

# DRIVE-THRU PAD AVAILABLE FOR LEASE

**SITE**  
±0.55 AC



**LEROMA CENTER**  
5882 RIVERSIDE DRIVE, CHINO, CA 91710

FOR MORE INFORMATION, CALL:

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### PROPERTY FEATURES

- ±0.55 Acre Pad available at the hard corner of Riverside Drive & Oaks Avenue.
- Anchored by Cardenas Grocery Store and neighboring tenants include Autozone, Del Taco, and Boost Mobile.
- Family owned and operated Leroma Center servicing the greater Chino trade area.
- Convenient North, South, East and West bound access.
- Strong artery of Riverside Avenue with approximately 42,000 cars per day at the four way intersection.
- Located in high density neighborhood of Chino.
- One block away from Chino High School with approximately 1,900 students.

### 3 MILE RADIUS DEMOS

**133,626**  
POPULATION



**\$120,697**  
AVERAGE  
HOUSEHOLD  
INCOME

**DAYTIME**  
DEMOGRAPHICS

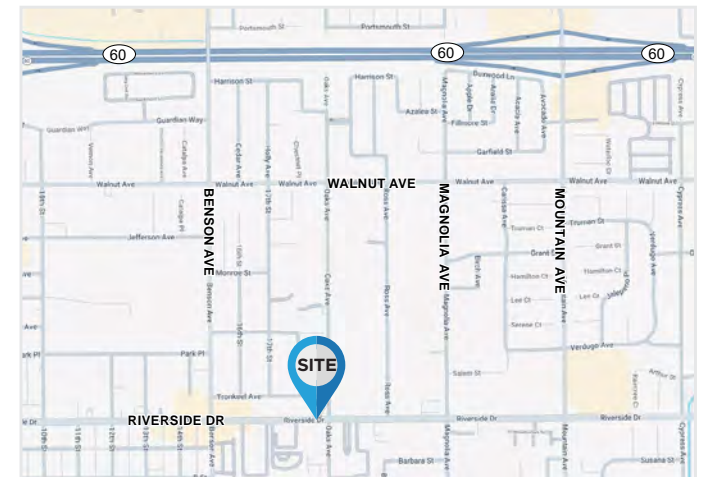
**89,830**

### TRAFFIC COUNTS

At Riverside Drive & Oaks Avenue:



