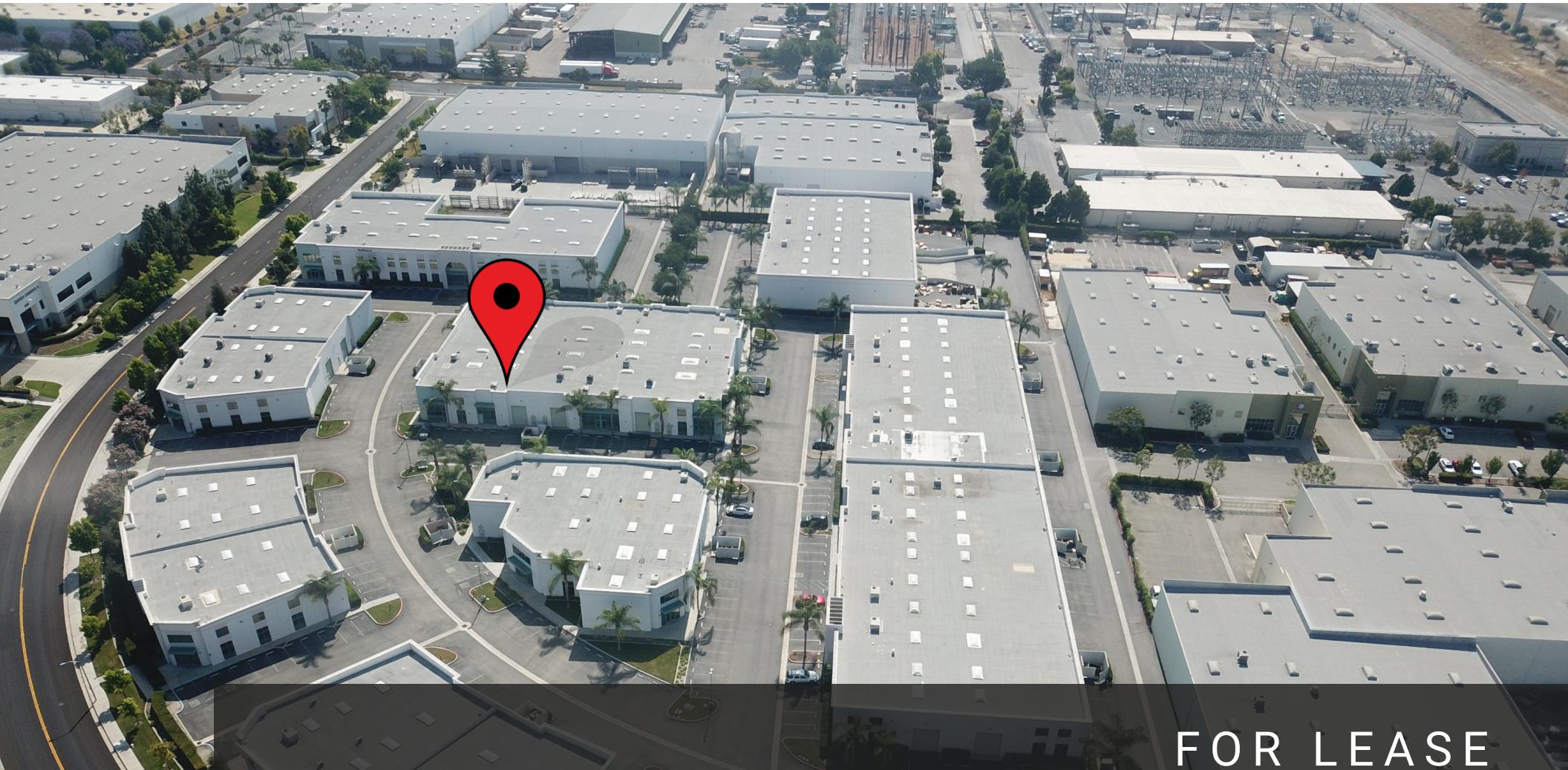


INDUSTRIAL FOR LEASE

5581 DANIELS ST, UNIT J, CHINO CA 91710

5581 DANIELS STREET, UNIT J, CHINO, CA 91710



FOR LEASE

PRESENTED BY:

