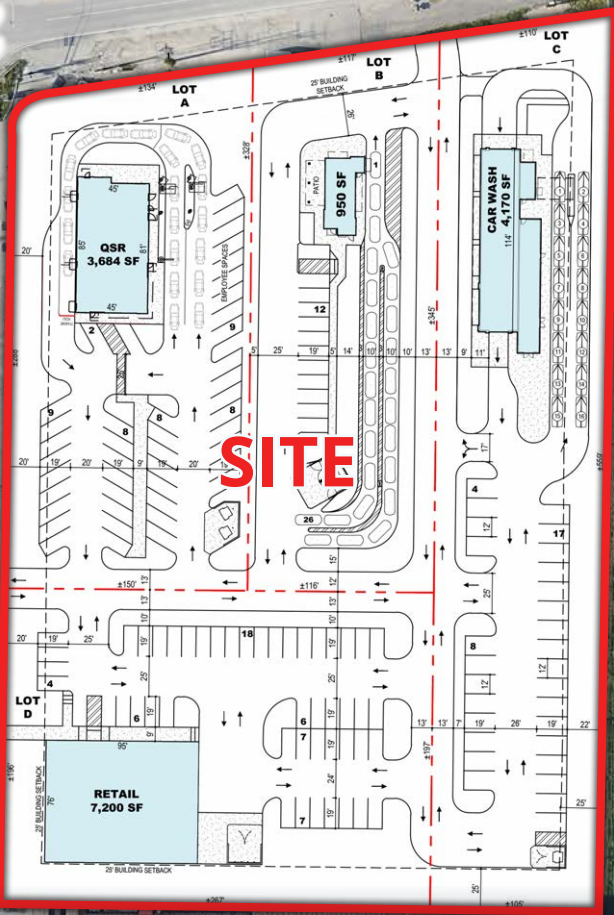


Pine Ave 33,000 CPD



Chino-Corona Rd



FOR LEASE

Retail Pads Available | New Development

SEC Pine Ave & Chino Corona Rd, Chino, CA



Retail Pads Available | New Development



SEC Pine Ave & Chino Corona Rd, Chino, CA

PROPERTY HIGHLIGHTS

- New +/-4.39 Acre Development in The High Growth Chino Preserve Trade Area
- Located at The Hard Corner Signalized Intersection of Pine Ave and Chino Corona Rd With Over 33,000 Cars Per Day
- One of The Fastest Growing Communities in San Bernardino County
- Ideal for Quick Service Restaurants, Car Washes and Daily Needs Retailers

3 MILE DEMOS

2025 Population	70,307
2030 Population	72,249
2025 Average HH Income	\$163,625
2025 Daytime Population	48,959

TRAFFIC COUNTS

Pine Ave 33,000 CPD

Year: 2024 | Source: Esri

Contact Brokers

Chris Beauchamp

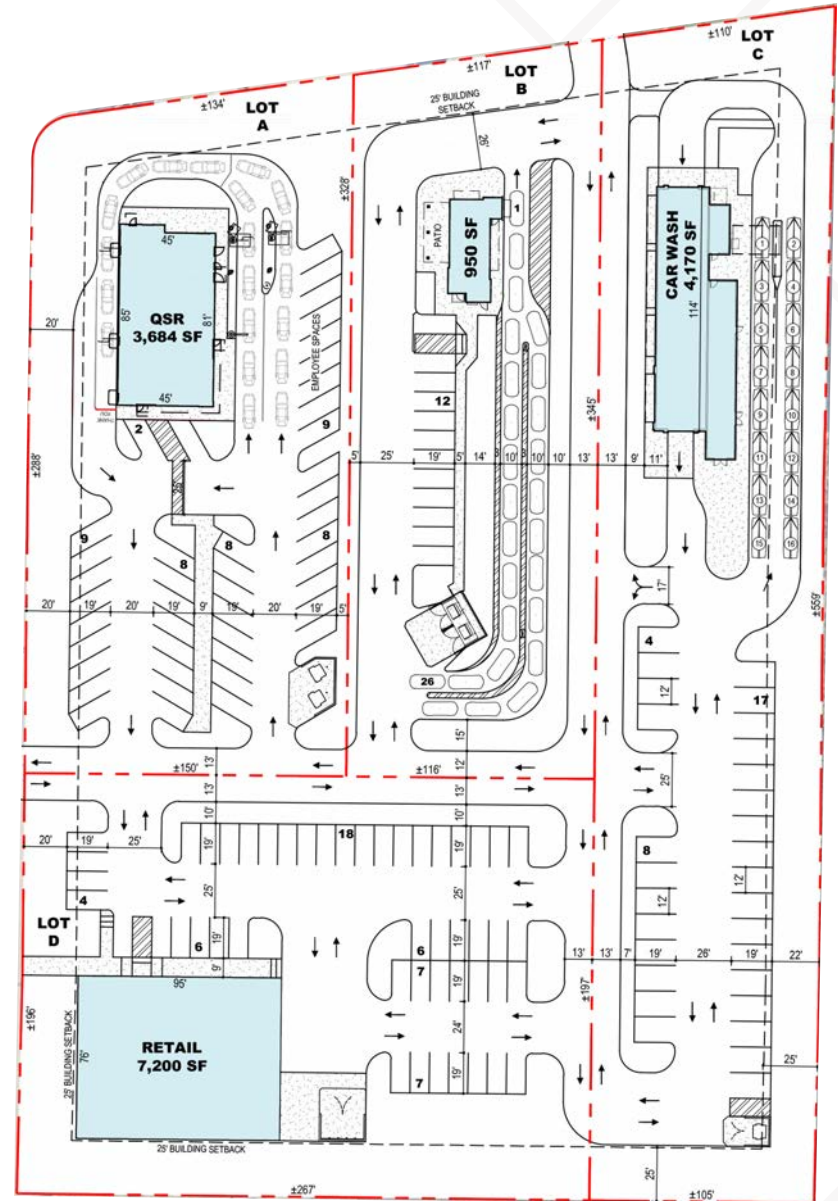
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CHINO

1.5 MILES

±500,000 SF
Industrial
Built 2024

±925,000 SF
Industrial Under
Construction

SITE

Legacy
Academy
Built

2020 CENSUS POPULATION (1.5 Mile Radius): 15,942		
UNITS BUILT		POPULATION (Avg. HH Size=3.73)
2020	- 1,035	3,861
2021	- 346	1,291
2022	- 1,062	3,961
2023	- 221	824
2024	- 751	2,801
TOTAL 2024 ESTIMATED POPULATION: 28,680		
UNITS U/C (2025/2026)		POPULATION
	2,160	8,057
TOTAL 2026 ESTIMATED POPULATION: 36,737		
UNITS PLANNED (2027-2030)		POPULATION
	2,576	9,608
TOTAL 2030 ESTIMATED POPULATION: 46,345		

