

OFFICE FOR LEASE

Riverside Plaza West | Executive Suites

4091 RIVERSIDE DRIVE, CHINO, CA 91710



NNN RETAIL GROUP

FOR LEASE | EXECUTIVE SUITE OFFICES 500SF TO 1,000SF



RIVERSIDE PLAZA WEST | EXECUTIVE

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PROPERTY SUMMARY



Property Summary

Lease Rate:	\$2.10
Building SF:	9,855
Available SF:	1,380
Year Built:	1986

Exclusively Listed By:

KEVIN LE

Director of Retail Investments

O: (626) 631-4824

C: (909) 697-0683

Property Overview

The building consists primarily of smaller suites, which are in high demand due to their affordability and ease of occupancy. The center has historically maintained high occupancy and is ideal for local tenants looking for a professional setting without the overhead of larger office spaces.

Riverside Plaza West is conveniently located near major arterials and surrounded by dense residential neighborhoods, schools, and local amenities. Nearby institutions include Don Antonio Lugo High School, Ramona Junior High School, Dickson Elementary, and Newman Elementary, all within one mile. The

Location Overview

Situated in the heart of Chino, just minutes from Highways 60 and 71, and within 30 minutes of Interstates 10, 15, and 91. The location provides direct access to major employment and retail hubs across Los Angeles, Orange, and Riverside Counties. The City of Chino offers a strong economic base, excellent infrastructure, and a balanced mix of residential and commercial developments, making Riverside Plaza West an excellent choice for growing businesses.

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Available

Space	Size	Rate
Unit 106	820 SF	\$2.10/SF MG

Highlights

- Strong Real Estate Fundamentals
- Rare Smaller Units Under 1,000 SF
- Fixed CAM
- Located less Than a Mile From Several Schools

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PROPERTY PHOTOS



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PROPERTY PHOTOS



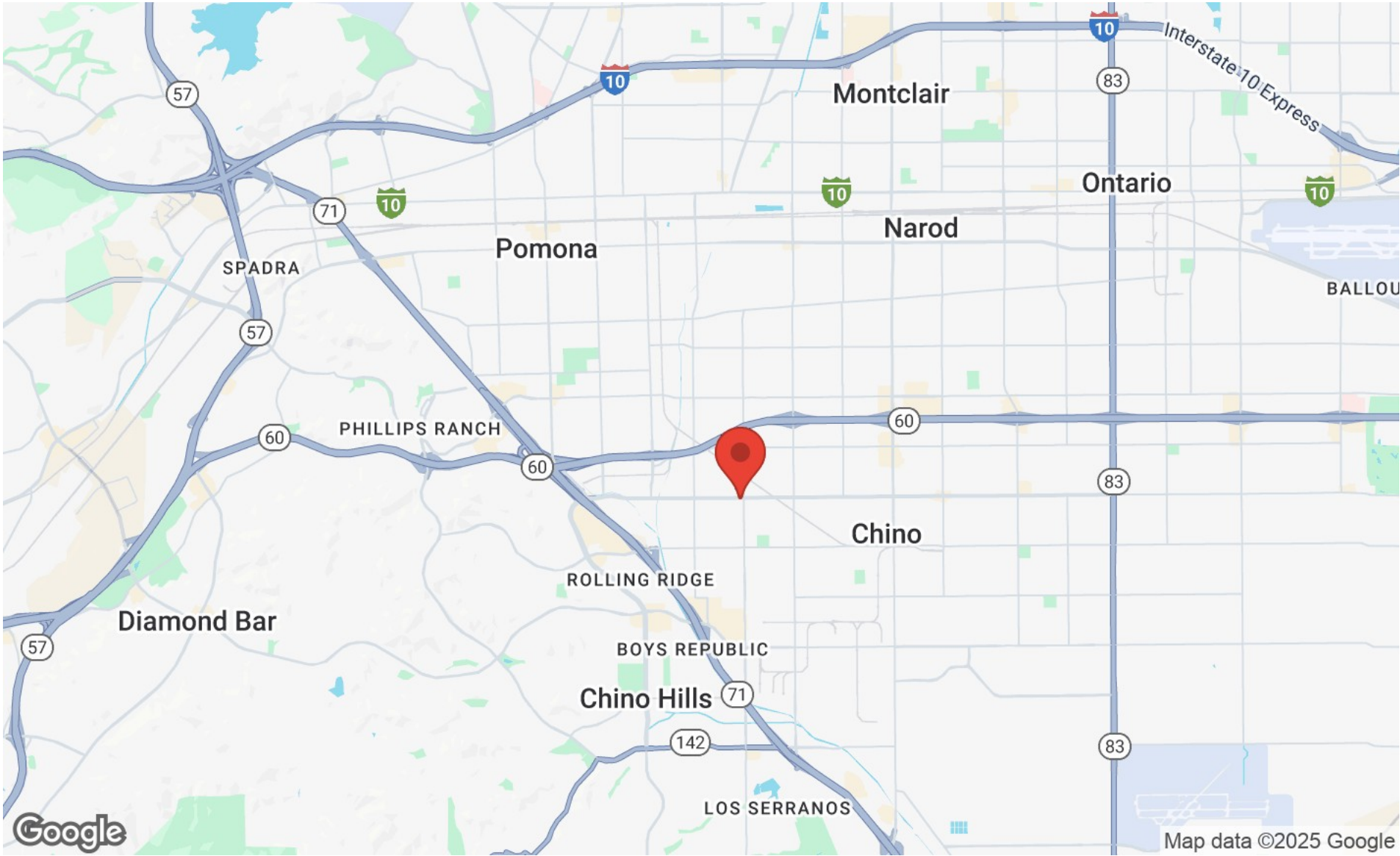
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REGIONAL MAP