BRIAN NGO

Commercial Director

O: (909) 636-1877

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briango@kw.com

01964502, California

KW EXECUTIVE

388 East Valley Boulevard
Alhambra, CA 91801



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5581 DANIELS STREET, UNIT J



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EXECUTIVE SUMMARY

5581 DANIELS STREET, UNIT J

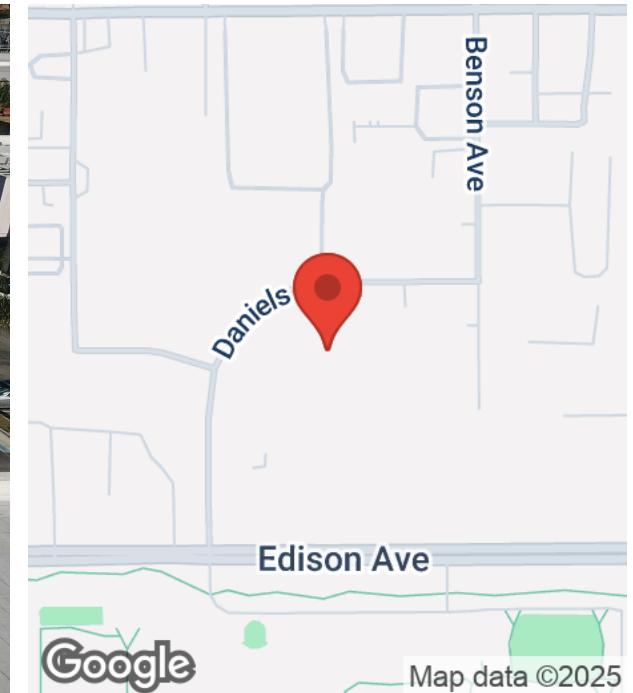


OFFERING SUMMARY

Lease Rate:	TBD
Lease Term	3 years, Negotiable
Available SF:	2822 sf
Warehouse SF:	2822 sf
Year Built:	2006
Clear Height:	18'
Grade Doors:	1
Power	200amp/270-480V
Office	300 sf

PROPERTY OVERVIEW

Located at 5581 Daniels Street, Unit J in Chino, California, this 2,822-square-foot industrial condo was constructed in 2006 within the Komar Business Center, one of the city's premier business parks. Zoned IP (Industrial Park), the property features approximately 18-foot clear ceilings, a 10' wide by 14' high grade-level loading door, a dedicated office/reception area, and two restrooms. Its central position offers immediate access to the 71, 91 and 60 Freeways—connecting San Bernardino, Orange, and Los Angeles Counties—and is just minutes from the Chino Airport and a short drive to Ontario International Airport. This location provides businesses with a highly accessible and visible presence in a growing industrial market.

