

# OFFICE FOR LEASE

## Riverside Plaza West | Executive Suites

4091 RIVERSIDE DRIVE, CHINO, CA 91710



NNN RETAIL GROUP

**FOR LEASE | EXECUTIVE SUITE OFFICES 500SF TO 1,000SF**





# RIVERSIDE PLAZA WEST | EXECUTIVE

## 4091 RIVERSIDE DRIVE, CHINO, CA 91710



NNN RETAIL GROUP

### PROPERTY SUMMARY



#### Property Summary

Lease Rate:	\$2.10
Building SF:	9,855
Available SF:	1,380
Year Built:	1986

Exclusively Listed By:

KEVIN LE

Director of Retail Investments

O: (626) 631-4824

C: (909) 697-0683

#### Property Overview

The building consists primarily of smaller suites, which are in high demand due to their affordability and ease of occupancy. The center has historically maintained high occupancy and is ideal for local tenants looking for a professional setting without the overhead of larger office spaces.

Riverside Plaza West is conveniently located near major arterials and surrounded by dense residential neighborhoods, schools, and local amenities. Nearby institutions include Don Antonio Lugo High School, Ramona Junior High School, Dickson Elementary, and Newman Elementary, all within one mile. The

#### Location Overview

Situated in the heart of Chino, just minutes from Highways 60 and 71, and within 30 minutes of Interstates 10, 15, and 91. The location provides direct access to major employment and retail hubs across Los Angeles, Orange, and Riverside Counties. The City of Chino offers a strong economic base, excellent infrastructure, and a balanced mix of residential and commercial developments, making Riverside Plaza West an excellent choice for growing businesses.



# RIVERSIDE PLAZA WEST | EXECUTIVE

4091 RIVERSIDE DRIVE, CHINO, CA 91710



NNN RETAIL GROUP

FOR LEASE



## Available

Space	Size	Rate
Unit 106	820 SF	\$2.10/SF MG
Unit 112	560 SF	\$2.10/SF MG

## Highlights

- Strong Real Estate Fundamentals
- Rare Smaller Units Under 1,000 SF
- Fixed CAM
- Located less Than a Mile From Several Schools



