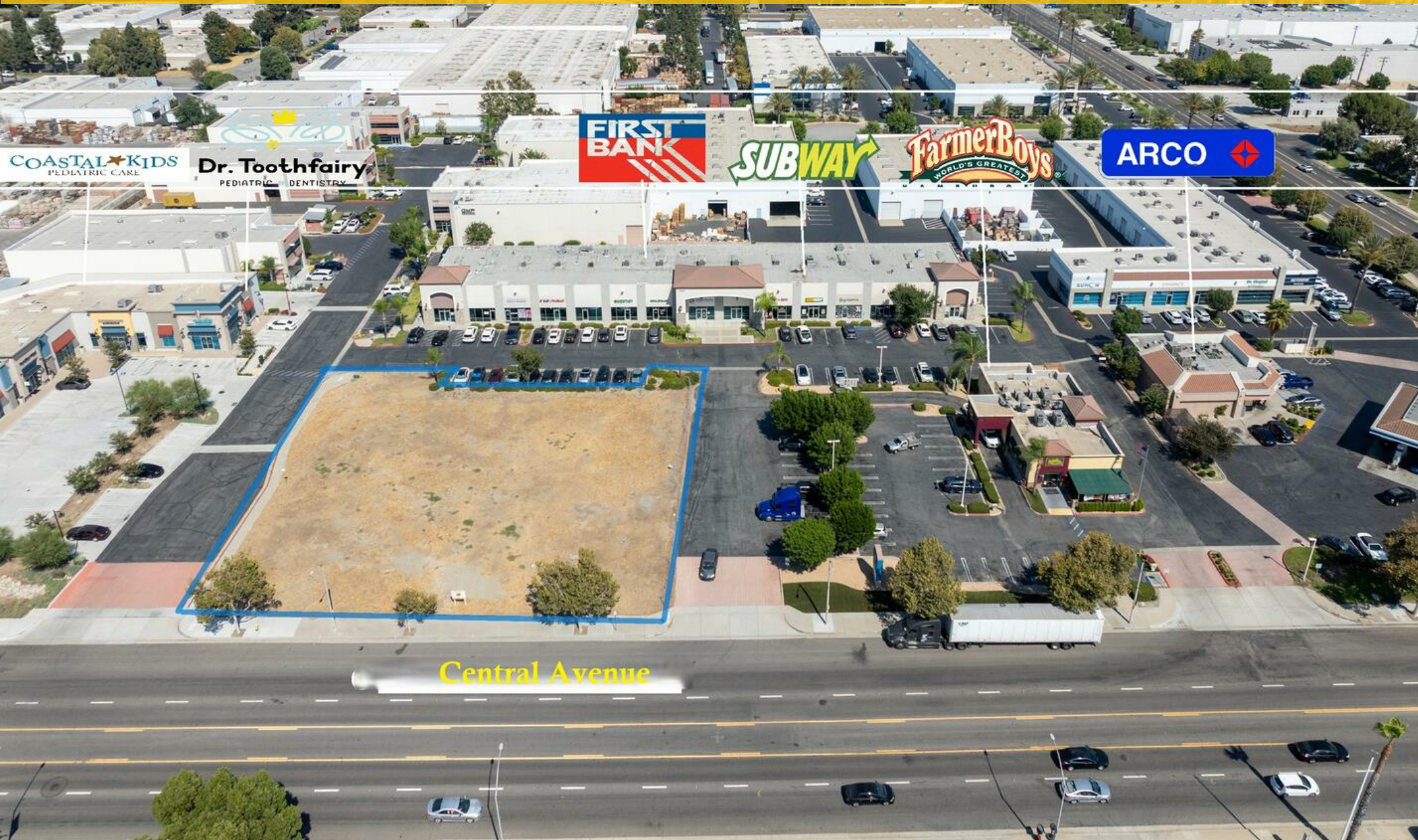


DUAL LANE DRIVE-THRU APPROVED

0 Central Ave.,
Chino, CA 91710



INVESTMENT SUMMARY

Acreage Real Estate is pleased to offer the city-approved retail pad for a DUAL LANE DRIVE-THRU in Chino, CA. This is a vacant land approved for a DUAL LANE DRIVE-THRU, along with approval for a building size of approximately 2,262 SF. With over 200 feet of frontage on Central Avenue, the retail pad is strategically positioned on one of the main north/south travel routes that runs parallel to the CA-71 fwy connecting Chino to Chino Hills and Montclair. Located near the northeast corner of Central Avenue and Schaeffer Avenue, traveled by over 36,000 vehicles per day, this site is ideal for any retail user seeking a prominent location. Located in the growing Chino/Chino Hills submarket, this retail pad is ripe for a developer/user looking to benefit from the expanding population and customer base.



