



FOR LEASE

13135- 13139 Central Avenue

Chino, CA 91710

300 SF
AVAILABLE

\$3.17
SF/MO

Kavita Kaur Bhatia

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Acreage Real Estate

15210 Central Avenue

Chino, CA 91710

909-606-1505

theAcreage.net

Lic# 02034779



Property Overview

EXECUTIVE SUMMARY

Affordable Office on Central Avenue! Don't miss this opportunity to lease a very affordable professional office. The property offers convenient access to a major travel route along Central Avenue and easy access to the CA-60 Fwy and CA-71 Fwys. In addition, the office building is strategically located near city hall, senior center, and other major city service offices.

The vacant suite is approximately 300 s.f. with a waiting room, and one private office. private offered at an affordable rent which includes electricity. The building offers abundant parking, conveniently located directly south of the Central Ave. and Riverside Dr. intersection on the east side of Central Avenue.

PROPERTY HIGHLIGHTS

- Prime Central Avenue location in the heart of Chino
- Affordable Rent
- Convenient access to CA-60 and CA-71 Freeways
- Ideal for small businesses, professional services, and satellite offices
- Excellent visibility with prominent street frontage
- Ample on-site parking for tenants and visitors



300 SF
AVAILABLE SF



\$3.17
ASKING RATE SF/MO



13,632
LOT SIZE



300 (+/-) SF
AVAILABLE SUITES



7,028
BUILDING SQFT



**Multi-Unit
Professional
Office**
PROPERTY TYPE



San Bernardino
COUNTY



96
FRONTAGE



**34.014767,-117.68
8873**
COORDINATES

ACCESSIBILITY



TRANSIT

Central And Walnut	0.8 mi
Central @ C Street	83 ft
Central @ C Street	120 ft



AIRPORTS

John Wayne Airport	25.7 mi
Ontario International Airport	5.9 mi
Fullerton Municipal Airport	19.4 mi

