

Rare 4 Acres of General Commercial Land

6033-6041 Riverside Dr. Chino CA 91710

LOT: ± 4.15 AC

± 180,774 SF



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COMMERCIAL[®]
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PROPERTY DESCRIPTION

Property Address: 6033-6041 Riverside Dr. Chino CA 91710

Bldgs: ± 1,544 SF

Lot Size: ±175,111 SF / ± 4.02 AC, ±5,548 SF / 0.13 AC
Total: ±180,659 SF / ±4.15 AC

Year Built: 1910

Zoning: Commercial General

APN: 1020-111-01-0000, 1020-111-02-0000

County: San Bernardino



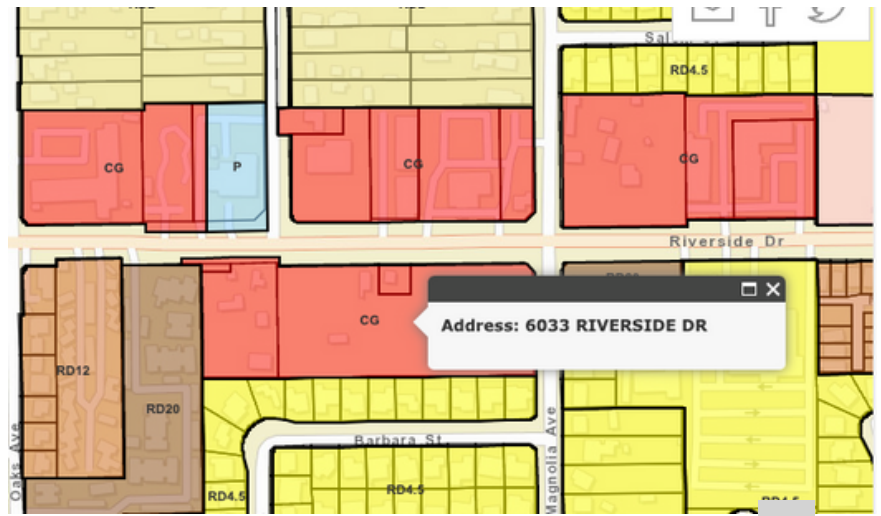
HIGHLIGHTS

- **Excellent Traffic Counts Per Day**
- **Frontage on Riverside Dr.**
- **Proximity to Interstate 60, 10 & 71 Fwy**
- **Near Ontario International Airport**
- **Commuter Route with Nearby Bus Stops**
- **Near Magnolia Junior High School, Chino Hills High School, and Allegiance STEAM Academy**
- **Median Household Income: \$92,289**
- **Average Household Income: \$114,443**

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ZONING INFO: CG - Commercial General

Commercial general (CG). The purpose of this district is to provide commercial areas to meet the daily and occasional shopping needs of Chino residents. The CG district allows a wide variety of commercial, office and restaurant uses to serve residents, employees and visitors throughout the city. The CG district allows a FAR of up to 1.0.