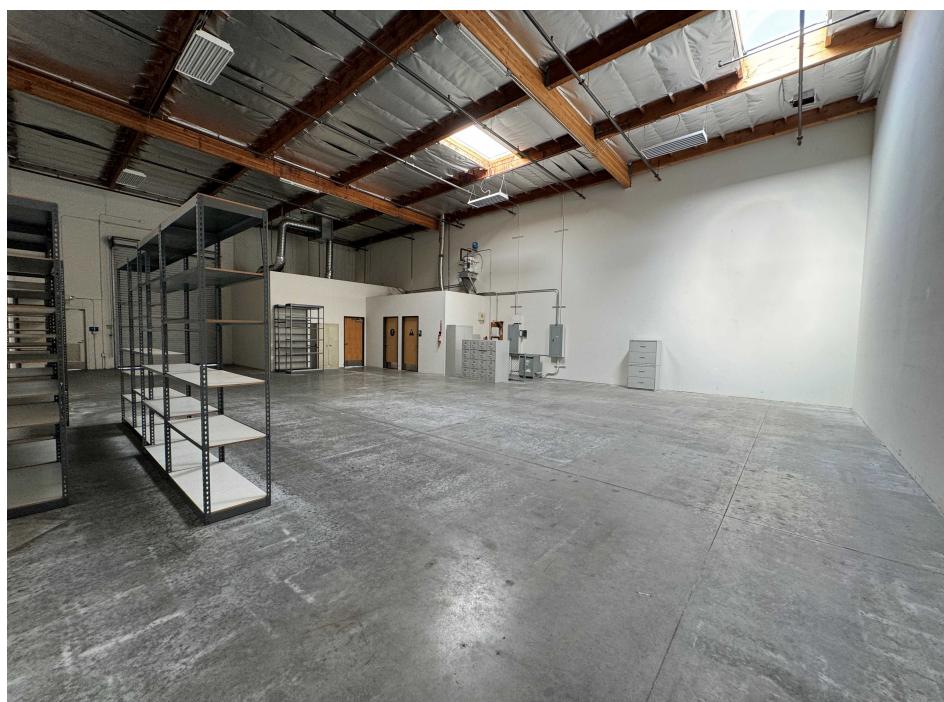


PROPERTY HIGHLIGHTS

- Highly desirable industrial condo in Komar Business Center
- ±18' clear ceiling height
- One 10' x 14' grade-level door
- Built-out office/reception area and two restrooms
- Excellent freeway access to 71, 91 and 60 freeways
- Population exceeding 443,000 within a 5-mile radius with \$3.67 billion in consumer spending

