

RETAIL / OFFICE
for
LEASE

CHINO VILLAGE SHOPPING CENTER

4123 Riverside Dr, Chino, CA 91710

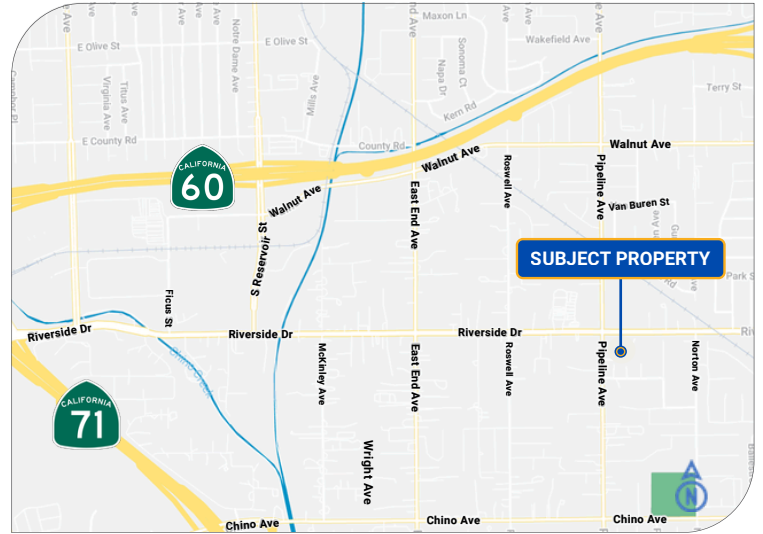


PROPERTY HIGHLIGHTS

- Strong frontage along Riverside Drive with excellent visibility
- Strong daytime population and consistent local traffic flow
- Average Six-Figure Household Income
- Surrounded by schools, Parks, residential neighborhoods, and Businesses
- High-Visibility Pylon Signage Available
- Excellent access to CA-60 & CA-71
- Flexible CN zone allows a wide variety of commercial, office, and restaurant uses to serve residents, employees, and visitors.
- Ideal for: Boba Tea/ Donuts/ Coffee/ Bakery/ Retail/ Medical/ Tutoring/ Beauty/ Wellness services/ Pet Grooming/ Café/ Music, Art, Dance studio

RENTAL DETAILS

Available Size: **± 1,050 SF** Pylon Sign: **Available**
 Lease Term: **5 Years** Shared Parking: **97**



ASKING RATE INFO

Base Rent: **\$2.10 PSF /Month**
 Triple-Net: **\$1.00 PSF /Month**

FOR MORE INFORMATION, PLEASE CONTACT



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2024 DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population Average	17,045	132,209	384,909
Household Income	\$118,347	\$107,276	\$104,721
Daytime Population	3,196	59,320	118,647

Source: Esri

2025 TRAFFIC COUNTS (Source: Caltrans)

Riverside Drive: **± 13,560 AADT** (Annual Average Daily Traffic)
 Pipeline Ave: **± 8,913 AADT** (Annual Average Daily Traffic)

