

OFFERING MEMORANDUM

CHOI FAMILY FARMS

6622 EDISON AVENUE, CHINO, CA 91710

*Discover a rare, prime infill opportunity
in the heart of Chino, CA*

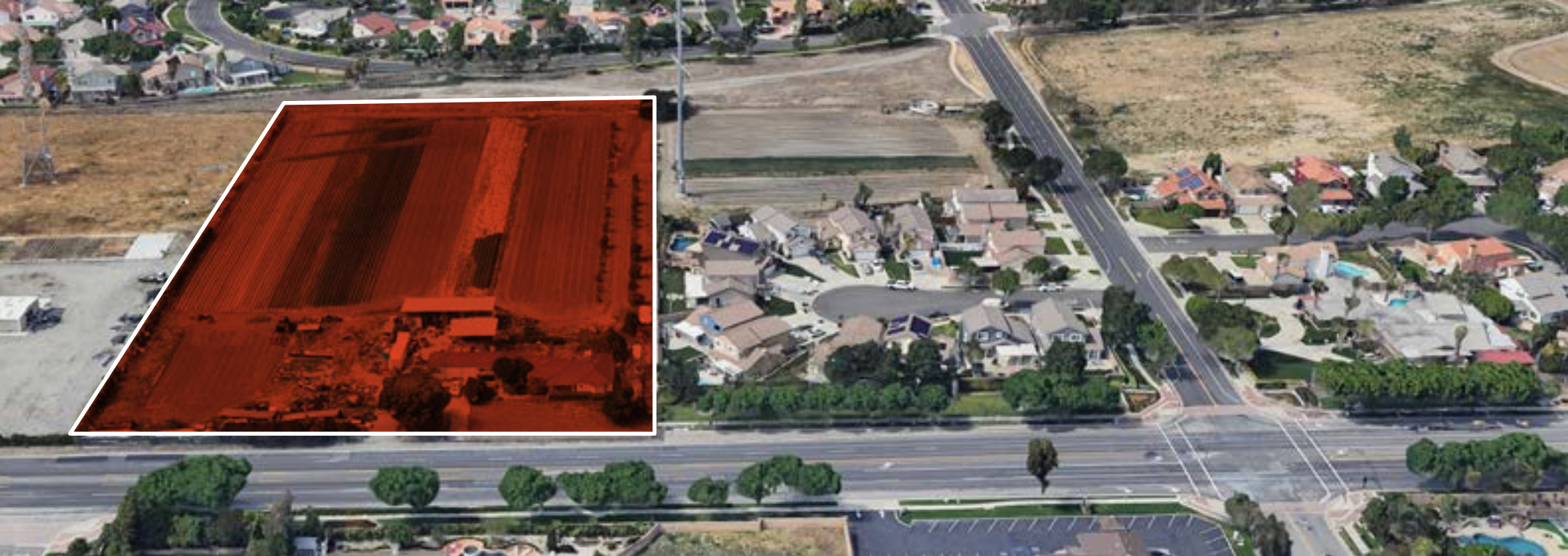
SUBJECT
PROPERTY

SAN ANTONIO AVE

EDISON AVE

KIDDER.COM





Exclusively Listed By

MATT MARSCHALL,
ARA, MAI, AL-GRS, FRICS
Kidder Mathews
619.540.5555
matt.marschall@kidder.com
LIC N° 01035488

JIMMY KIM
Circa Commercial
714.357.5408
jimmy@circacommercial.com
LIC N° 01992028

DYLAN MARSCHALL
Kidder Mathews
760.420.1632
dylan.marschall@kidder.com
LIC N° 02045289

KIDDER.COM



The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Kidder Mathews and should not be made available to any other person or entity without the written consent of Kidder Mathews.

This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Kidder Mathews has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Kidder Mathews has not verified, and will not verify, any of the information contained herein, nor has Kidder Mathews conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

This information has been secured from sources we believe to be reliable. We make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Recipient of this report must verify the information and bears all risk for any inaccuracies.

CHINO FAMILY FARMS YOUR NEXT DEVELOPMENT SUCCESS IN CHINO!

Kidder Mathews is pleased to present the 6622 Edison Ave, ± 4.76 acre parcel located in the City of Chino along Edison Avenue. This 4.76-acre parcel, zoned RD-4.5, offers 2.2 acres of developable land with an approved density of 4.5 lots per gross acre for single family homes and other residential uses. The balance of the site, or about 2.56 acres is currently being farmed and is suitable for parking, open space (park) or continued agricultural uses. With by-right entitlements, utility access, and a prime location, this site is ideal for developers seeking to capitalize on Chino's strong housing demand.