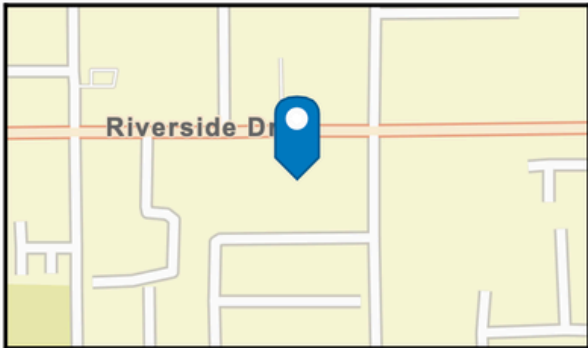
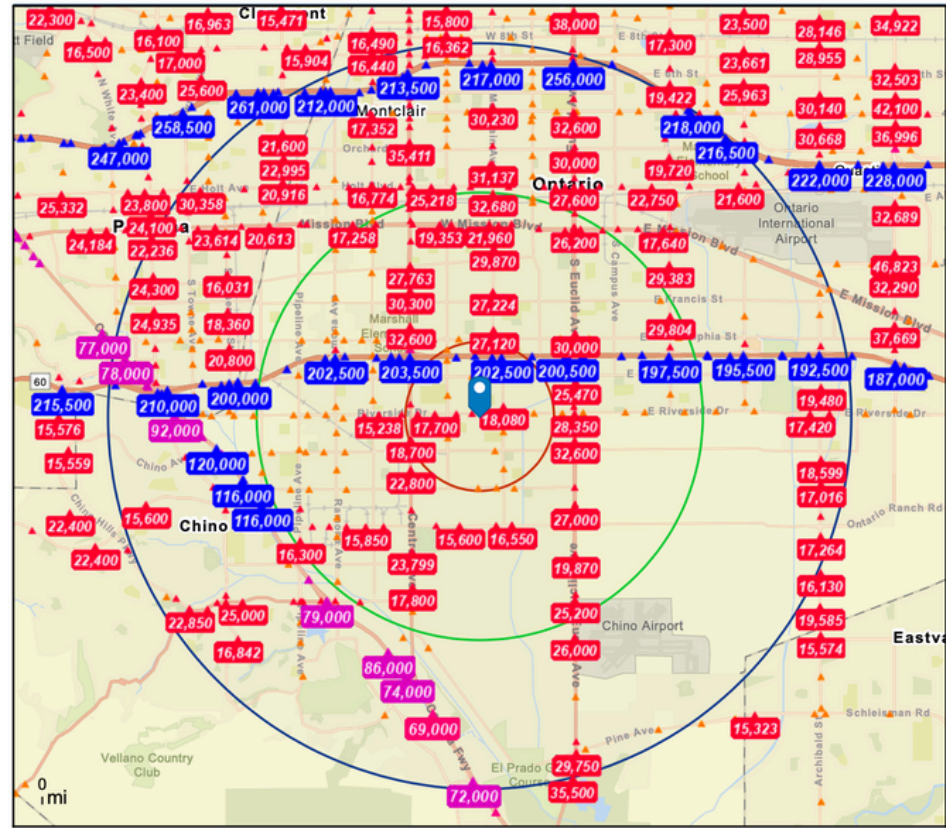
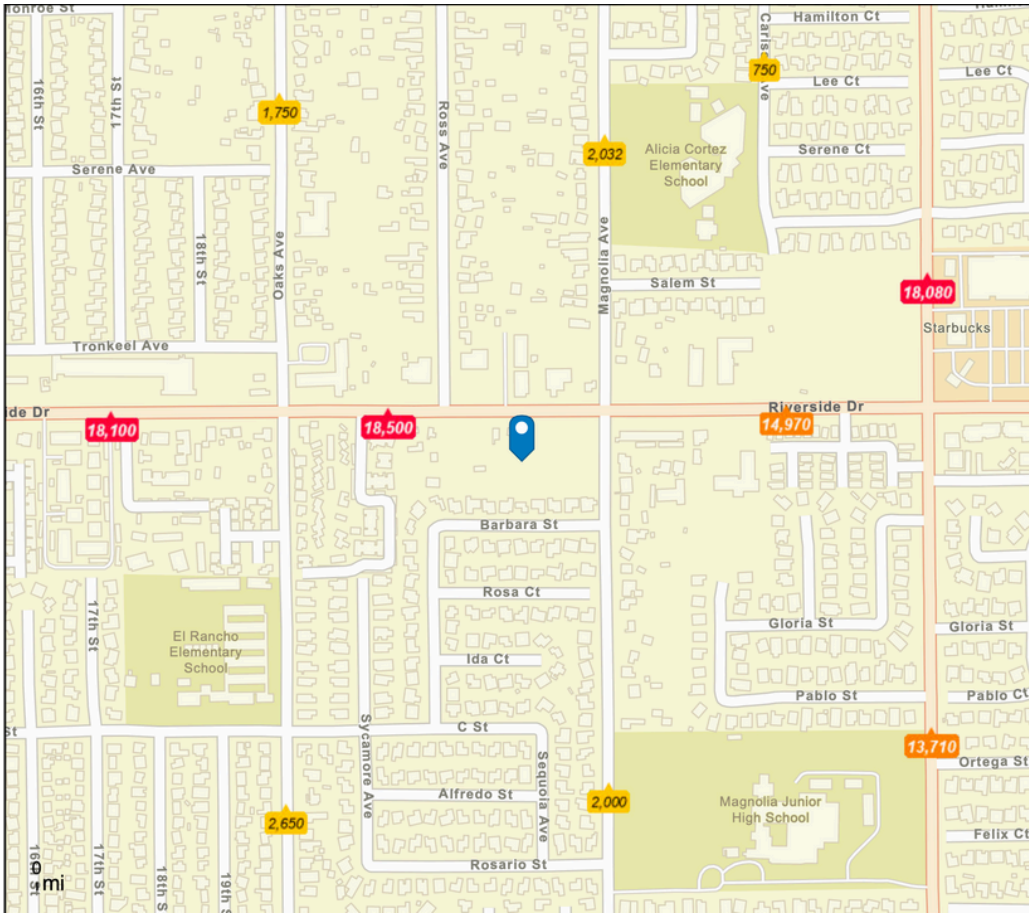


- P- permitted**
- C- Conditionally**
- A- Administratively permitted**
- - not permitted**

	CG			CG	CG
Residential Uses		Public and Quasi-Public Uses	Botanical and Zoological Gardens	C	Retail
Group Homes and Facilities	C	<i>Places of Assembly</i>	<i>Health Services</i>		Retail, General
Senior Housing Projects	C	Places of Worship, Community Scale	Hospitals	C	Cart/Kiosk
Congregate Care Facilities	C	Places of Worship, Regional Scale	Medical Clinics and Labs	P	Retail, Thrift and Secondhand Stores
Live/Work	■	Places of Worship, Small Storefront	Medical Offices	P	Animal Sales and Services
Residential Care Facilities, Small	C	Places of Worship, Large Storefront	Medical Marijuana Dispensary	■	Veterinary Clinics
Residential Care Facilities, Large	C	Clubs and Lodges	<i>Educational Uses</i>		Guns and Ammunition Sales
Caretaker Quarters	■	<i>Cultural and Institutional Uses</i>	Schools, Public or Private	C	Alcoholic Beverage Sales
		Theaters and Auditoriums	Trade and Vocational Schools	C	Pawn Shops
		Libraries	Schools for Personal Enrichment and Fulfillment	A	Adult Oriented Businesses
		Museums and Art Galleries	Gym/Athletic Instruction, Minor	A	Mobile Homes Sales
			Gym/Athletic Instruction, Major	C	

