



COMMERCIAL  
REAL ESTATE  
*the sign of a profitable property*

**AVAILABLE**  
±22,780 SF OF ANCHOR SPACE

**AVAILABLE**  
DRIVE-THRU CONCEPT



# DRIVE-THRU AND ANCHOR AVAILABLE IN BUSY CENTER OFF THE 60 FWY

12400 Central Avenue, Chino, CA 91710



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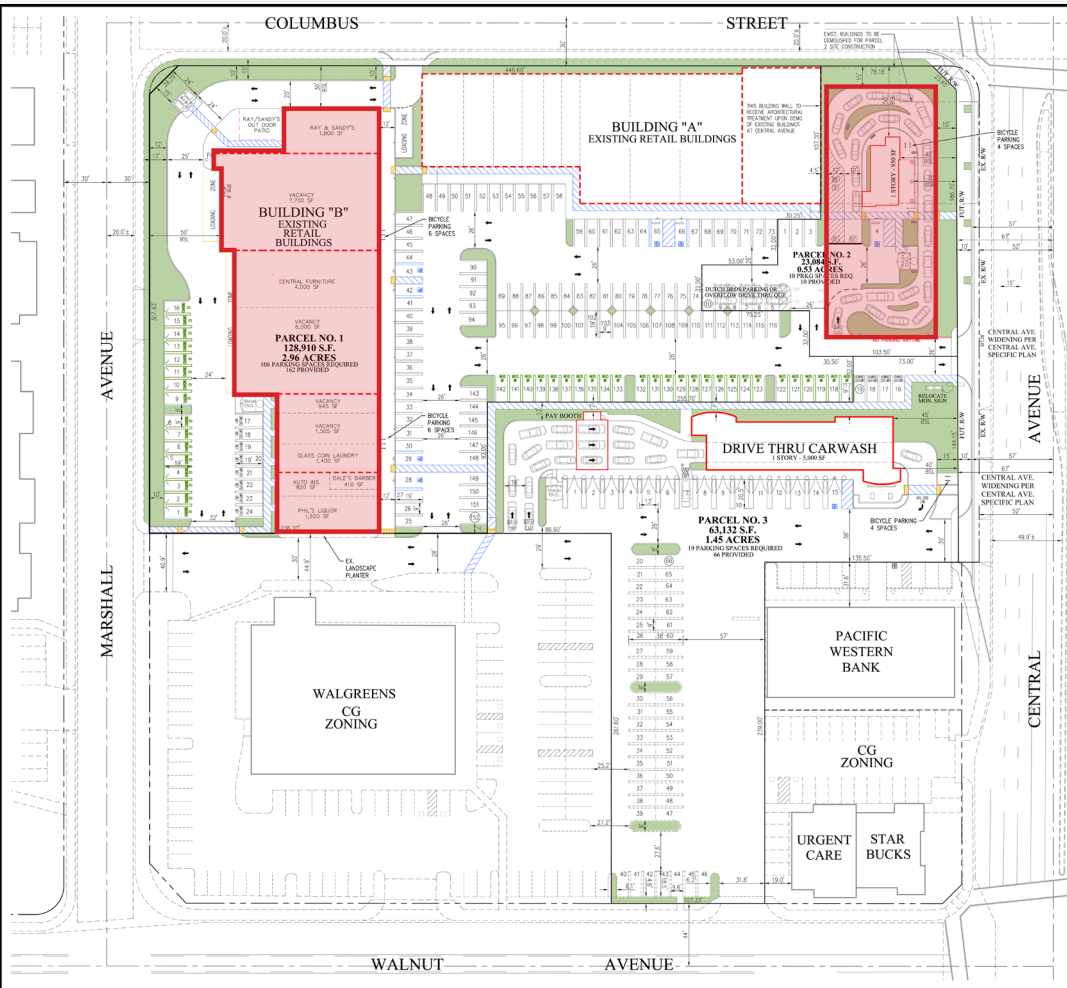
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# PROPERTY FEATURES

12400 Central Avenue, Chino, CA 91710







## APPROX. 900-22,780 SF

DRIVE-THRU AND ANCHOR SPACE FOR LEASE

- ✓ Competitive lease rates
- ✓ Prominent signage and street exposure
- ✓ Next to Walgreens and Starbucks Coffee
- ✓ Strong retail tenant mix

## AREA AMENITIES

- ✓ Growing retail trade area
- ✓ Located on major thoroughfare
- ✓ Strong demographics
- ✓ Dense retail area
- ✓ Heart of town
- ✓ Easy access to the 60 Freeway

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
 Population	23,327	163,074	414,482
 Avg. HH Income	\$64,927	\$74,583	\$74,806
 Daytime Pop	9,008	59,935	151,524
 Traffic Count	± 51,500 CARS PER DAY		

Walgreens



OPEN 24 HOURS  
DRUG PHARMACY



COMMERCIAL  
REAL ESTATE

CENTRAL PLAZA  
SHOPPING CENTER  
12400 - 12490

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This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square foot-age are approximate. References to neighboring retailers are subject to change, and may not be adjacent to the vacancy being marketed either prior to, during, or after leases are signed. Lessee must verify the information and bears all risk for any inaccuracies.