ADDRESS	6622 Edison Ave, Chino, CA 91710
GROSS LAND SIZE	± 4.76 Acres
PARCEL NO.	1053-251-02
ZONING	RD, City of Chino

Development Potential

Lot Yield: Approximately 10 single-family lots on 2.2 developable acres, ideal for small to mid-sized developers.

Alternative Primary Uses: Second Primary Units, Duplexes, ADUs, Residential Day Care, Park and Recreational Facilities

Speculative Hold: Retain for future appreciation in Chino's growing market.

EDISON AVE

6622 EDISON AVE, CHINO, CA

INVESTMENT HIGHLIGHTS

PRIME INFILL LOCATION

Address: 6622 Edison Ave, Chino, CA 91710

Direct frontage on Edison Ave, with secondary access via Eyden Ave, ensuring excellent connectivity.

Surrounded by established residential neighborhoods (RD-4.5 and RD-2 zoning), close to employment centers and amenities like Schaefer Ave's commercial corridor.

ENTITLED AND READY TO BUILD

Zoning: RD-4.5 4.5 Units per Gross Acre for single-family homes, duplexes, ADU's, duplexes, or a residential care facility.

By-Right Development: No re-zoning required, minimizing delays and risks.

Allowable Uses: Single-family homes, small/large residential care facilities, and interim agricultural uses (per Chino Code of Ordinances).

UTILITIES AND INFRASTRUCTURE

All utilities (water, sewer, electricity) are available along Edison Ave, reducing development costs.

Solar panels permitted, supporting sustainable design.