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DAILY TRAFFIC COUNTS NEARBY:



- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
 - ▲ 6,001 - 15,000
 - ▲ 15,001 - 30,000
 - ▲ 30,001 - 50,000
 - ▲ 50,001 - 100,000
 - ▲ More than 100,000 per day





Submarket of Chino Pleasantville

6033 Riverside Dr, Chino, California, 91710
Ring of 1 mile



TAPESTRY
SEGMENTATION
esri.com/tapestry

DEMOGRAPHICS

DOMINANT TAPESTRY SEGMENT



2,240 households are *Pleasantville*

32.3% of households are in this segment

Pleasantville: *Upscale Avenues* LifeMode

Prosperous domesticity best describes the settled denizens of Pleasantville. Situated principally in older housing in suburban areas in the Northeast (especially in New York and New Jersey) and secondarily in the West (especially in California), these slightly older couples move less than any other market. Many couples have already transitioned to empty nesters. Many are still home to adult children...

[Learn more...](#)

ABOUT THIS SEGMENT



Not cost-conscious, these consumers willing to spend more for quality and brands they like.



Many professionals in finance, information technology, education, or management.



Invest in conservative securities and contribute to charities.



Enjoy outdoor gardening, going to the beach, visiting theme parks, frequenting museums, and attending rock concerts.



Use all types of media equally (newspapers, magazines, radio, Internet, TV).

ABOUT THIS AREA

Household Type:

Single Family

Employment:

Prof; Mgmt; Svcs

Median Age:

35.5

Median Household Income:

\$92,289

Education:

33.1% College degree (2+ years)



KEY FACTS FOR THIS AREA

Click facts to 'Explore for more' details

23,271

6,926

3.33

102

65

86

\$597,303

-0.11%



Pleasantville

6033 Riverside Dr, Chino, California, 91710

Ring of 1 mile



TAPESTRY
SEGMENTATION
esri.com/tapestry

DEMOGRAPHICS

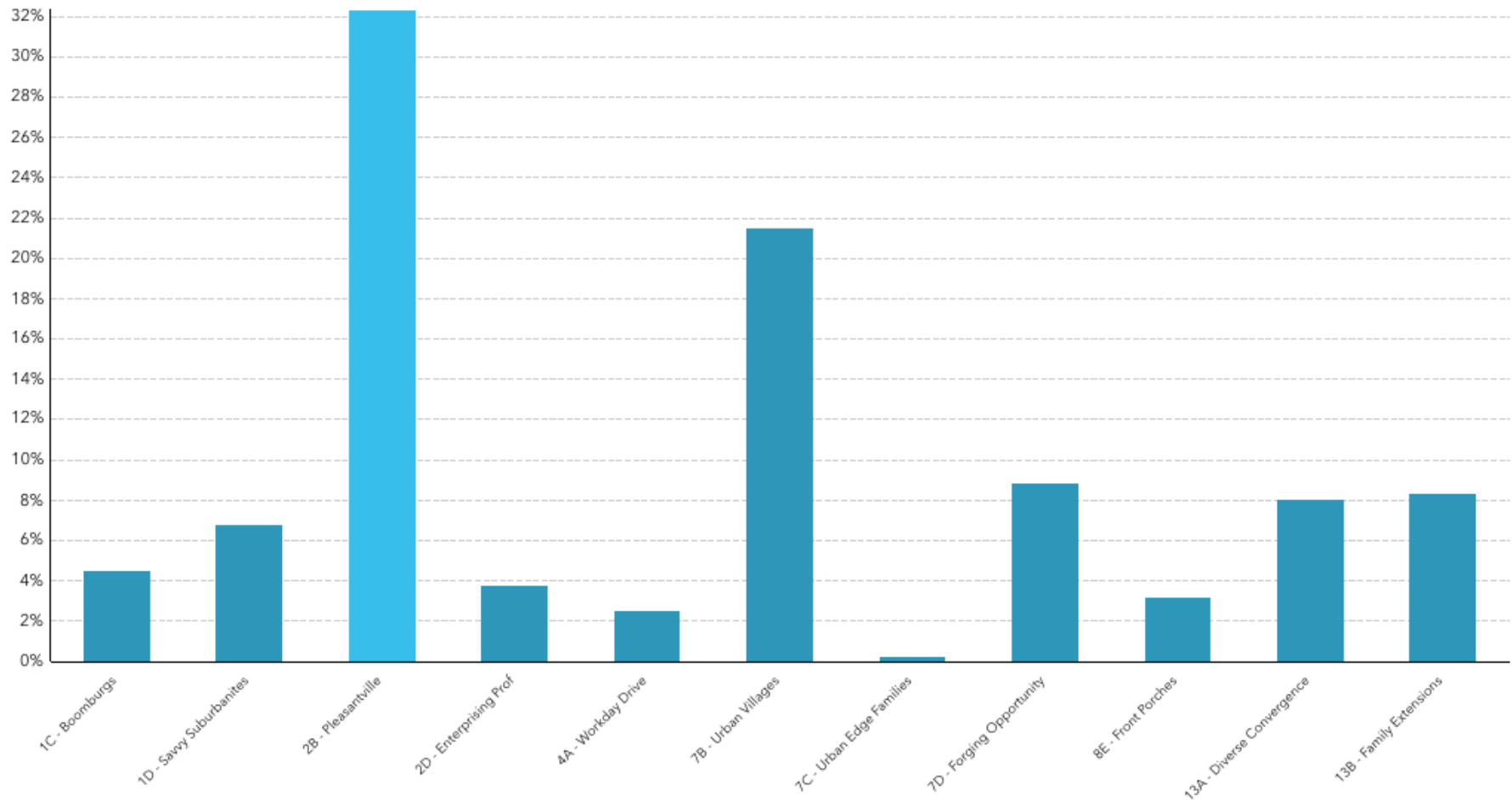
TAPESTRY SEGMENTATION COMPOSITION

This chart displays the percent of households in each segment in this area.



