



OFFERING MEMORANDUM

CHOI FAMILY FARMS

6622 EDISON AVENUE, CHINO, CA 91710

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

 circa

 km Kidder
Mathews



Exclusively Listed By

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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 |



EDISON AVE

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.

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.

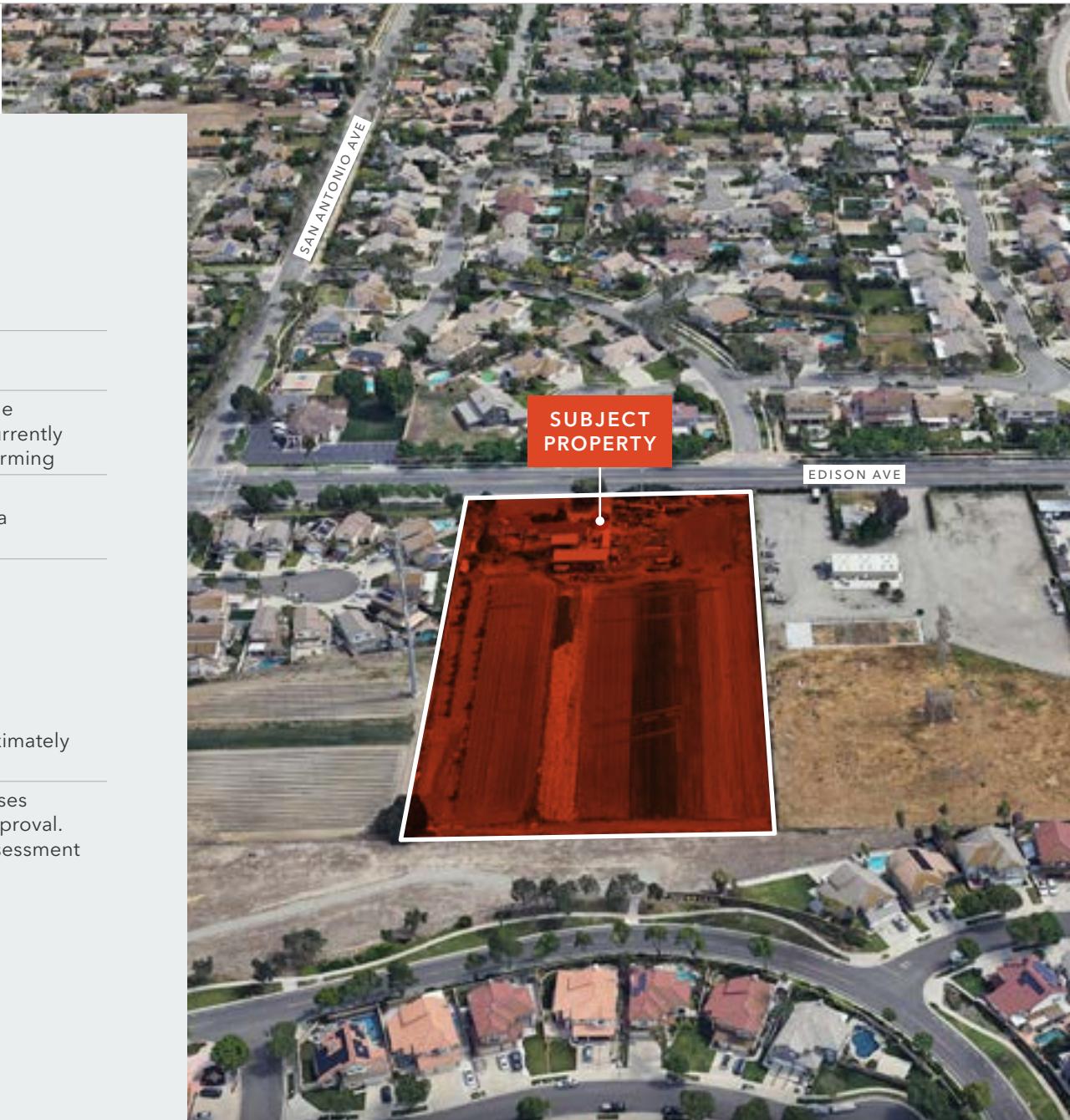
Allowable Uses: Single-family homes, small/large residential care facilities, and interim agricultural uses (per Chino Code of Ordinances).

UTILITIES AND INFRASTRUCTURE

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

Solar panels permitted, supporting sustainable design.