SAN ANTONIO AVE

SUBJECT
PROPERTY

EDISON AVE

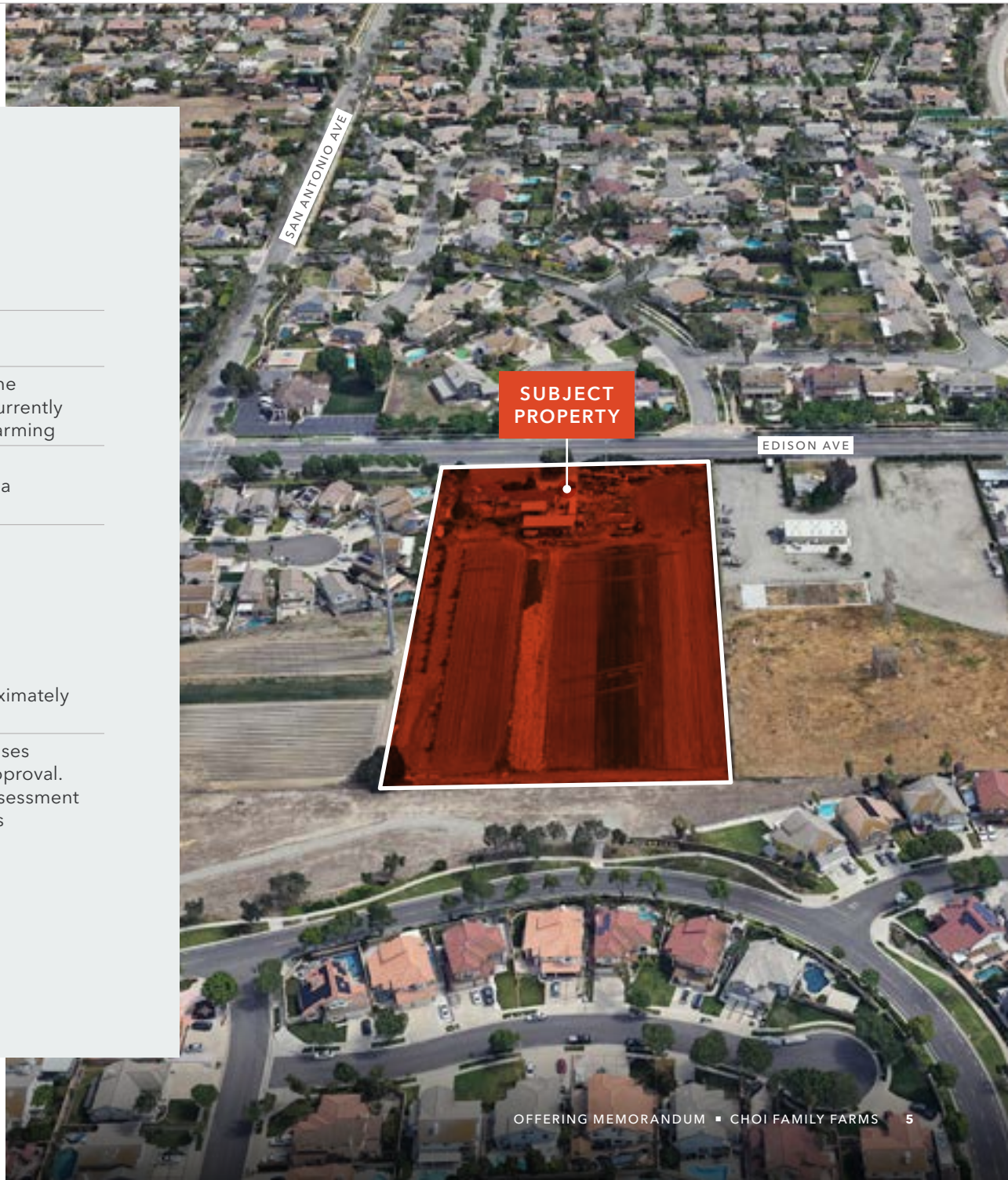


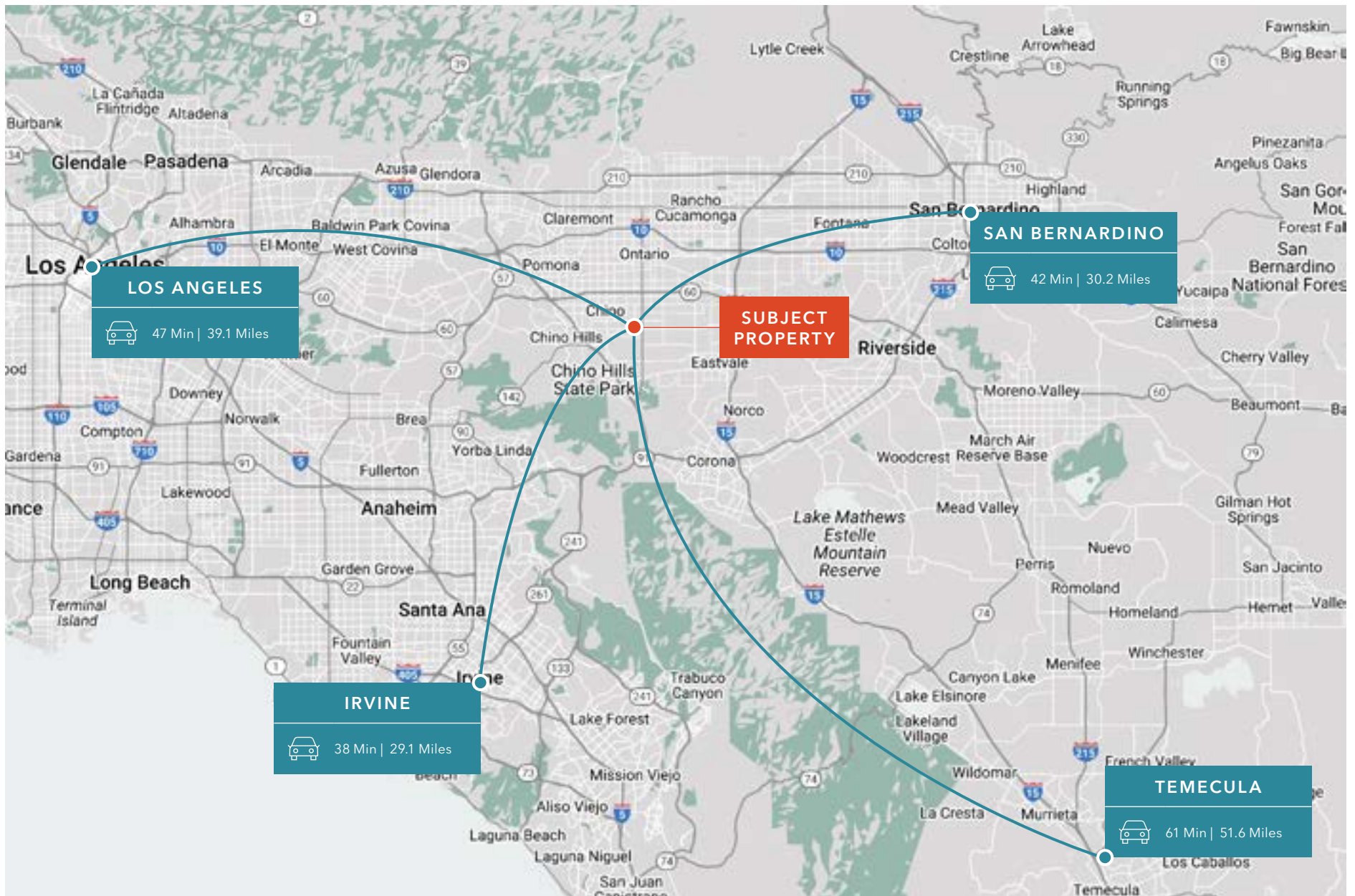
PROPERTY DETAILS

TOTAL SIZE	4.76 acres
DEVELOPABLE AREA	2.2 acres (southern portion, zoned RD-4.5)
EASEMENT	2.56 acres under a power line easement (zoned RV/OS), currently utilized for truck crops for farming
OWNERSHIP	James Y. Choi and Mi C. Choi (individuals), ensuring a straightforward transaction
APN	1053-251-02-0000

CONSIDERATIONS

POWER LINE EASEMENT	Limits usable land to approximately 2.2 acres
EXISTING RESIDENCE	Can be utilized for interim uses until future development approval. A Phase I Environmental Assessment is recommended to address potential concerns.





CHINO, CA – A CITY OF GROWTH, COMMUNITY, AND CHARM

6622 Edison Avenue in Chino, California, is situated in a predominantly residential area characterized by spacious properties and a blend of agricultural and suburban lifestyles.

CHINO, CA

Nestled in the western end of San Bernardino County, Chino, California is a thriving suburban city known for its rich agricultural roots, family-friendly atmosphere, and steady growth. With a population of just over 90,000, Chino offers a blend of small-town warmth and modern amenities, making it a desirable place to live, work, and raise a family.

COMMUNITY & LIFESTYLE