**RIVERSIDE PLAZA WEST | EXECUTIVE**  
**4091 RIVERSIDE DRIVE, CHINO, CA 91710**



NNN RETAIL GROUP

**PROPERTY PHOTOS**





**RIVERSIDE PLAZA WEST | EXECUTIVE**  
**4091 RIVERSIDE DRIVE, CHINO, CA 91710**



NNN RETAIL GROUP

**PROPERTY PHOTOS**





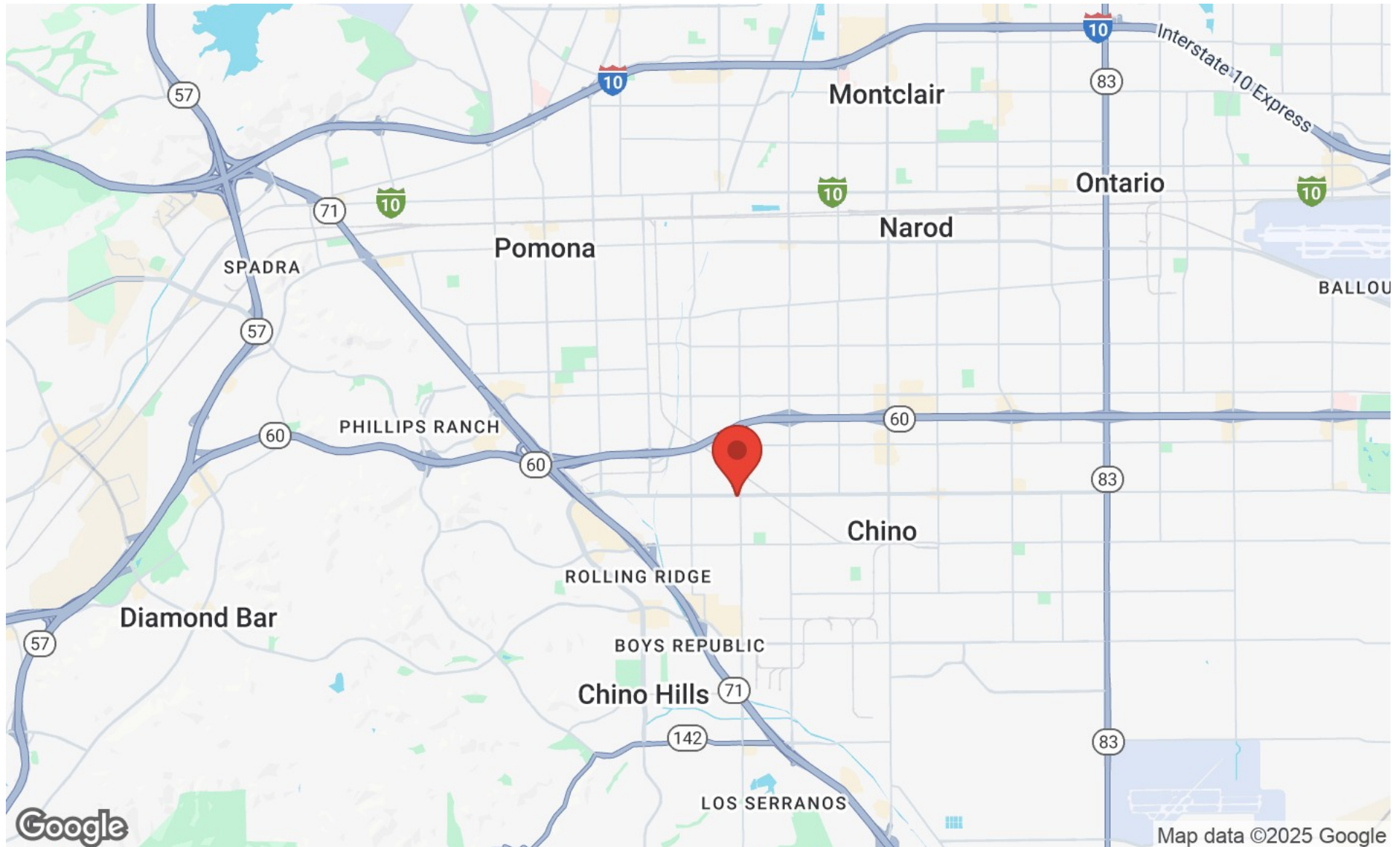
# RIVERSIDE PLAZA WEST | EXECUTIVE

4091 RIVERSIDE DRIVE, CHINO, CA 91710



NNN RETAIL GROUP

## REGIONAL MAP





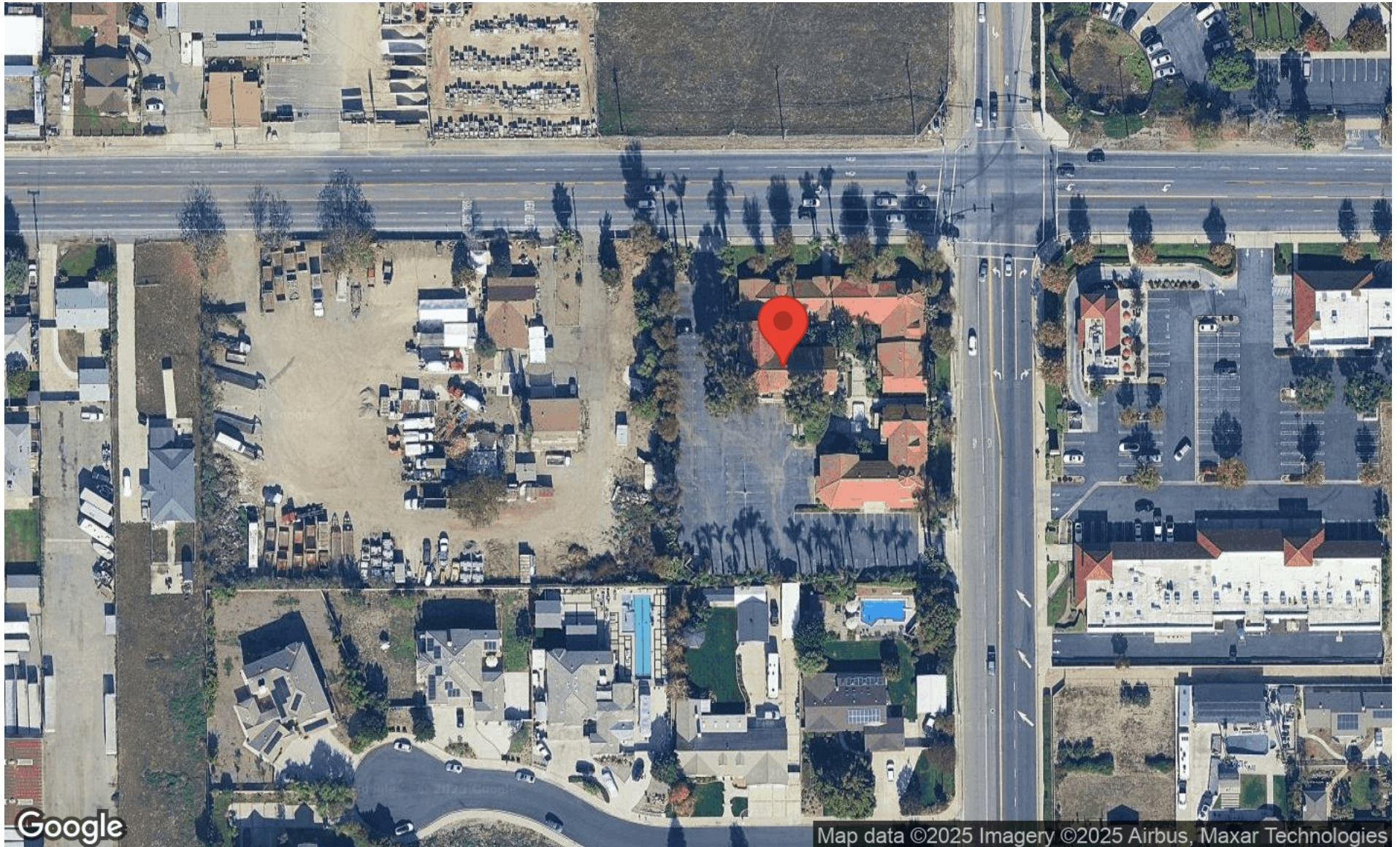
# RIVERSIDE PLAZA WEST | EXECUTIVE

4091 RIVERSIDE DRIVE, CHINO, CA 91710



NNN RETAIL GROUP

## AERIAL MAP





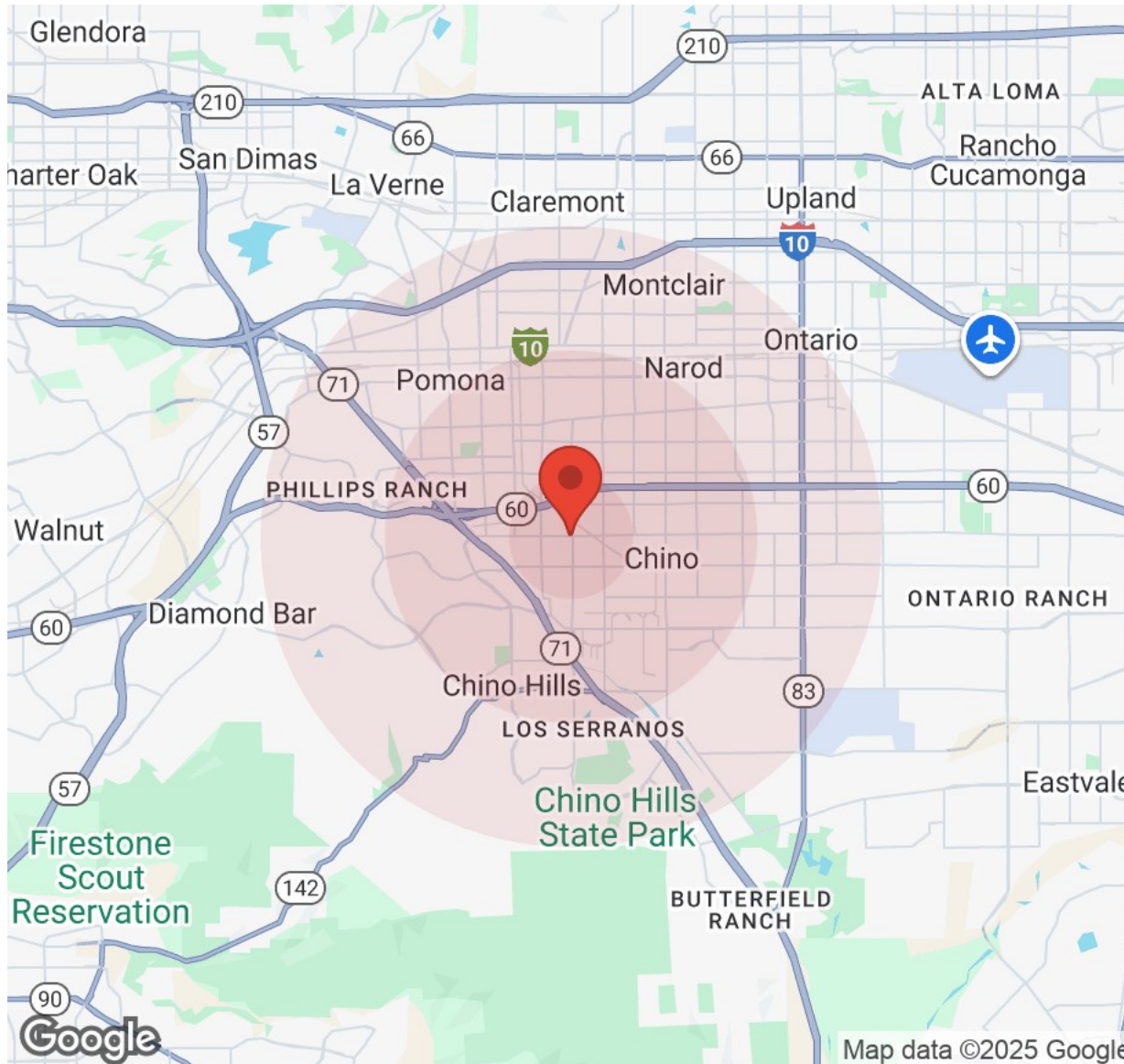
# RIVERSIDE PLAZA WEST | EXECUTIVE

## 4091 RIVERSIDE DRIVE, CHINO, CA 91710



NNN RETAIL GROUP

### DEMOGRAPHICS



Population	1 Mile	3 Miles	5 Miles
Male	8,616	65,774	192,551
Female	8,926	65,784	190,929
Total Population	17,542	131,558	383,480

