Income	\$34,360	\$33,655	\$32,939

POPULATION PROFILE	1 MILE	3 MILES	5 MILES
Population By Age			
2023 Estimate Total Population	13,928	116,318	322,655
Under 20	27.4%	25.9%	28.1%
20 - 34 Years	23.5%	23.1%	23.0%
35 - 49 Years	21.8%	21.1%	21.4%
50 - 59 Years	11.9%	12.5%	11.9%
60 - 64 Years	5.3%	5.8%	5.3%
65 - 69 Years	4.0%	4.5%	4.0%
70 - 74 Years	2.8%	3.2%	2.8%
Age 75+	3.4%	3.9%	3.4%
Median Age	34.4	35.7	34.3

Population by Gender			
2023 Estimate Total Population	13,928	116,318	322,655
Male Population	53.3%	51.3%	50.4%
Female Population	46.7%	48.7%	49.6%

Travel Time to Work			
Average Travel Time to Work in Minutes	35.0	36.0	36.0

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PLEASE CONTACT THE BRC ADVISORS- BH ADVISOR FOR MORE  
DETAILS.**

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