6,926 total households in this area

2,240 households in *Pleasantville* - 32.3%





Key Demographic Indicators

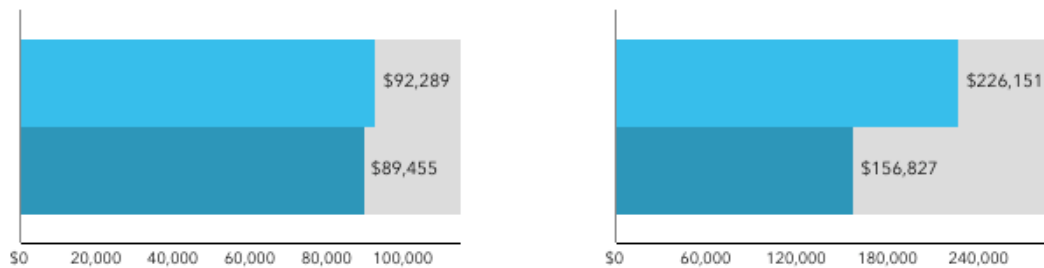
6033 Riverside Dr, Chino, California, 91710

Ring of 1 mile



INCOME AND NET WORTH

Net worth measures total household assets (homes, vehicles, investments, etc.) less any debts, secured (e.g. mortgages) or unsecured (credit cards) for this area.

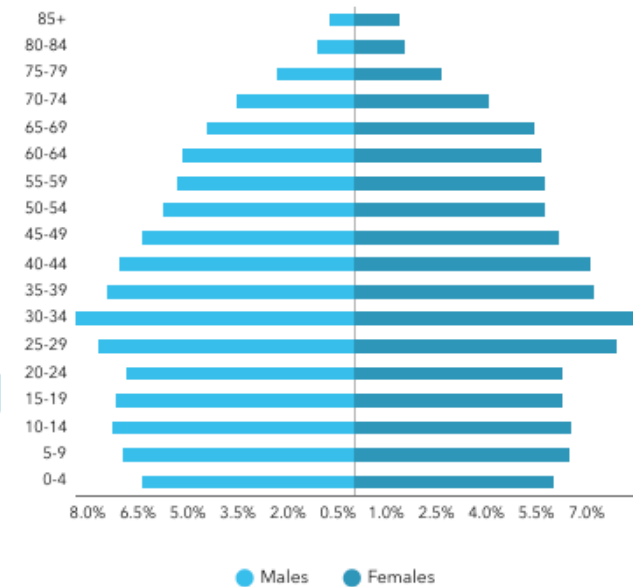


Bars show comparison to

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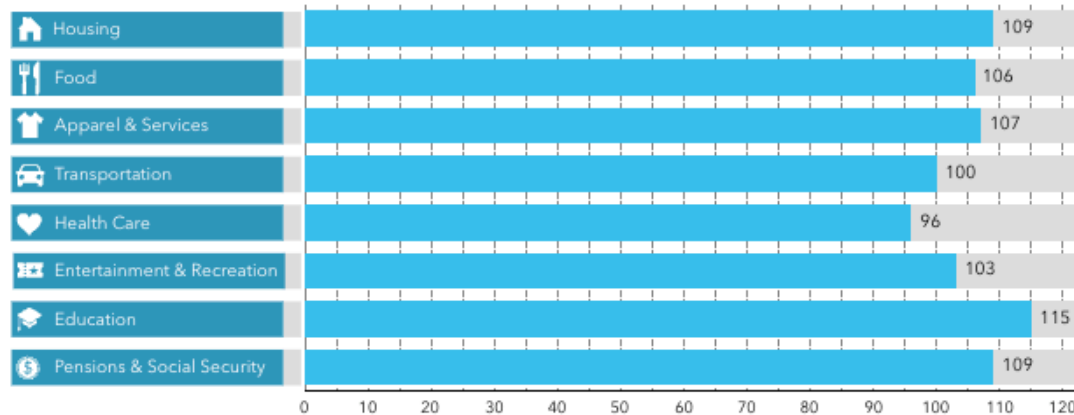
AGE BY SEX

Median Age: 35.5



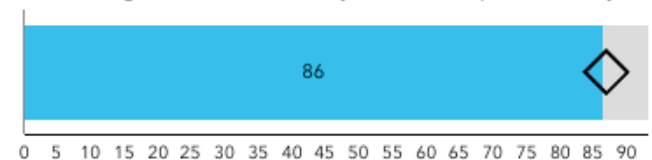
AVERAGE HOUSEHOLD BUDGET INDEX

The index compares the average amount spent in this market's household budgets for housing, food, apparel, etc., to the average amount spent by all US households. An index of 120 shows that average spending by consumers in this market is 20 percent above the national average.