**42,663 CPD**



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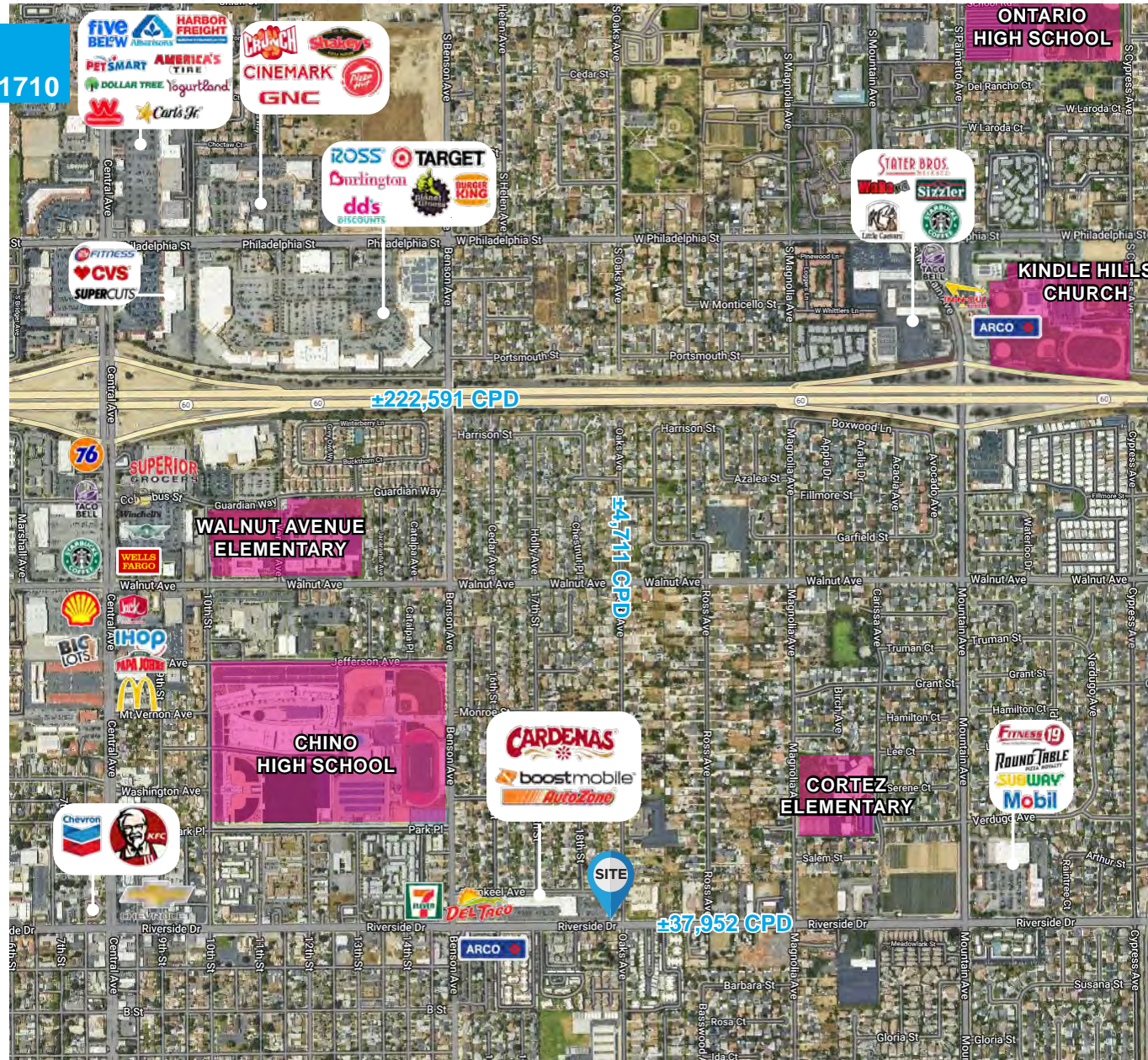
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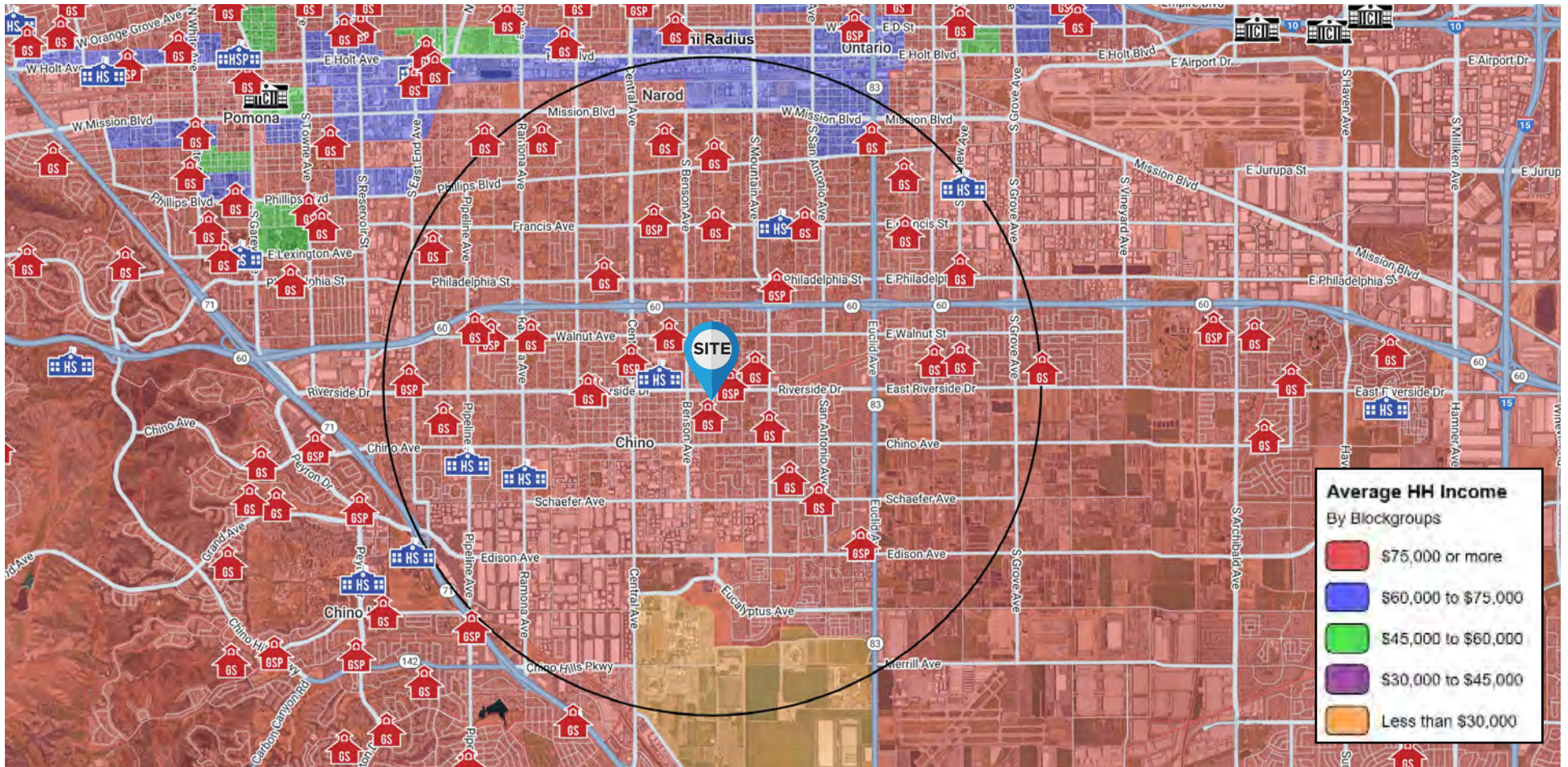
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This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your property advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Revised: November 22, 2024 3:06 PM