| Space Available

SPACE / SUITE	SF AVAILABLE	RENT RATE	LEASE TYPE	LEASE TERM
K	300 SF	\$3.17 SF/Mo	FSG	Negotiable

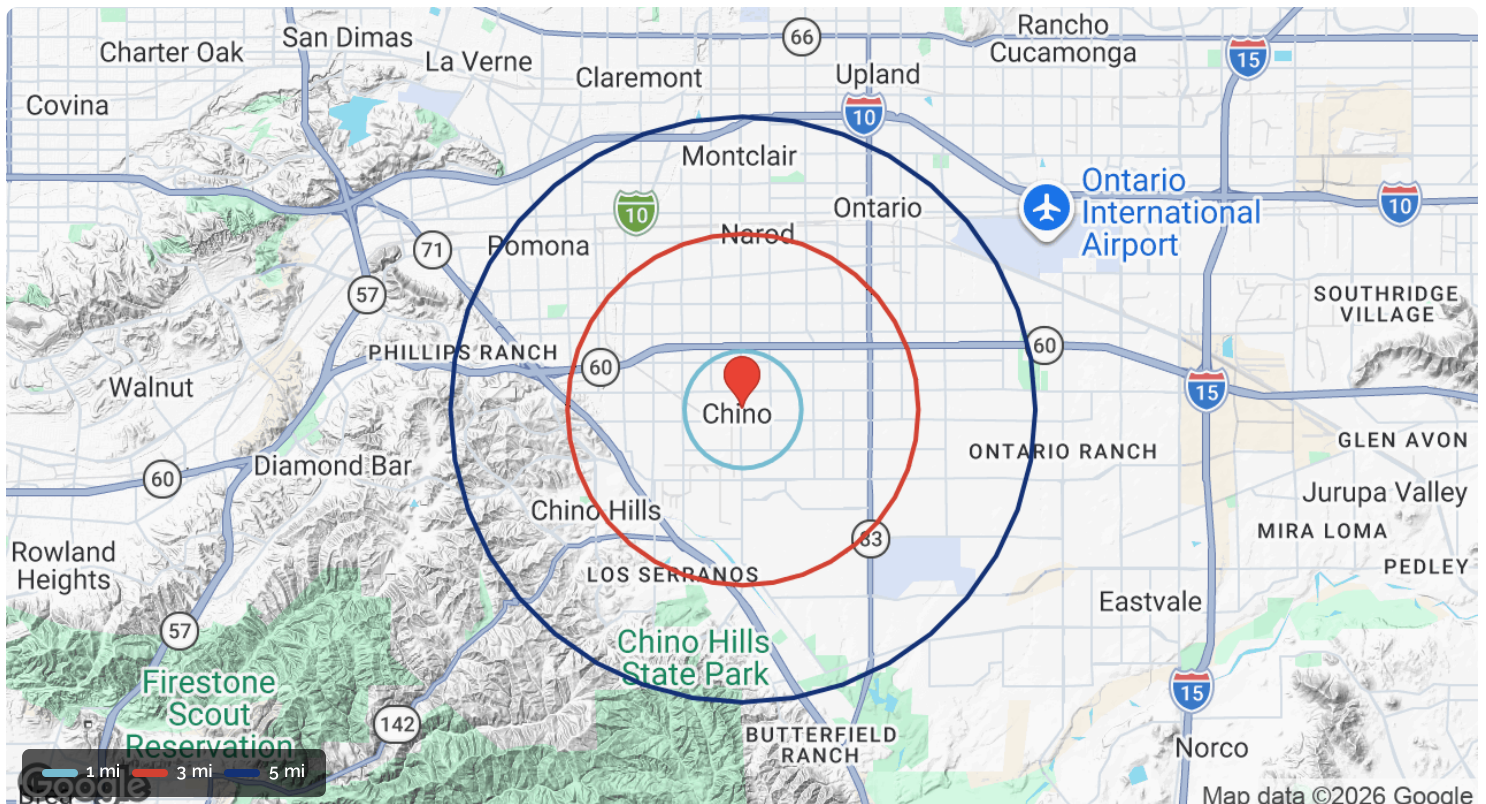
Photo Gallery



Demographics (Detail)

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	21,234	118,689	338,468
2010 Population	22,029	127,768	357,483
2025 Population	20,827	132,612	363,208
2030 Population	20,477	131,805	360,723
2025-2030 Growth Rate	-0.34 %	-0.12 %	-0.14 %
2025 Daytime Population	26,788	136,638	338,262

HOUSEHOLDS	1 MILE	3 MILE	5 MILE	2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
2000 Total Households	5,949	32,919	89,969	less than \$15,000	332	2,050	6,723
2010 Total Households	6,061	35,531	96,605	\$15,000-\$24,999	290	1,492	4,564
2025 Total Households	6,320	40,522	108,580	\$25,000-\$34,999	336	1,729	5,630
2030 Total Households	6,339	41,045	109,936	\$35,000-\$49,999	455	3,169	8,594
2025 Avg. Household Size	3.26	3.22	3.29	\$50,000-\$74,999	1,093	5,645	16,340
2025 Owner Occupied Housing	3,026	26,065	64,376	\$75,000-\$99,999	997	5,301	14,175
2030 Owner Occupied Housing	3,092	26,806	66,283	\$100,000-\$149,999	1,324	8,741	22,356
2025 Renter Occupied Housing	3,294	14,457	44,204	\$150,000-\$199,999	834	6,255	15,128
2030 Renter Occupied Housing	3,246	14,239	43,653	\$200,000 or greater	657	6,140	15,070
2025 Vacant Housing	145	1,040	3,017	Median HH Income	\$89,652	\$103,430	\$96,159
2025 Total Housing	6,465	41,562	111,597	Average HH Income	\$110,562	\$126,445	\$119,103



Source: ESRI / ArcGIS Business Analyst



PRESENTED BY

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PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.
PLEASE CONTACT THE Acreage Real Estate ADVISOR FOR MORE DETAILS.