DIVERSITY

The Diversity Index summarizes racial and ethnic diversity. The index shows the likelihood that two persons, chosen at random from the same area, belong to different race or ethnic groups. The index ranges from 0 (no diversity) to 100 (complete diversity).



Dots show comparison to



Key Demographic Indicators

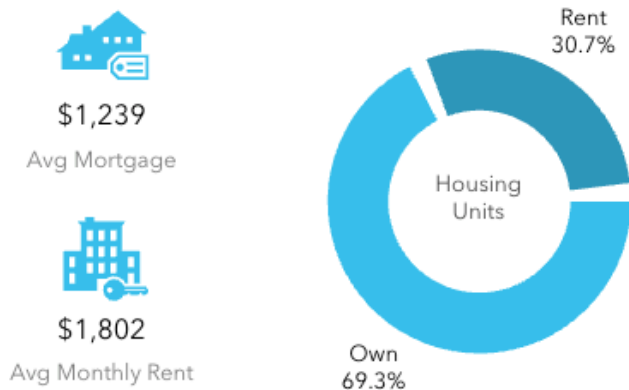
6033 Riverside Dr, Chino, California, 91710

Ring of 1 mile



HOUSING

Mortgage, rent and home value are estimated by Esri. Housing type is from the Census Bureau's American Community Survey (ACS).

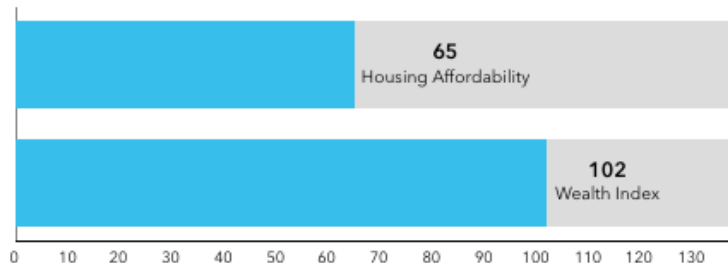


Typical Household Type: Single Family

Median Home Value: \$597,303

ESRI INDEXES

Esri developed these indexes to display average household wealth and housing affordability for the market relative to US standards.



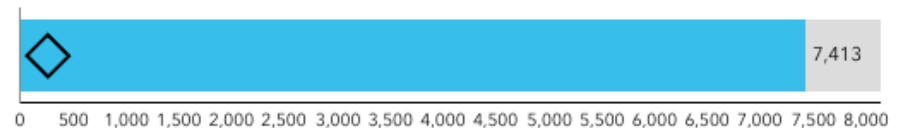
LANGUAGE

American Community Survey (ACS) population by language estimates are based on a rolling sample survey spanning a 60-month period (2017-2021).

Population by Language	Age 5-17	18-64	Age 65+	Total
English Only	2,207	6,563	1,817	10,587
Spanish	1,611	6,180	846	8,637
Spanish & English Well	1,589	5,083	446	7,118
Spanish & English Not Well	22	939	197	1,158
Indo-European	4	127	68	199
Indo-European & English Well	4	97	55	156
Indo-European & English Not Well	0	28	12	40
Asian-Pacific Island	101	708	275	1,084
Asian-Pacific Isl & English Well	93	565	202	860
Asian-Pacific Isl & English Not Well	8	118	43	169
Other Language	19	58	32	109
Other Language & English Well	19	58	32	109
Other Language & English Not Well	0	0	0	0

