

# PROFESSIONAL OFFICE BUILDING



Professional office for Lease  
13135- 13139 Central Avenue, Chino, CA 91710

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# PROFESSIONAL OFFICE BUILDING



Address: **13135- 13139 Central Avenue, Chino, CA 91710**

## **EASY ACCESS:**

- Only 1 miles to the CA-60 freeway and 3.2 miles to CA-71 freeway.

## **CONVENIENT LOCATION:**

- Only a mile to Chino City Hall and only 0.7 miles to the Chino Valley Medical Center.

## **EXCELLENT SIGNAGE:**

- The property is located on busy street of Central Avenue with excellent signage. Central Avenue, is a main thoroughfare for traveling east/west connecting Ontario in the east and Chino Hills on the west.

## **AVAILABLE SUITE:**

- Two available suites ranging from approx. 500 square feet to approx. 1,450 square feet, with abundant parking and offers private office with affordable rent, which includes electricity.



## LEASE OPPORTUNITY



### Available Suites

### Area

### Rent /Month

Suite H

500 (+/-) s. f.

\$1.90 p. s. f. per month, includes electricity.

Suite 13135

1,450(+/-) s. f.

\$1.75 p. s. f. per month, includes electricity

Information was obtained from sources believed to be reliable but it is not guaranteed, all information is subject to change at anytime.

## LOCATION MAP



|                              | <b>1 Mile</b> | <b>3 Mile</b> | <b>5 Mile</b> |
|------------------------------|---------------|---------------|---------------|
| 2017 Estimate Population:    | 22,982        | 140,321       | 383,152       |
| Population Growth 2017-2022: | 0.68%         | 0.88%         | 0.78%         |
| Median Age:                  | 31.0          | 34.0          | 32.7          |
| 2017 Estimate Households:    | 6,173         | 38,070        | 102,957       |
| HH Growth 2017-2022:         | 0.59%         | 0.79%         | 0.71%         |
| Median Household Income:     | \$52,971      | \$69,663      | \$64,552      |

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