Chino maintains a strong sense of community, with an abundance of local events, farmer's markets, and community festivals like the Chino Summer Nights and Old Fashioned 4th of July Celebration. The city is especially popular among families due to its excellent public schools, safe neighborhoods, and well-maintained parks.

The Chino Valley Unified School District is widely regarded for its high-performing schools and diverse educational programs. In addition, Chino is home to Chaffey College's Chino Campus, providing local access to higher education and workforce training.

REAL ESTATE & DEVELOPMENT

Once dominated by dairy farms and open land, Chino has evolved into a balanced community with a mix of older ranch-style homes, new master-planned communities, and rural estates. Areas like The Preserve at Chino have become popular for buyers seeking new construction homes with modern amenities.

Despite its suburban development, Chino still preserves pockets of agricultural and equestrian zoning, appealing to those seeking a more rural lifestyle within reach of city conveniences.



MARKET OPPORTUNITY

CHINO'S SELLER'S MARKET

Median home prices at \$735,000 to \$850,000 (2025), with 67% of homes selling within 30 days (Rocket Homes, Apr 2025). Average prices for 2,500 to 3,000 SF homes range from \$850,000 to \$950,000 and \$1,100,000 to \$1,300,000 for 3,000 to 3,500 SF homes.

STRONG DEMAND

Infill sites are scarce, and the Inland Empire saw a 5.5% price increase in 2024.

