



**4186 Riverside Dr | Chino,
CA**

4.53-Acre Development Land

Flexible land opportunity with multiple development paths and pricing anchored by verified Inland Empire land trades.

BUYER'S CHOICE OPTIONALITY

PROVEN CORRIDOR VALUE



Investment Highlights

±4.53 Acres

Substantial land area along Riverside Dr corridor with strong visibility and regional access

Buyer-Driven Strategy

No approvals required.
Full entitlement discretion rests with buyer

Multiple Paths

Industrial, flex, storage, yard use, or land banking all viable depending on buyer strategy

Potential Interim Income

Marketing sources reference possible communications component (buyer to verify independently)

Long-Term Appreciation

Positioned for value capture in high-growth Inland Empire land market

Price-Per-Acre Basis

Offered using transparent, market-standard land valuation methodology

Property Summary

Address	4186 Riverside Dr, Chino, CA 91710
APN	1016501210000
Land Area	~4.53 Acres (≈197,326 SF)
Property Type	Land
Zoning (reported)	Industrial (buyer to verify)
Jurisdiction	City of Chino / San Bernardino County (buyer to verify)
Improvements	None
Utilities	Buyer to verify
Environmental	Buyer to verify
Offering Price	Not Disclosed
Pricing Basis	Price per Acre

Key Attributes

- Clean slate for buyer-directed development
- Industrial zoning provides foundation for multiple use cases
- San Bernardino County jurisdiction offers regional scale advantages



Location & Access

Riverside Dr Corridor Exposure

Direct frontage on established commercial thoroughfare with daily traffic and visibility to regional users

Inland Empire Logistics Base

Proximity to major employment centers, distribution networks, and transportation infrastructure serving Southern California

Suitable Scale for Multiple Users

4.53-acre footprint accommodates both owner-occupiers seeking operational space and developers pursuing build-to-suit or speculative projects

Developer & End-User Appeal

Combination of size, frontage, and flexibility attracts capital seeking optionality and value creation opportunities

Buyer's Choice Optionality

This offering provides multiple credible development paths without committing to a single strategy. Final use, density, and approvals are entirely buyer-driven.



Industrial or Flex Development

Build single or multi-tenant industrial, warehouse, or flex space to capture logistics demand



Contractor or Yard Use

Site suitable for equipment storage, materials staging, or contractor operations (subject to zoning verification)



Self-Storage or Specialty Commercial

Pursue alternative commercial uses including self-storage, RV/boat storage, or specialty retail (buyer to verify entitlements)



Land Bank with Future Entitlement

Hold for long-term appreciation while pursuing optimal entitlement strategy aligned with market timing

Potential Interim Income Opportunity

Conservative Approach Required

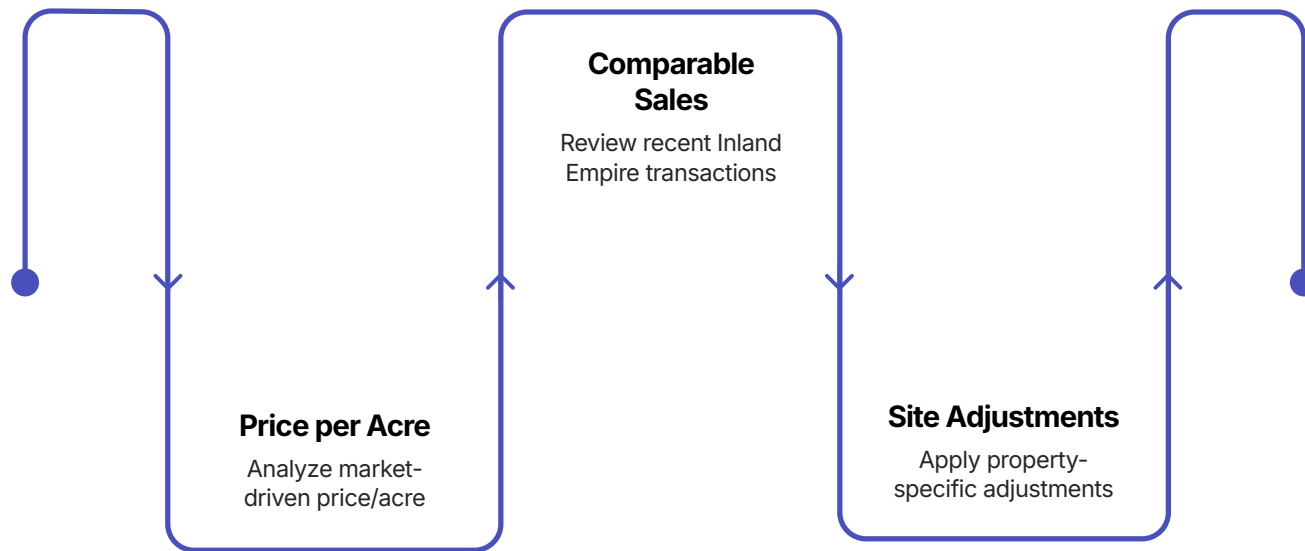
Marketing sources reference a possible communications component (cell tower lease). However, lease terms, rent amount, escalations, and assignability have not been provided by the seller.