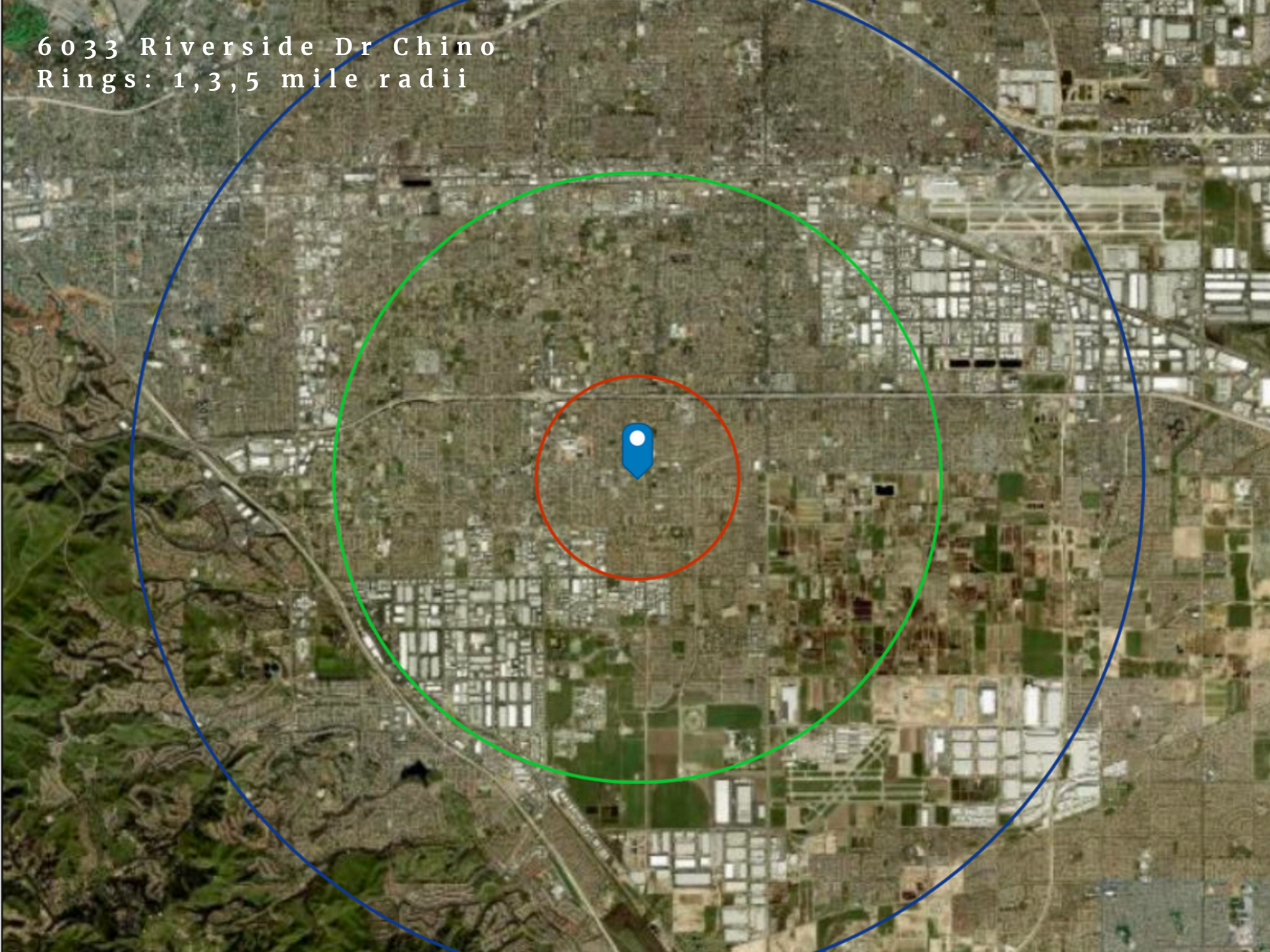
POPULATION DENSITY

Average density (population per sq. mile) is displayed relative to the US or State average.

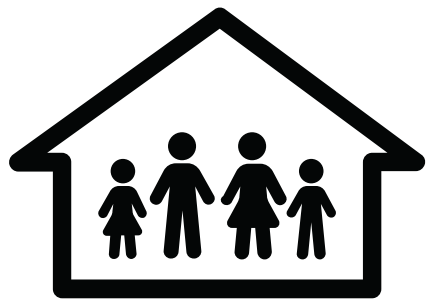
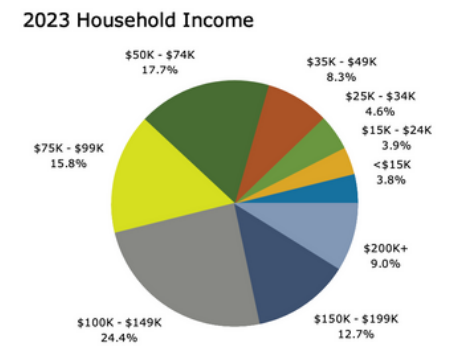