COMPARABLE SALES

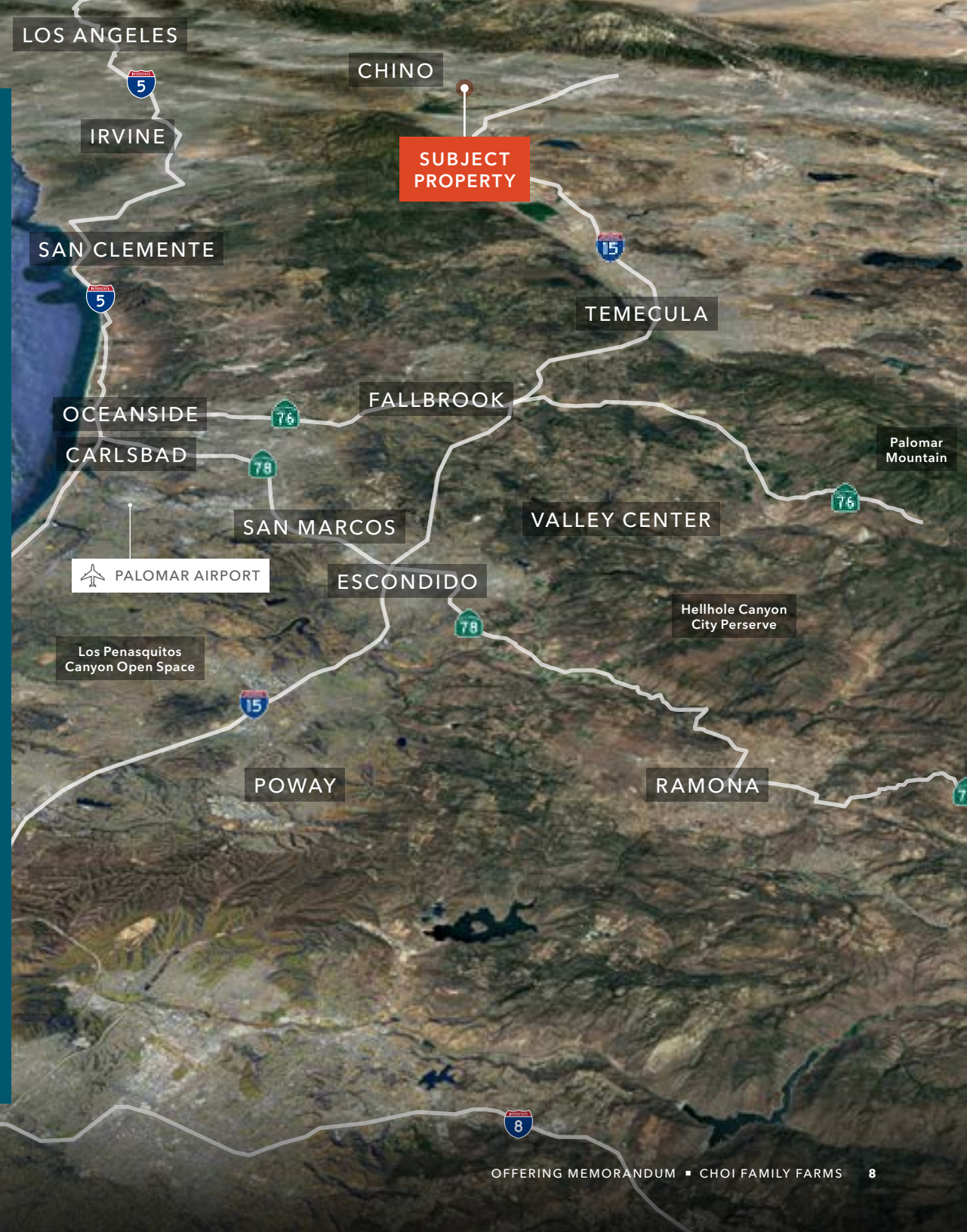
Developable finished infill lots in Chino in this density and lot size range from \$300-\$400 per lot aligning with the asking price.

Why invest in Choi Family Farms?

Proximity to Jobs: Near Chino's employment hubs (logistics, warehouses), attracting home buyers.

Entitlement Advantage: By-right zoning ensures a streamlined development process.

Unique opportunity to build out an infill site with flexibility to provide a to provide a potentially unique park like setting and potential RV parking or Agricultural uses under the Easement



6622 EDISON AVE, CHINO, CA

At 6622 Edison Ave, Chino, CA, Choi Family Farms offers a rare 4.76-acre infill opportunity for developers.

Zoned RD-4.5, the 2.2 developable acres—constrained by a 2.56-acre power line easement—support approximately 10 single-family lots, or other residential uses, with utilities ready along Edison Ave. Priced at **\$2,950,000**, it aligns with Chino's higher-end market, where larger, new homes are selling in excess of \$1.1M. Despite the easement and potential environmental concerns from the existing residence, its by-right entitlements and prime location near jobs make it a compelling investment for local developers.

For more details, including site plans, aerials, and zoning documentation, contact:

MATT MARSCHALL

Kidder Mathews
619.540.5555
matt.marschall@kidder.com
LIC N° 01035488

JIMMY KIM

Circa Commercial
714.357.5408
jimmy@circacommercial.com
LIC N° 01992028

Site visit and additional materials available upon request.

**SUBJECT
PROPERTY**

EDISON AVE

SAN ANTONIO AVE

Exclusively listed by

MATT MARSCHALL,
ARA, MAI, AL-GRS, FRICS
Kidder Mathews
619.540.5555
matt.marschall@kidder.com
LIC N° 01035488

JIMMY KIM
Circa Commercial
714.357.5408
jimmy@circacommercial.com
LIC N° 01992028

DYLAN MARSCHALL
Kidder Mathews
760.420.1632
dylan.marschall@kidder.com
LIC N° 02045289

KIDDER.COM