Buyers must independently verify the existence of any income stream, confirm lease details, review encumbrances, and assess transferability as part of due diligence.

Do not underwrite acquisition assuming income unless independently confirmed through direct investigation.

Item	Status
Income Source	Buyer to verify
Annual Rent	TBD
Lease Term	TBD
Escalations	TBD
Assignable	Buyer to verify

Valuation Framework



Transparent methodology anchored by recent Inland Empire land transactions.

How Buyers Will Underwrite

- **Price per Acre** is the primary valuation metric for raw land transactions
- Value informed by curated Inland Empire land sales demonstrating market pricing
- Subject pricing reflects size, frontage quality, entitlement flexibility, and current market timing
- Buyers adjust for site-specific factors including utilities, access, and holding costs



Key Proven Value Comp

COMPARABLE TRANSACTION

NOT SUBJECT PROPERTY

4187–4225 Mission Blvd, Montclair, CA

3.07

Acres

\$2.8M

Sale Price

September 2021

\$20.94

Per SF Land

\$912K

Per Acre

This transaction demonstrates proven land value within the broader Inland Empire corridor market. Comparable scale and commercial frontage provide relevant pricing context for the subject property.

Curated Land Comps

The following transactions represent verified land sales in the Inland Empire market. Low-priced outliers have been excluded to provide meaningful pricing context.

Location	Acres	Sale Date	Price	\$/SF	\$/Acre
Mission Blvd, Montclair	3.07	09/2021	\$2,800,000	\$20.94	\$912,052
Telephone Ave, Chino	2.00	02/2024	\$1,275,000	\$14.62	\$637,500
Philadelphia & Benson, Chino	4.75	08/2021	\$2,800,000	\$13.53	\$589,474
Riverside Dr, Chino	9.36	02/2021	\$4,800,000	\$11.82	\$512,821

Subject acreage positions it between small infill sites and large assemblages, creating a unique value proposition in the current market.

Implied Value Context

Acreage Positioning

At 4.53 acres, the subject property bridges the gap between smaller infill parcels and larger land assemblages, offering scale without excessive capital requirements.

Blended Benchmark Approach

Sophisticated buyers will underwrite using a blended per-acre benchmark derived from comparable transactions, adjusted for site-specific advantages and current market conditions.

Flexibility Premium

Entitlement optionality and multiple viable end-use scenarios represent core components of value that may justify premium pricing relative to single-use restricted sites.