Dots show comparison to

6033 Riverside Dr Chino
Rings: 1,3,5 mile radii

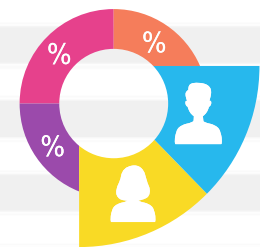


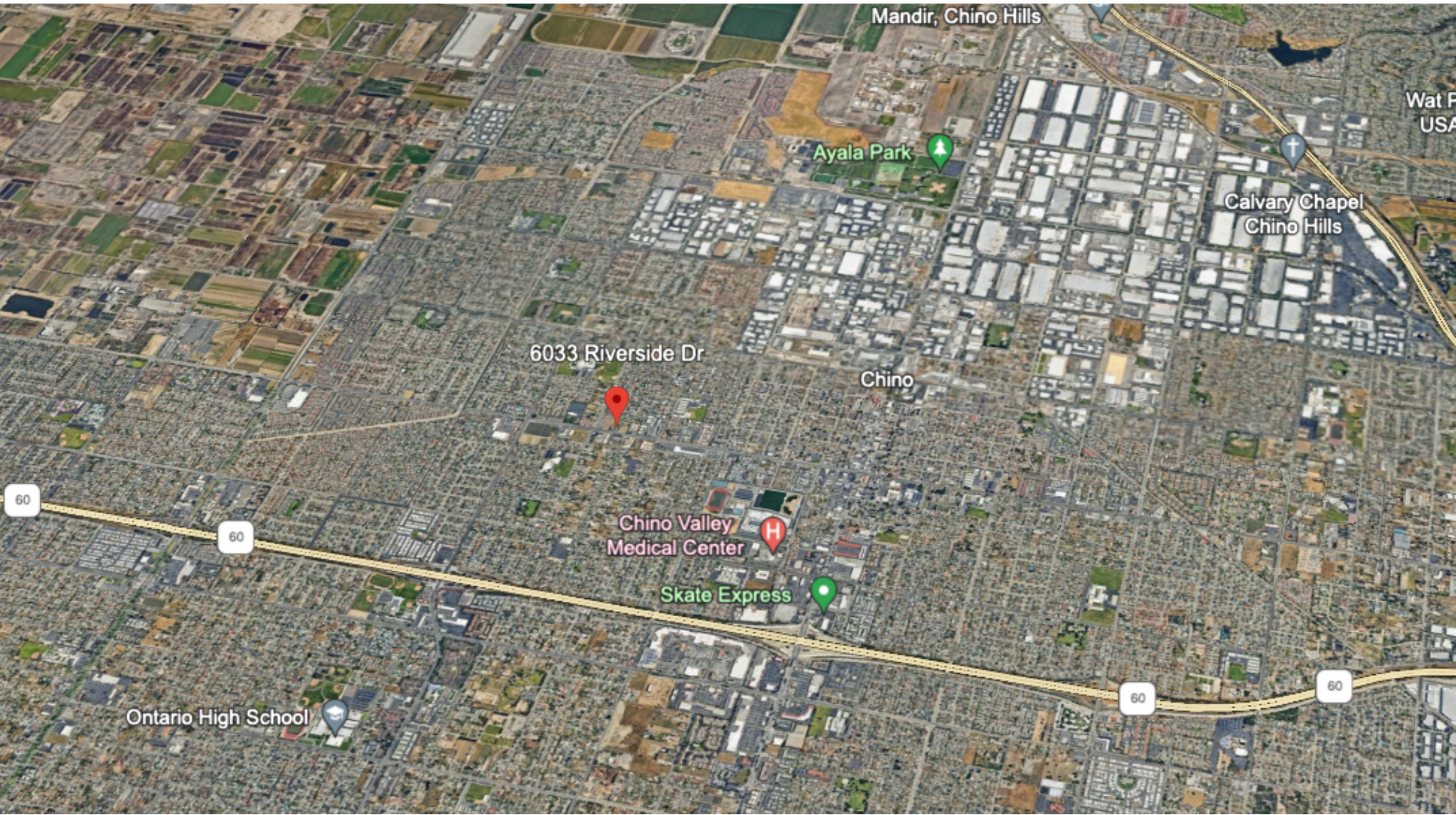
	1 mile	3 miles	5 miles
Population Summary			
2010 Total Population	23,624	132,840	355,160
2020 Total Population	23,553	138,712	369,055
2020 Group Quarters	201	4,281	6,237
2023 Total Population	23,271	137,713	372,050
2023 Group Quarters	200	4,280	6,234
2028 Total Population	23,149	138,061	374,210
2023-2028 Annual Rate	-0.11%	0.05%	0.12%
2023 Total Daytime Population	20,951	129,645	356,245
Workers	9,058	59,080	159,998
Residents	11,893	70,565	196,247
Household Summary			
2010 Households	6,686	35,407	95,762
2010 Average Household Size	3.52	3.60	3.64
2020 Total Households	6,980	39,734	105,943
2020 Average Household Size	3.35	3.38	3.42
2023 Households	6,926	39,732	107,663
2023 Average Household Size	3.33	3.36	3.40
2028 Households	6,928	40,072	109,043
2028 Average Household Size	3.31	3.34	3.37
2023-2028 Annual Rate	0.01%	0.17%	0.26%
2010 Families	5,550	28,920	77,982
2010 Average Family Size	3.79	3.91	3.94
2023 Families	5,712	32,323	87,077
2023 Average Family Size	3.60	3.66	3.70
2028 Families	5,711	32,574	88,109
2028 Average Family Size	3.58	3.64	3.68
2023-2028 Annual Rate	0.00%	0.15%	0.24%



	1 mile	3 miles	5 miles
2023 Households by Income			
Household Income Base	6,926	39,732	107,663
<\$15,000	3.8%	5.3%	6.3%
\$15,000 - \$24,999	3.9%	5.1%	5.3%
\$25,000 - \$34,999	4.6%	4.5%	5.3%
\$35,000 - \$49,999	8.3%	8.4%	8.5%
\$50,000 - \$74,999	17.7%	17.4%	17.5%
\$75,000 - \$99,999	15.8%	14.7%	15.0%
\$100,000 - \$149,999	24.4%	23.3%	21.9%
\$150,000 - \$199,999	12.7%	11.5%	11.0%
\$200,000+	9.0%	9.9%	9.3%
Average Household Income	\$114,443	\$113,596	\$109,947
2028 Households by Income			
Household Income Base	6,928	40,072	109,043
<\$15,000	3.1%	4.6%	5.6%
\$15,000 - \$24,999	2.7%	3.7%	4.0%
\$25,000 - \$34,999	3.4%	3.5%	4.2%
\$35,000 - \$49,999	6.4%	6.9%	7.0%
\$50,000 - \$74,999	16.2%	15.5%	16.0%
\$75,000 - \$99,999	15.3%	14.5%	14.9%
\$100,000 - \$149,999	26.0%	24.8%	23.5%
\$150,000 - \$199,999	15.7%	14.0%	13.3%
\$200,000+	11.2%	12.5%	11.6%
Average Household Income	\$130,920	\$130,591	\$126,087