PROPERTY PHOTOS

5581 DANIELS STREET, UNIT J



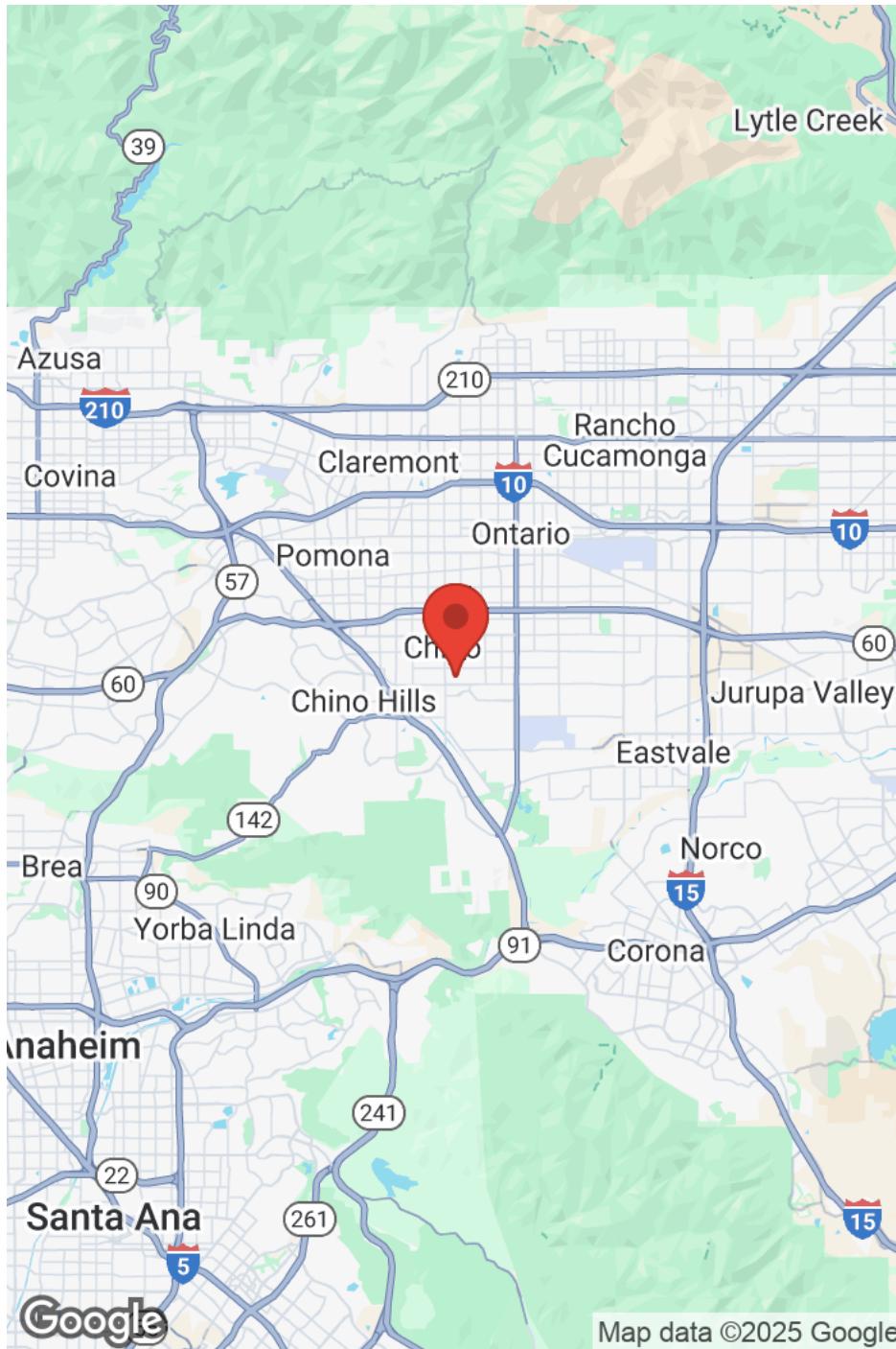
PROPERTY PHOTOS

5581 DANIELS STREET, UNIT J



LOCATION MAPS

5581 DANIELS STREET, UNIT J



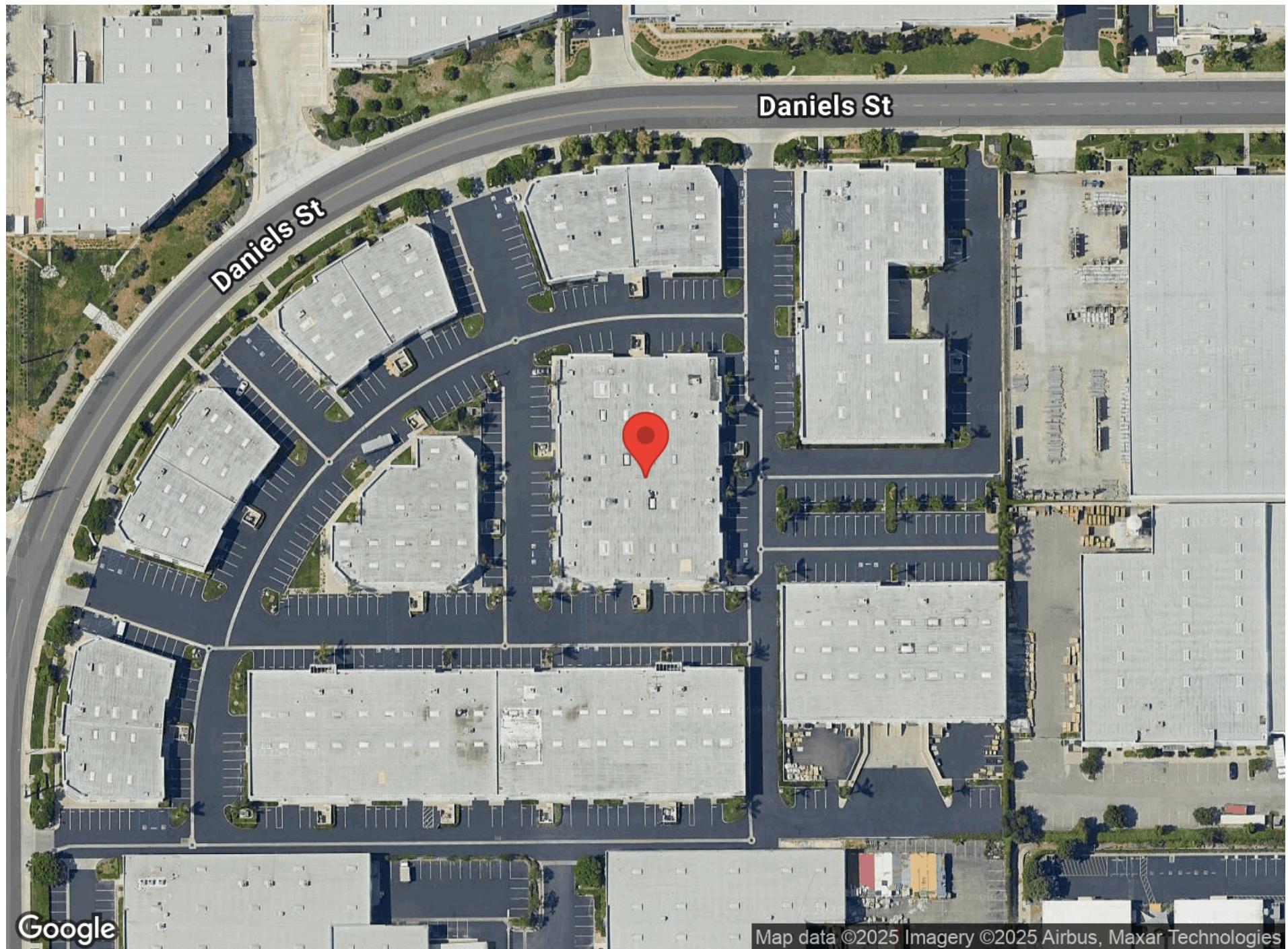
BUSINESS MAP

5581 DANIELS STREET, UNIT J



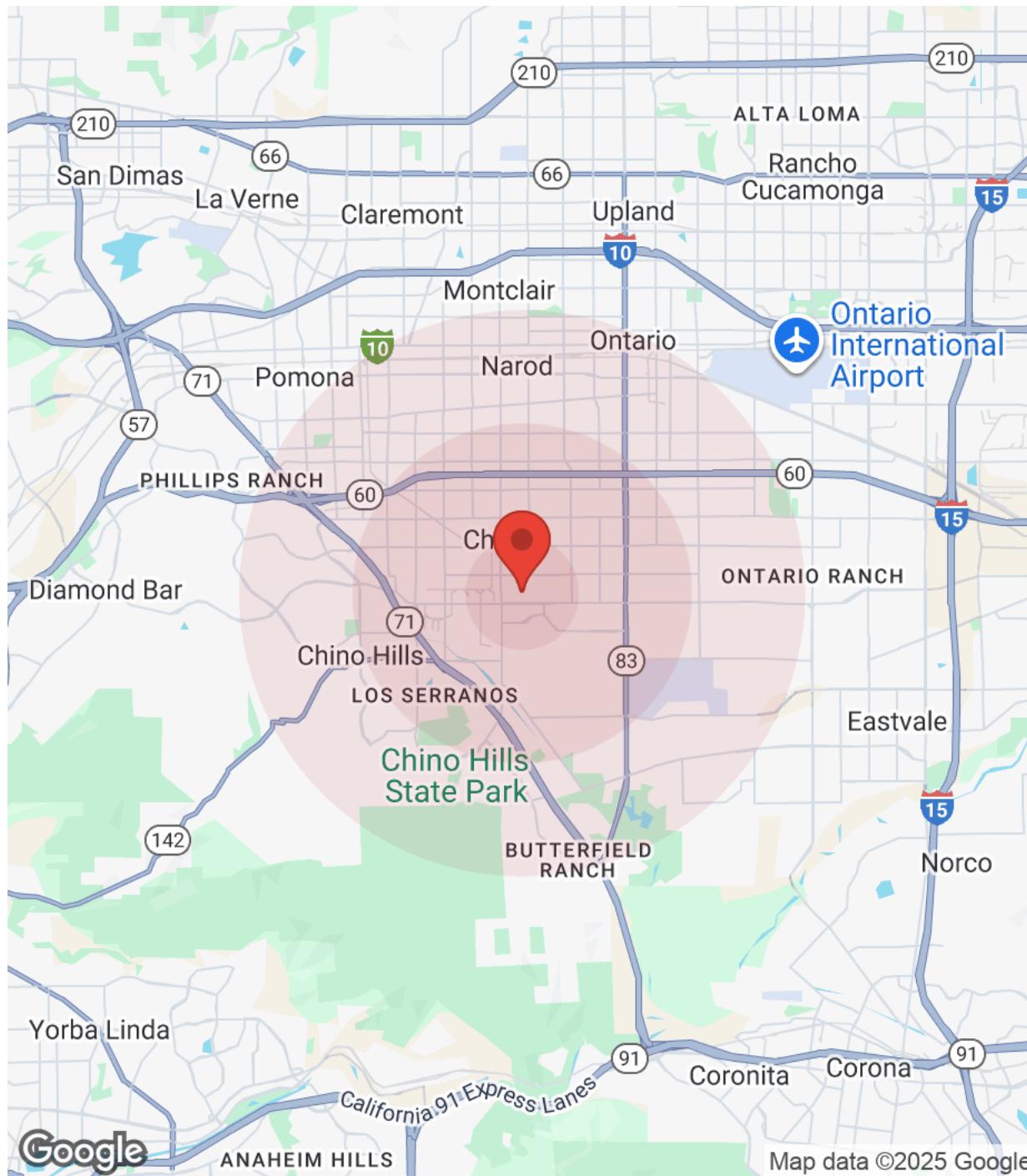
AERIAL MAP

5581 DANIELS STREET, UNIT J



DEMOGRAPHICS

5581 DANIELS STREET, UNIT J



	Population	1 Mile	3 Miles	5 Miles
Male	4,227	54,639	148,682	
Female	3,319	52,894	147,216	