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	3,083	24,116	71,539
Ages 15-24	2,615	19,007	55,249
Ages 25-54	7,278	55,165	163,692
Ages 55-64	2,104	15,835	45,302
Ages 65+	2,460	17,433	47,696

Income	1 Mile	3 Miles	5 Miles
Median	\$108,175	\$97,453	\$95,351
< \$15,000	220	1,927	7,697
\$15,000-\$24,999	137	1,595	4,602
\$25,000-\$34,999	147	1,837	5,776
\$35,000-\$49,999	314	3,268	9,346
\$50,000-\$74,999	807	6,094	17,322
\$75,000-\$99,999	781	5,208	14,327
\$100,000-\$149,999	1,237	8,074	22,333
\$150,000-\$199,999	749	5,154	15,198
> \$200,000	909	5,640	16,211

Housing	1 Mile	3 Miles	5 Miles
Total Units	5,701	41,614	120,939
Occupied	5,302	38,797	112,813
Owner Occupied	3,487	23,032	65,824
Renter Occupied	1,815	15,765	46,989
Vacant	400	2,817	8,127



# RIVERSIDE PLAZA WEST | EXECUTIVE

## 4091 RIVERSIDE DRIVE, CHINO, CA 91710



NNN RETAIL GROUP

### DISCLOSURE

### CONTACT US

All materials and information received or derived from KW Commercial its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither KW Commercial its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. KW Commercial will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. KW Commercial makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. KW Commercial does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by KW Commercial in compliance with all applicable fair housing and equal opportunity laws.

Exclusively Listed By:

KEVIN LE  
Director of Retail Investments  
O: (626) 966-3641  
C: (909) 697-0683  
kevin.le@nnnretailgroup.com  
01511997, CA

KW COMMERCIAL | COVINA  
121 North Citrus Avenue



Each Office Independently Owned and Operated