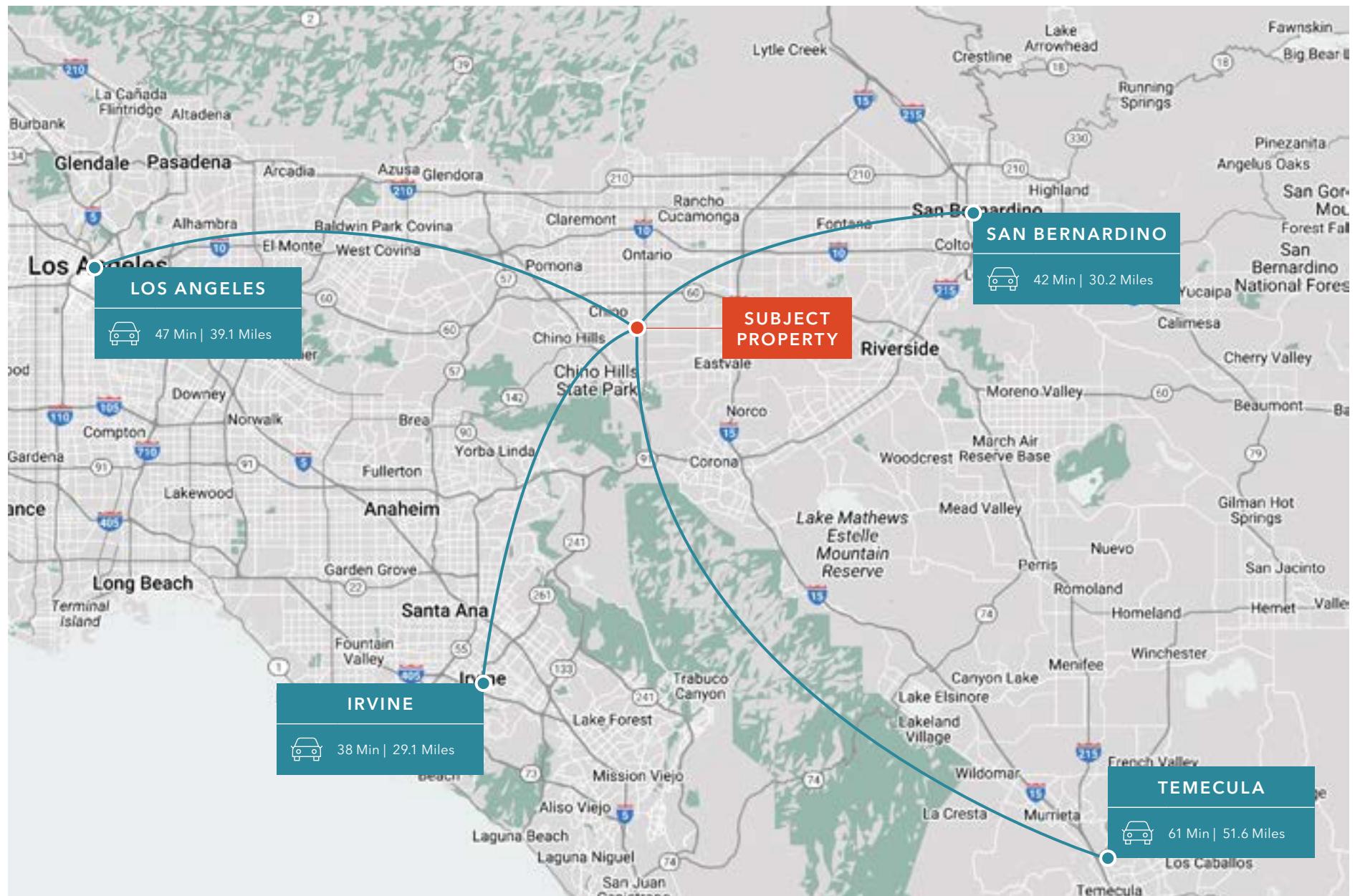


PROPERTY DETAILS

| | |
|------------------|--|
| 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

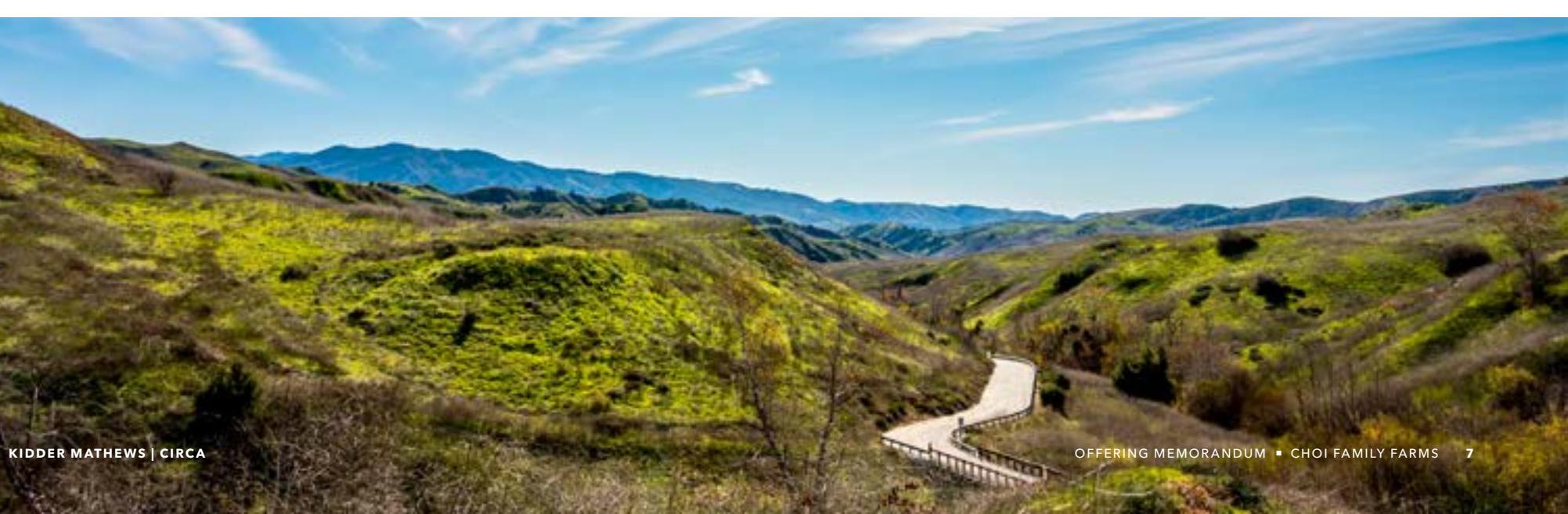
Chino maintains a strong sense of community, with an abundance of local events, farmer's markets, and community festivals like the Chino Summer Nights and Old Fashioned 4th of July Celebration. The city is especially popular among families due to its excellent public schools, safe neighborhoods, and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