PROPERTY SUMMARY

Offering Price	\$1,350,000.00
Site Area Gross	37,462 (+/-) SF
Site Area Net	36,721 (+/-) SF
Building SF (Est.)	2,262 (+/-)
C.U.P.	Drive-thru approved
Parcel ID	1020-571-12-0000
Zoning Type	Commercial Service
Frontage	200.00 Ft
County	San Bernardino

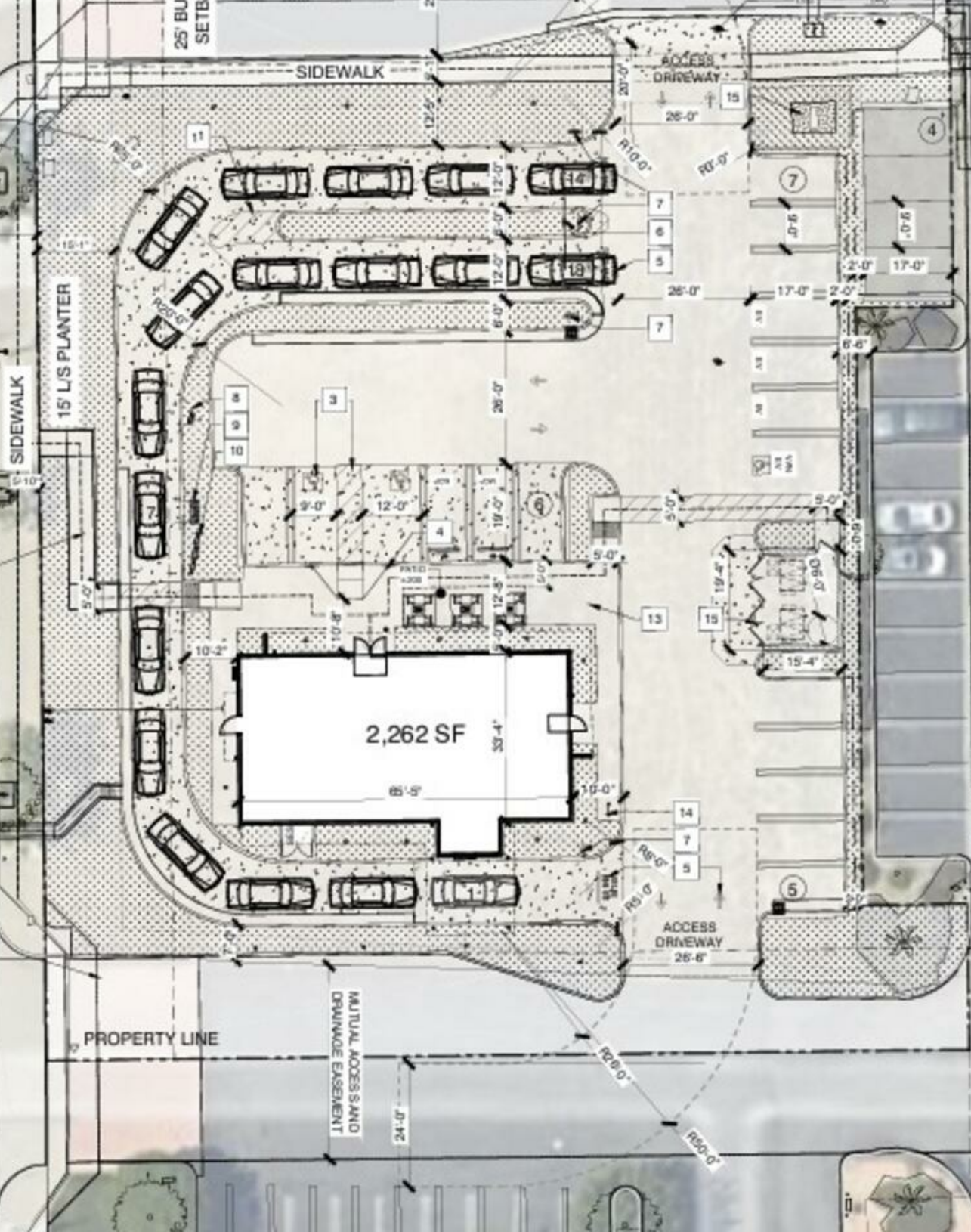
PROPOSED
MONUMENT
SIGN

R.O.W.
55'-0"

CENTRAL AVE.