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#### LEROMA CENTER AND THE CITY OF CHINO:

Leroma Center is family owned and operated, and proud to be a part of the City of Chino since the late sixties. As active members of the community, Leroma prides themselves in keeping their center in top condition and personally caring about each of their Tenants and their respective businesses. They call this attention to personal relationships with the Tenants a “Family Supported Shopping Center”. This avenue has led to a mix of local, regional and nation tenants all best serving the area and region.

#### EXPLORING THE CITY OF CHINO:

*A Hidden Gem of Southern California*

Nestled in the heart of San Bernardino County, Chino is a vibrant city celebrated for its rich agriculture, picturesque landscapes, and warm, welcoming community. Known as the “City of Chino,” this charming area boasts a unique blend of suburban living infused with a strong sense of heritage and an eye toward the future.

One of the city’s standout features is the thriving equestrian culture. With its lush green pastures and expansive ranches, Chino has earned its reputation as a sanctuary for horse lovers. The annual Chino Christmas Parade and the National Federation of Republican Women’s Equestrian Trail Ride are just a couple of the many events that showcase this approximately 40-square-mile city’s deep-rooted love for its equestrian way of life.

As a city in southern California, Chino enjoys a Mediterranean climate, promising mild winters and warm, sunny summers. This delightful weather encourages outdoor events, neighborhoods filled with floral landscapes, and an active lifestyle.

An ever-evolving community, Chino is home to a diverse population that values education, culture, and tradition. With access to a range of schools, community centers, and library services, the spirit of learning and development thrives. The city strikes a harmonious balance between contemporary convenience and historic charm, making it a desirable destination for families, professionals, and retirees seeking a reliable community vibe.

5882 Riverside Dr Chino, CA 91710	1 mi radius	3 mi radius	5 mi radius
<b>Population</b>			
2024 Estimated Population	21,038	133,626	369,735
<b>Households</b>			
2024 Estimated Households	6,159	38,969	107,112
<b>Race and Ethnicity</b>			
2024 Estimated White	31.7%	28.6%	27.2%
2024 Estimated Black or African American	4.2%	5.6%	6.1%
2024 Estimated Asian or Pacific Islander	9.4%	14.3%	15.3%
2024 Estimated American Indian or Native Alaskan	2.0%	1.8%	1.9%
2024 Estimated Other Races	52.7%	49.6%	49.4%
2024 Estimated Hispanic	66.2%	62.1%	62.0%
<b>Income</b>			
2024 Estimated Average Household Income	\$120,456	\$120,697	\$114,730
2024 Estimated Median Household Income	\$96,168	\$98,837	\$93,331
<b>Business</b>			
2024 Estimated Total Businesses	938	5,974	15,063
2024 Estimated Total Employees	7,120	50,559	133,960
2024 Estimated Employee Population per Business	7.6	8.5	8.9
2024 Estimated Residential Population per Business	22.4	22.4	24.5



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