Timing Optionality

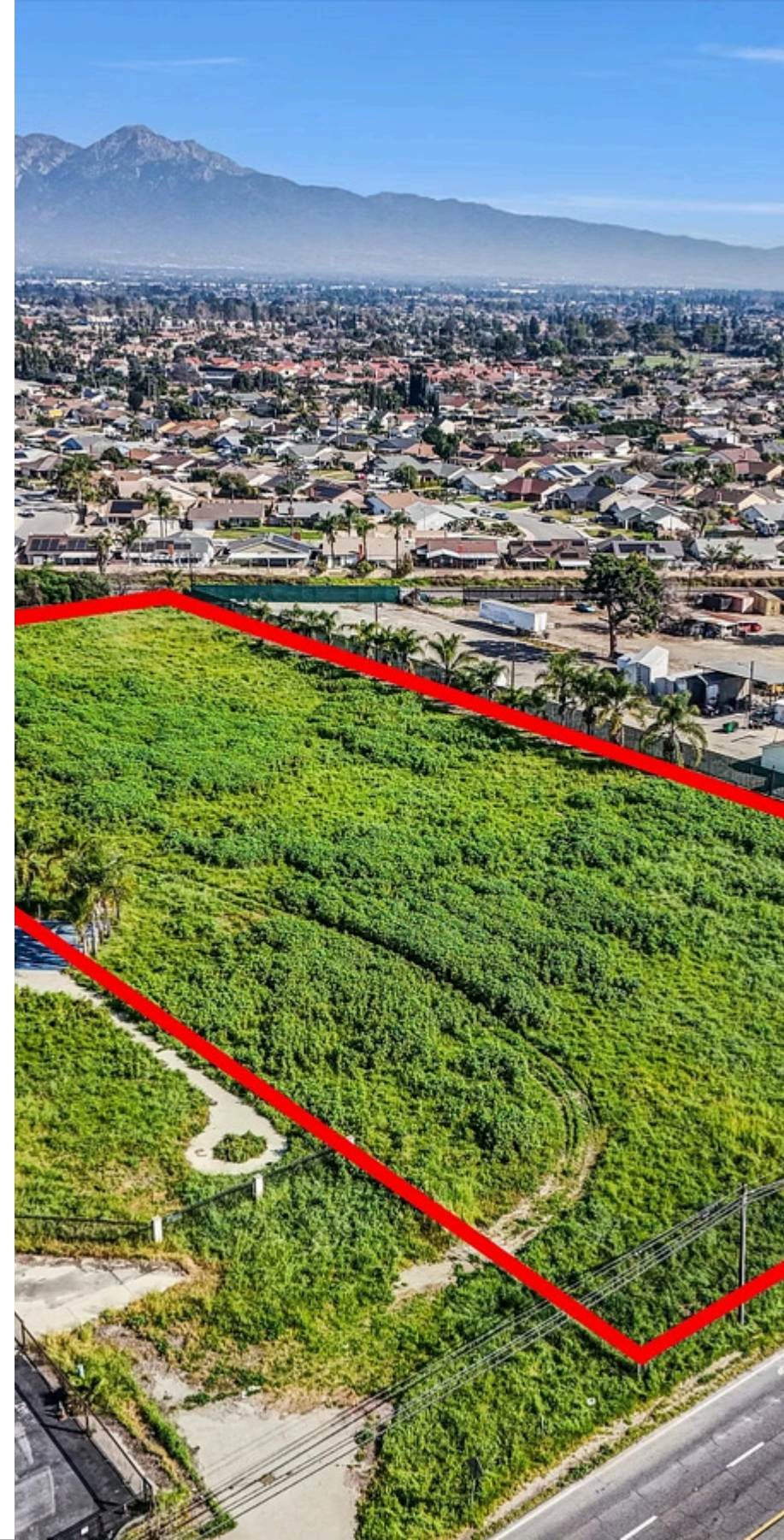
Buyers can choose immediate development or land banking strategy, creating value through strategic timing aligned with capital availability and market cycles.

The combination of scale, location, and strategic flexibility positions this asset for multiple buyer profiles and underwriting methodologies.

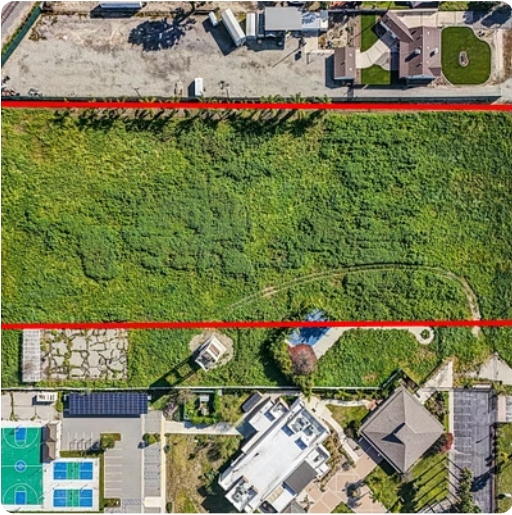
±4.53 Acres

RIVERSIDE DR FRONTAGE

BUYER-DRIVEN ENTITLEMENT







Offering Process & Contacts

Marketing Process

01

Soft Marketing Phase

Confidential distribution to qualified investor and developer groups

02

Offer Deadline Announced

Formal deadline communicated to all interested parties

03

As-Received Review

Offers reviewed on an ongoing basis prior to deadline

04

Seller Discretion

Seller reserves the right to accept or reject any offer

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 **Disclaimer:** Information deemed reliable