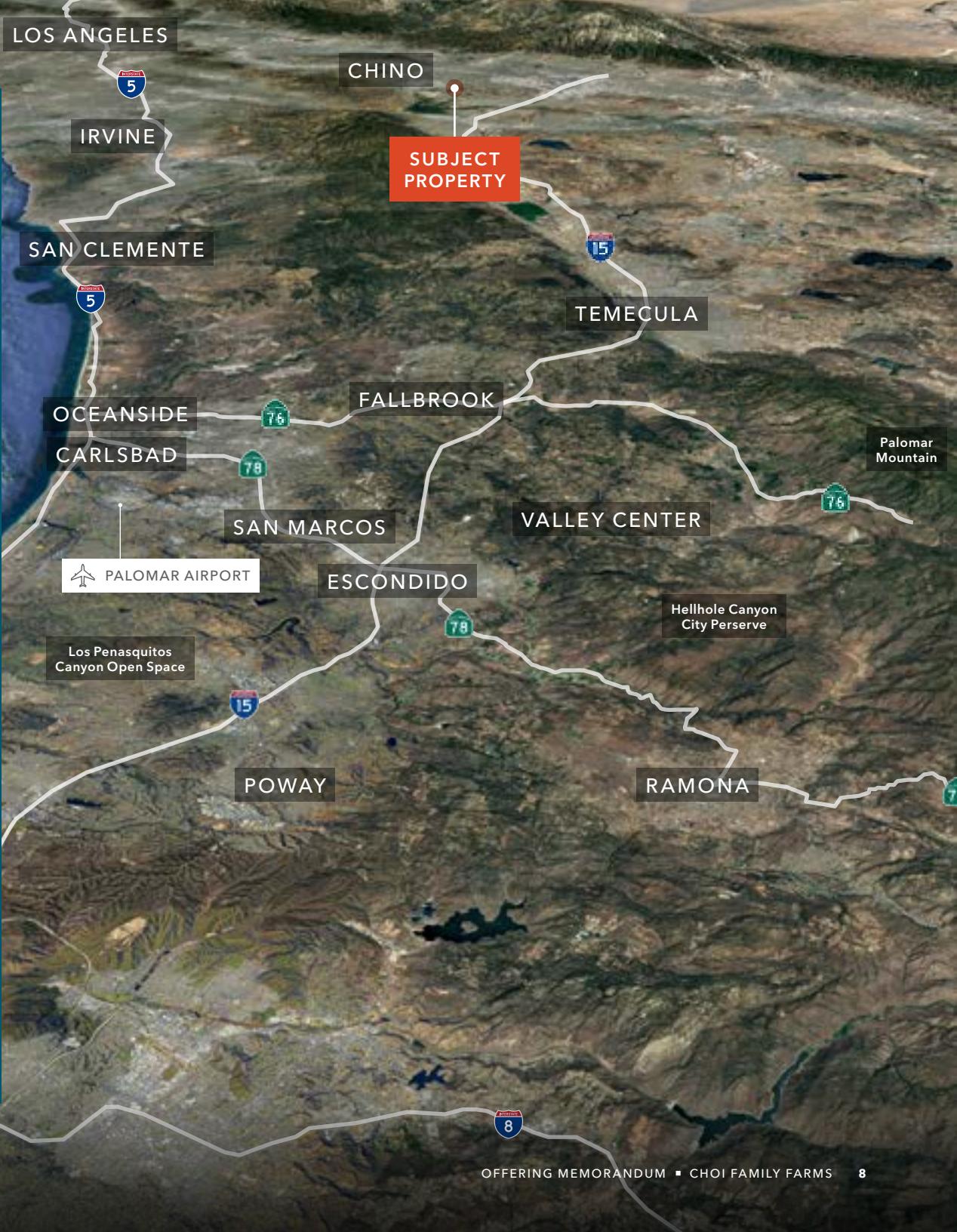
Developable finished infill lots in Chino in this density and lot size range from \$300-\$400 per lot aligning with the asking price.

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



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:

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Site visit and additional materials available upon request.



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