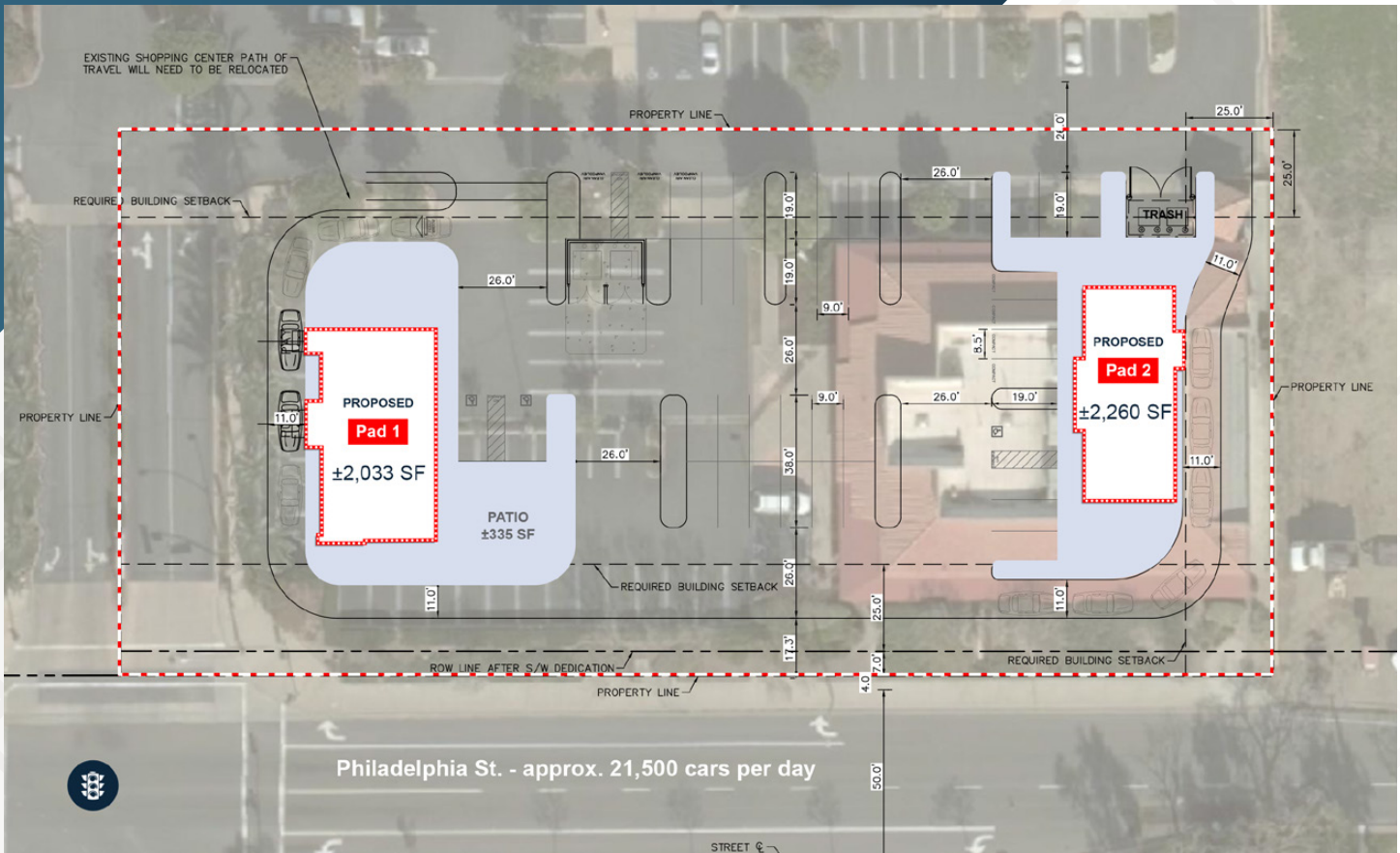


# ±1.2 Acre Pad/Retail Redevelopment

5526 Philadelphia St | Chino, CA 91710



## Retail / Restaurant + Drive-Thru Opportunity

±2,033 SF + Patio  
Proposed Pad 1

±2,260 SF  
Proposed Pad 2

## DESCRIPTION

- Drive-thru restaurants OK
- Located at signalized intersection; Main Entrance to Chino Town Square
- High growth area; over 174K est population within 3 miles
- Landlord prepared to deliver buildable pad with stubbed utilities
- Strong traffic counts along Philadelphia St; approx. 21,500 cpd

## CONTACT

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## 2023 DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	18,963	174,191	424,275
Avg Household Income	\$104,590	\$99,705	\$98,700
Daytime Population	6,965	58,902	160,457

Source: Esri

## TRAFFIC COUNTS

Philadelphia Street approx. 21,500 cpd  
Central Avenue approx. 48,000 cpd  
Source: Costar

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610 Newport Center Drive, Suite 1500  
Newport Beach, CA 92660

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- AMERICA'S TIRE
- Albertsons
- PETSMART
- RITE AID
- DOLLAR TREE
- Carl's Jr.
- Yogurtland
- HARBOR FREIGHT
- Fantastic Sams
- Walmart

- CINEMARK
- Shakeys
- Yogurtland
- Ono Hawaiian BBQ
- Fantastic Sams

- BIG 5 SPORTING GOODS
- Chuck E. Cheese
- El Pollo Loco
- DEL TACO

**1.2 AC PAD REDEVELOPMENT**  
**±2,033 SF - ±2,260 SF**  
**Proposed Pads with Drive-thru**

- 99c ONLY
- Smart & Final
- CHIPOTLE
- Denny's
- Starbucks
- UPS

- FITNESS
- verizon
- CVS pharmacy
- FedEx Office
- SUPER CUTS
- CHASE
- H&R BLOCK

- target
- BURGER KING
- JOANN
- SALLY BEAUTY
- ROSS DRESS FOR LESS
- curacao
- Burlington



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