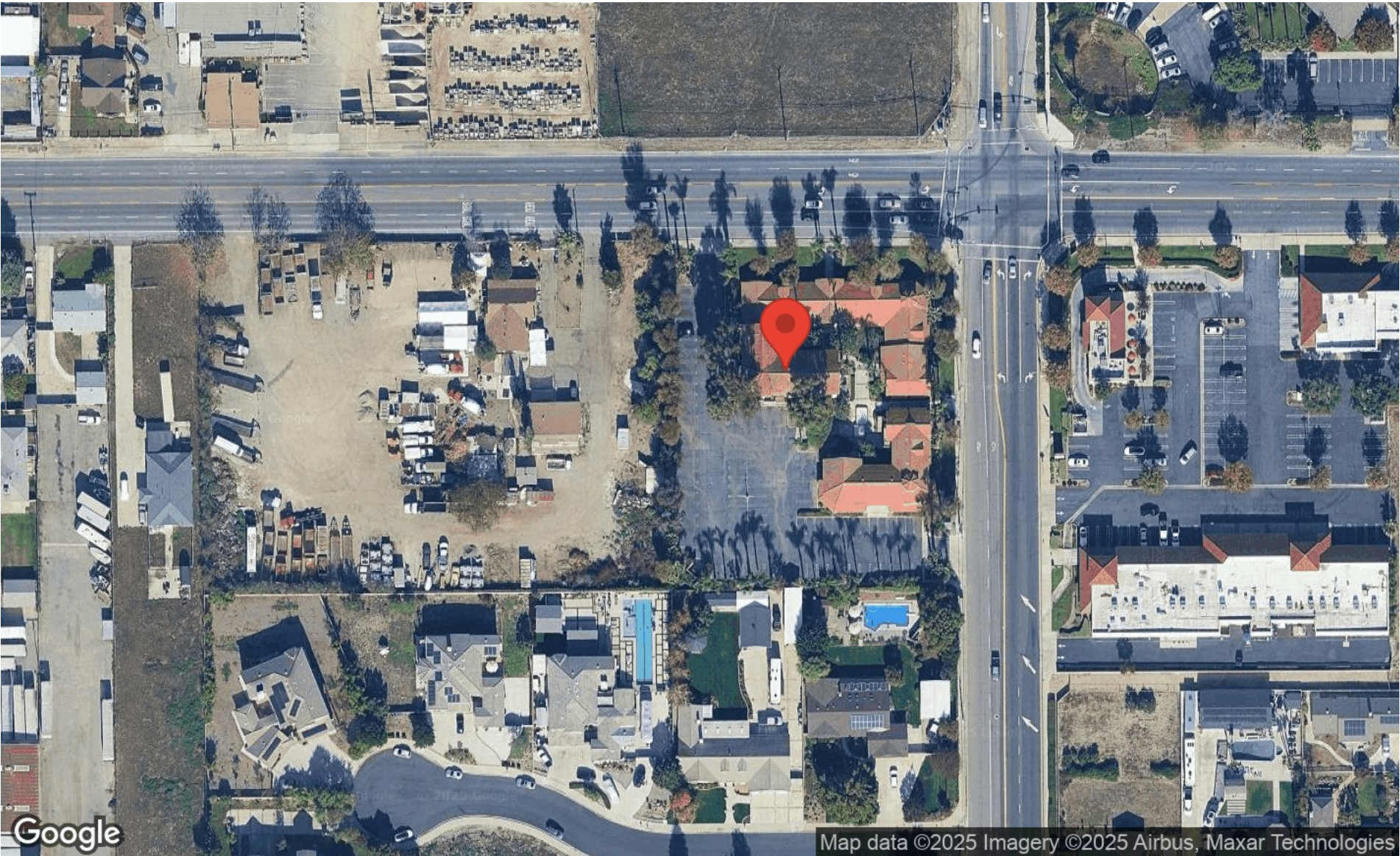


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AERIAL MAP



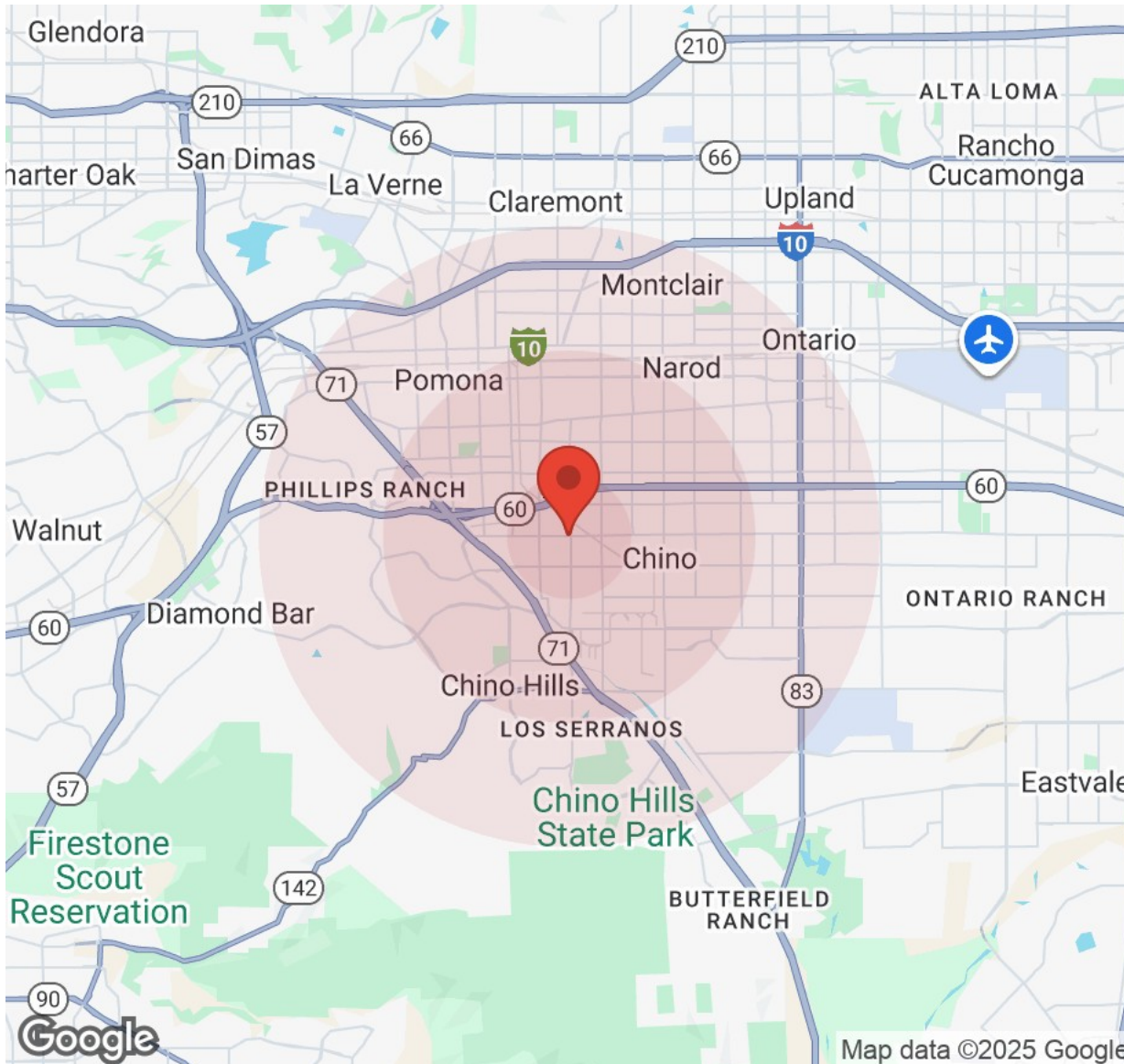
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DEMOGRAPHICS



Population	1 Mile	3 Miles	5 Miles
Male	8,616	65,774	192,551
Female	8,926	65,784	190,929
Total Population	17,542	131,558	383,480

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	3,083	24,116	71,539
Ages 15-24	2,615	19,007	55,249
Ages 25-54	7,278	55,165	163,692
Ages 55-64	2,104	15,835	45,302
Ages 65+	2,460	17,433	47,696

Income	1 Mile	3 Miles	5 Miles
Median	\$108,175	\$97,453	\$95,351
< \$15,000	220	1,927	7,697
\$15,000-\$24,999	137	1,595	4,602
\$25,000-\$34,999	147	1,837	5,776
\$35,000-\$49,999	314	3,268	9,346
\$50,000-\$74,999	807	6,094	17,322
\$75,000-\$99,999	781	5,208	14,327
\$100,000-\$149,999	1,237	8,074	22,333
\$150,000-\$199,999	749	5,154	15,198
> \$200,000	909	5,640	16,211

Housing	1 Mile	3 Miles	5 Miles
Total Units	5,701	41,614	120,939
Occupied	5,302	38,797	112,813
Owner Occupied	3,487	23,032	65,824
Renter Occupied	1,815	15,765	46,989
Vacant	400	2,817	8,127



DISCLOSURE

CONTACT US

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Exclusively Listed By:

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