Median Household Income			
2023	\$92,289	\$89,219	\$85,069
2028	\$103,311	\$101,555	\$96,579
Median Home Value			
2023	\$597,303	\$585,682	\$575,723
2028	\$603,685	\$594,871	\$589,401
Per Capita Income			
2023	\$33,925	\$33,056	\$31,924
2028	\$39,033	\$38,211	\$36,856
Median Age			
2010	33.1	32.1	31.1
2020	37.8	37.1	35.3
2023	35.5	34.2	33.4
2028	37.3	36.1	35.3
2020 Population by Age			
Total	23,553	138,712	369,055
0 - 4	5.4%	5.6%	5.9%
5 - 9	5.9%	6.1%	6.6%
10 - 14	6.8%	6.8%	7.3%
15 - 24	14.1%	13.9%	14.7%
25 - 34	14.0%	14.8%	15.2%
35 - 44	13.3%	13.4%	13.6%
45 - 54	13.0%	13.3%	13.1%
55 - 64	12.9%	12.9%	12.0%
65 - 74	9.2%	8.6%	7.5%
75 - 84	3.9%	3.5%	3.1%
85 +	1.5%	1.2%	1.1%
18 +	77.5%	77.4%	75.8%
2023 Population by Age			
Total	23,271	137,714	372,051
0 - 4	6.2%	6.7%	7.0%
5 - 9	6.7%	7.2%	7.5%
10 - 14	6.9%	7.1%	7.4%
15 - 24	13.3%	13.3%	14.0%
25 - 34	16.2%	17.1%	16.9%
35 - 44	14.4%	14.8%	14.5%
45 - 54	12.0%	11.8%	11.8%
55 - 64	10.9%	10.4%	10.1%
65 - 74	8.7%	7.5%	6.9%
75 - 84	3.8%	3.1%	2.9%
85 +	1.1%	0.9%	0.9%





PARCEL MAP

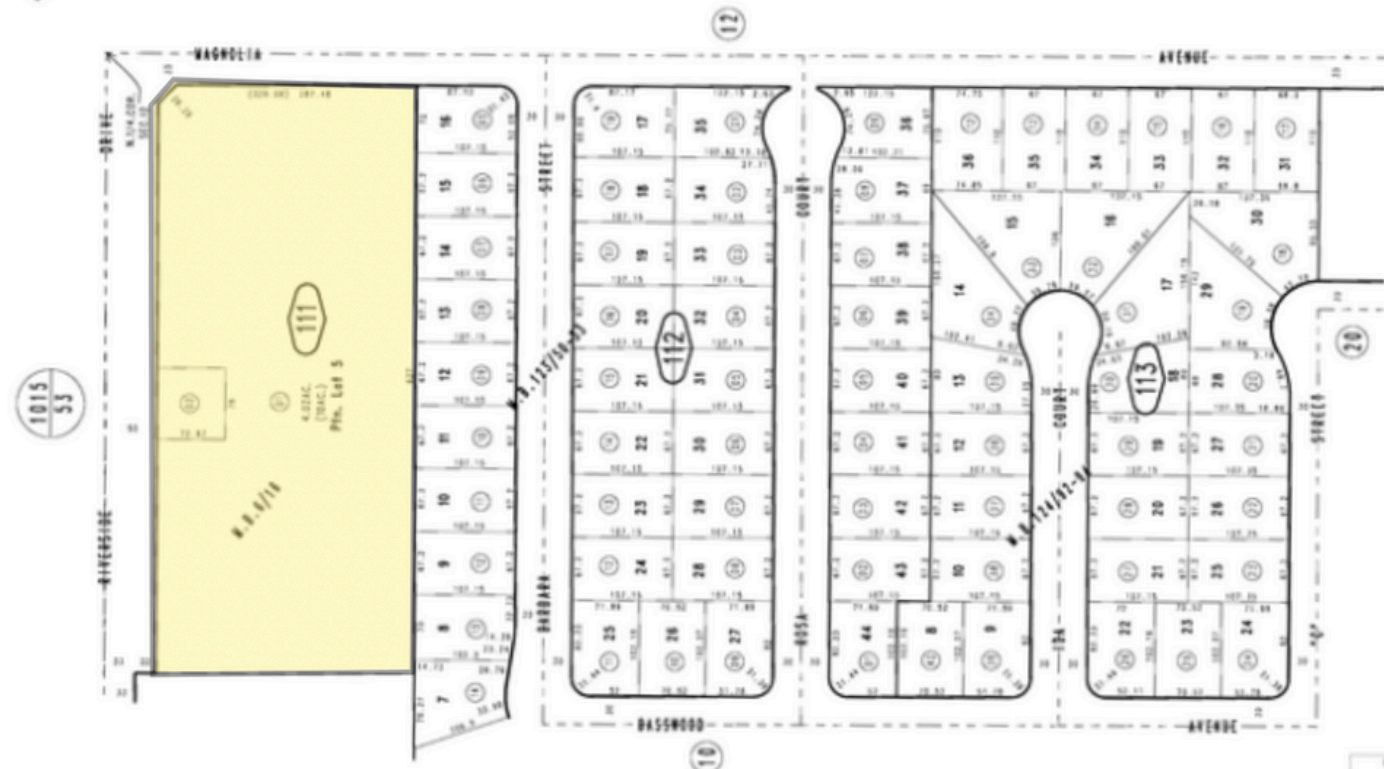
THIS MAP IS FOR THE PURPOSE
OF AD VALOREM TAXATION ONLY.



Rancho Santa Ana Del Chino
M.B.6/16

City of Chino
Tax Rate Area
1001

1020 - 11



1015
53

December 2003

Pin. Tract No. 8821, M.B. 124/92-94
Pin. Tract No. 8903, M.B. 123/50-53

Pin. N.W.1/4, Sec.12
T.2S.,R.8W.

Assessor's Map
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San Bernardino County