ADA
ACCESS
ROUTE

SIDEWALK EASEMENT
TO THE CITY OF CHINO
DEDICATED HEREON



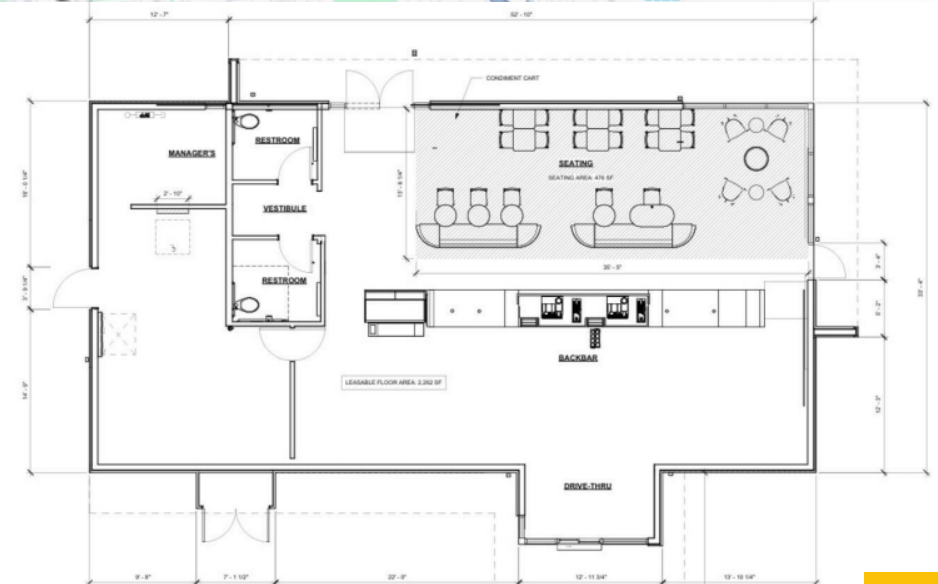
PROPERTY LINE

MUTUAL ACCESS AND
DRAINAGE EASEMENT

ACCESS
DRIVEWAY
26'-6"

INVESTMENT HIGHLIGHTS

- DUAL LANE DRIVE-THRU APPROVED - Plans available for viewing
- Surrounded by a mix of national and local tenants.
- Ample parking available with 22 parking spaces onsite surrounded by additional reciprocal parking.
- Signage opportunities visible along a high-traffic street that is a hub for local and national chain restaurants such as Farmer Boys, Subway, KFC, McDonald's and more .
- Property is strategically located in the Chino/Chino Hills submarket with direct frontage on Central Avenue.
- Over three (3) Ingress/Egress Points. from Central Ave. and Schaeffer Ave.
- Surrounded by Recession & E-commerce Resistant Tenant Mix.





COASTAL KIDS
PEDIATRIC CARE

Dr. Toothfairy
PEDIATRIC DENTISTRY

FIRST
BANK

SUBWAY

FarmerBoys
WORLD'S GREATEST

ARCO



Central Avenue

LOCATION HIGHLIGHTS

- Strategically located at the major intersection of Central Ave. and Schaeffer Ave. with over 31,000 Vehicles Per Day.
- One of the fastest growing cities in California. High-traffic location with excellent visibility.
- Major local employers include Trend Technologies, Chino Valley Medical Center, and Chino Unified School District.
- DUAL LANE DRIVE-THRU APPROVED's Central Ave. location offers developers a rare opportunity in a rapidly growing market with excellent demographics, strong local and regional fundamentals, and a steady increase in jobs and development that will continue to enhance the property value.
- Central Avenue is a major thoroughfare and premier location in the Chino/Chino Hills submarket.
- Located in a busy retail area, surrounded by national retail brands including Farmer Boys, First Bank, Subway, Coastal Kids Pediatrics and many others.
- The site also benefits from its positioning in an extremely dense and growing residential area including applications submitted for new housing development within the corridor.



CONFIDENTIALITY STATEMENT

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

By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to ACREAGE REAL ESTATE. This offering memorandum has been prepared to provide summary, unverified financial and physical 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. ACREAGE REAL ESTATE 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 of absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or 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 offering memorandum has been obtained from sources we believe reliable; however, ACREAGE REAL ESTATE has not verified, and will not verify, any of the information contained herein, nor has ACREAGE REAL ESTATE 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. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

**PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.
PLEASE CONTACT THE ACREAGE REAL ESTATE ADVISOR FOR MORE DETAILS.**

EXCLUSIVELY PRESENTED BY:

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