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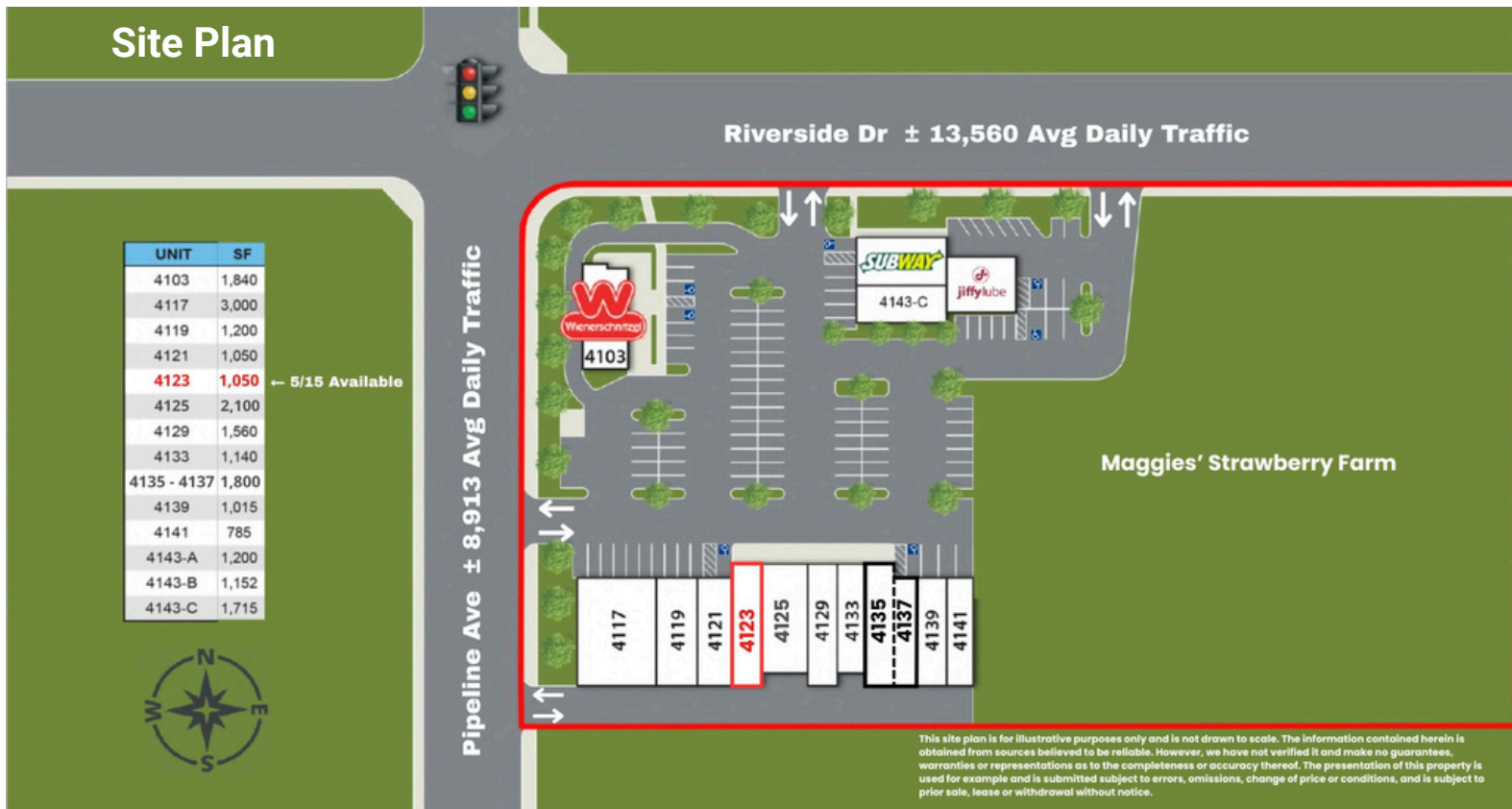
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SPACE DETAILS:

4103	Wienerschnitzel	4143-A	Subway
		4143-B	Optometry
4117	Village Liquor	4143-C	Jiffy Lube
4119	Tacos El Juanito #2		
4121	Cut Color & Curl		
4123	Available for Lease 5/15/2026	Site Info:	
4125	GuiLin Rice Noodle 桂林米粉 Just Leased !	Parking Spaces:	97
4129	Valdez Family Dentistry	ADA Parking Spaces:	7
4133	S & S Barber Co	Building Signage:	Available
4135	Tassie Cakes & Coffee Just Leased !	Pylon Signage:	Available
4137	Tassie Cakes & Coffee Just Leased !	Rear Door Loading:	Available
4139	Ace Quality Cleaners	Private Bathroom:	Available
4141	Cure Wellness Massage	Zone:	CN



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