Total Population	7,546	107,533	295,899	
Age		1 Mile	3 Miles	5 Miles
Ages 0-14	1,368	19,677	57,290	
Ages 15-24	867	14,476	41,934	
Ages 25-54	3,373	46,061	127,913	
Ages 55-64	1,008	12,898	33,941	
Ages 65+	927	14,423	34,821	
Race		1 Mile	3 Miles	5 Miles
White	1,478	21,603	49,711	
Black	568	6,022	16,925	
Am In/AK Nat	17	226	533	
Hawaiian	8	129	355	
Hispanic	3,642	57,423	166,650	
Asian	1,578	19,689	55,807	
Multi-Racial	116	1,957	4,912	
Other	138	505	976	
Income		1 Mile	3 Miles	5 Miles
Median	\$104,760	\$107,096	\$101,152	
< \$15,000	129	1,484	4,841	
\$15,000-\$24,999	97	932	3,095	
\$25,000-\$34,999	35	1,214	3,874	
\$35,000-\$49,999	159	2,203	6,751	
\$50,000-\$74,999	286	4,744	13,343	
\$75,000-\$99,999	193	4,269	10,839	
\$100,000-\$149,999	447	6,645	18,147	
\$150,000-\$199,999	228	5,047	12,662	
> \$200,000	344	5,251	12,889	
Housing		1 Mile	3 Miles	5 Miles
Total Units	2,063	34,148	92,842	
Occupied	1,919	31,788	86,442	
Owner Occupied	1,269	20,164	51,245	
Renter Occupied	650	11,624	35,197	
Vacant	144	2,360	6,401	