

MCCALLA CENTER

13641 CENTRAL AVENUE, CHINO, CA 91710

JOIN FARMER BOY'S, SUBWAY, FIRST BANK, AND MANY MORE



KAVITA BHATIA

President/Broker

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PROPERTY PROFILE



The McCalla Center offers a formidable presence at the signalized intersection of Central Ave. and Schaefer Ave., two of the area's highly traveled primary thoroughfares. Central Ave. runs north-south, providing direct connection to Chino Hills to the south as well as Montclair and Upland to the north. Schaefer Ave. runs east-west providing connection to the expanding Ontario Ranch region to the east.

1.6 miles from the CA-60 Freeway and 2.6 miles from the CA-71 Freeway. Close proximity to key landmarks, including the Carol Owens Community Center and Chino City Hall, both just 0.4 miles away.

Prominently displayed directory signage along busy Central Ave. offers maximum visibility, making it an ideal spot for any business.

Join popular co-tenants such as Farmer Boys, Subway, First Bank, and other established local businesses, ensuring a steady flow of foot traffic to attract clientele.

OFFERING SUMMARY

Lease Rate:	\$2.49 SF/month (NNN)
Available SF:	1,092 - 1,260 SF
Building Size:	18,480 SF

SPACES	LEASE RATE	SPACE SIZE
Suite A	\$2.49 SF/month	1,092 SF
Suite B & C	\$2.49 SF/month	1,260 SF

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RETAIL PROPERTY FOR LEASE



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SITE MAP



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DEMOGRAPHICS & TRAFFIC COUNT

POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	85	568	11,389
Average Age	41	40	38

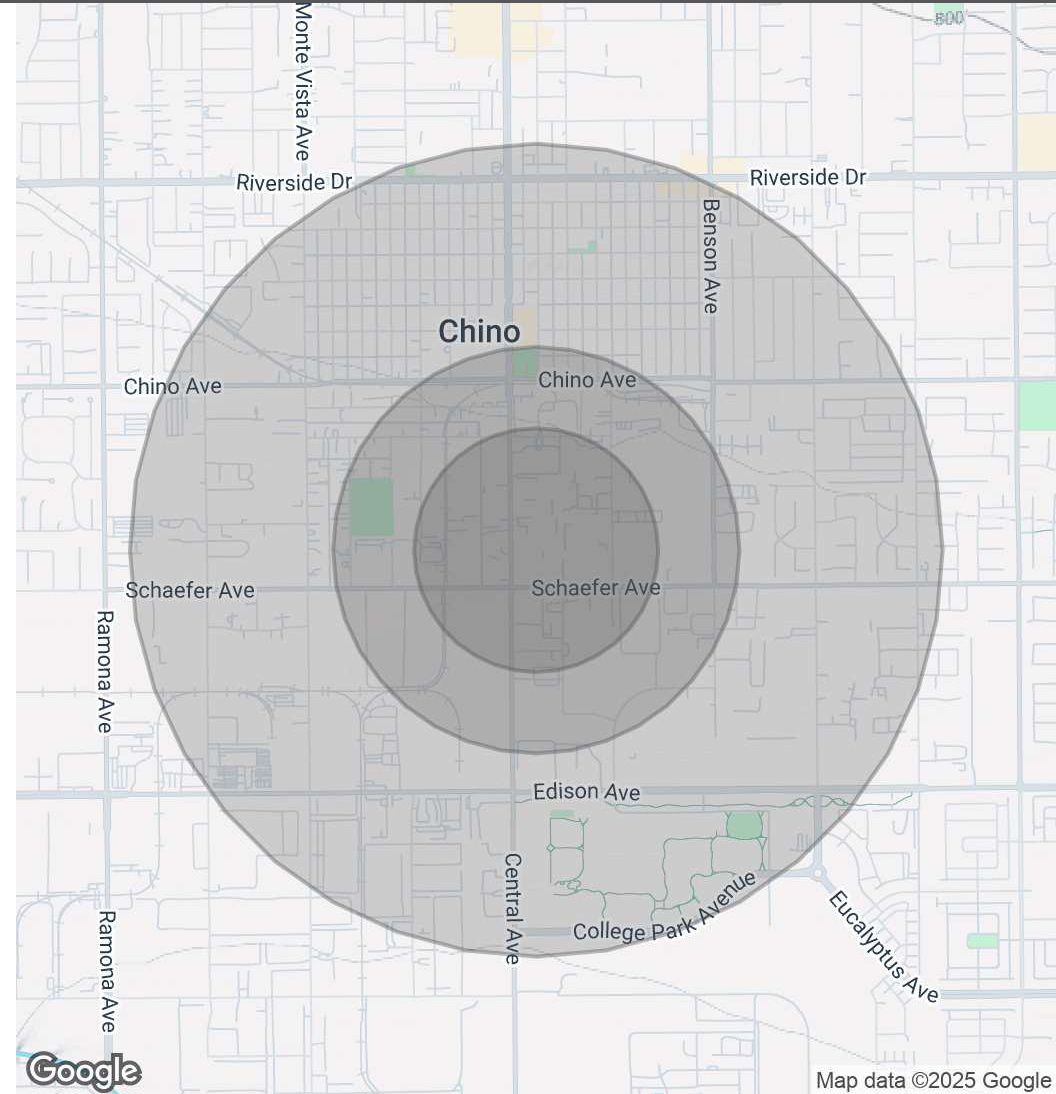
HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	19	133	3,200
# of Persons per HH	4.5	4.3	3.6
Average HH Income	\$104,808	\$102,445	\$97,527
Average House Value	\$682,992	\$677,241	\$673,166

HIGH TRAFFIC COUNT

Central Ave. & Schaeffer Ave. 35,700/day

Demographics data derived from AlphaMap



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