

RETAIL / OFFICE
for
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CHINO VILLAGE SHOPPING PLAZA

4125, 4135, 4137 Riverside Dr, Chino, CA 91710



PROPERTY HIGHLIGHTS

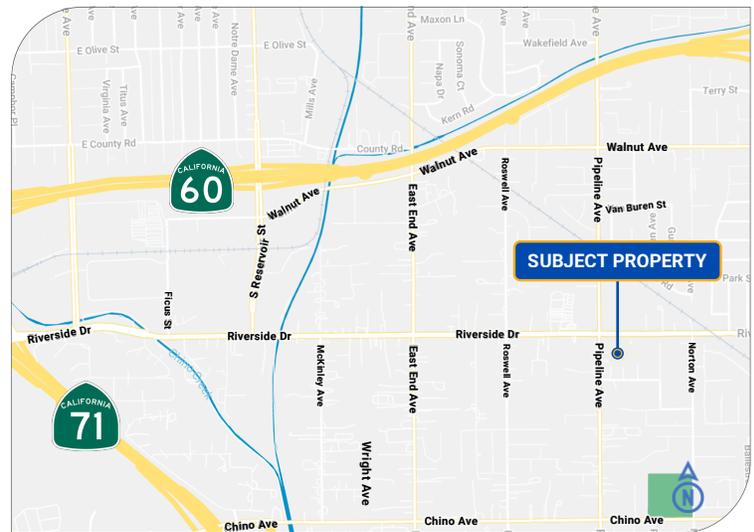
- Strong frontage along Riverside Drive with excellent visibility
- Strong daytime population and consistent local traffic flow
- Average Six-Figure Household Income
- Surrounded by schools, Parks, residential neighborhoods, and Businesses
- High-Visibility Pylon Signage Available
- Excellent access 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: **± 900 - 2100 SF** Pylon Sign: **Available**
Lease Term: **3 - 5 Years** Shared Parking: **97**

ASKING RATE INFO

Base Rent: **\$2.00 PSF /Month**
Triple-Net: **\$1.00 PSF /Month**



FOR MORE INFORMATION, PLEASE CONTACT



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EASE CRE Powered by TNG Real Estate Consultants DRE# 01886242

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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)

Pepeline Ave: **± 8,913 AADT** (Annual Average Daily Traffic)

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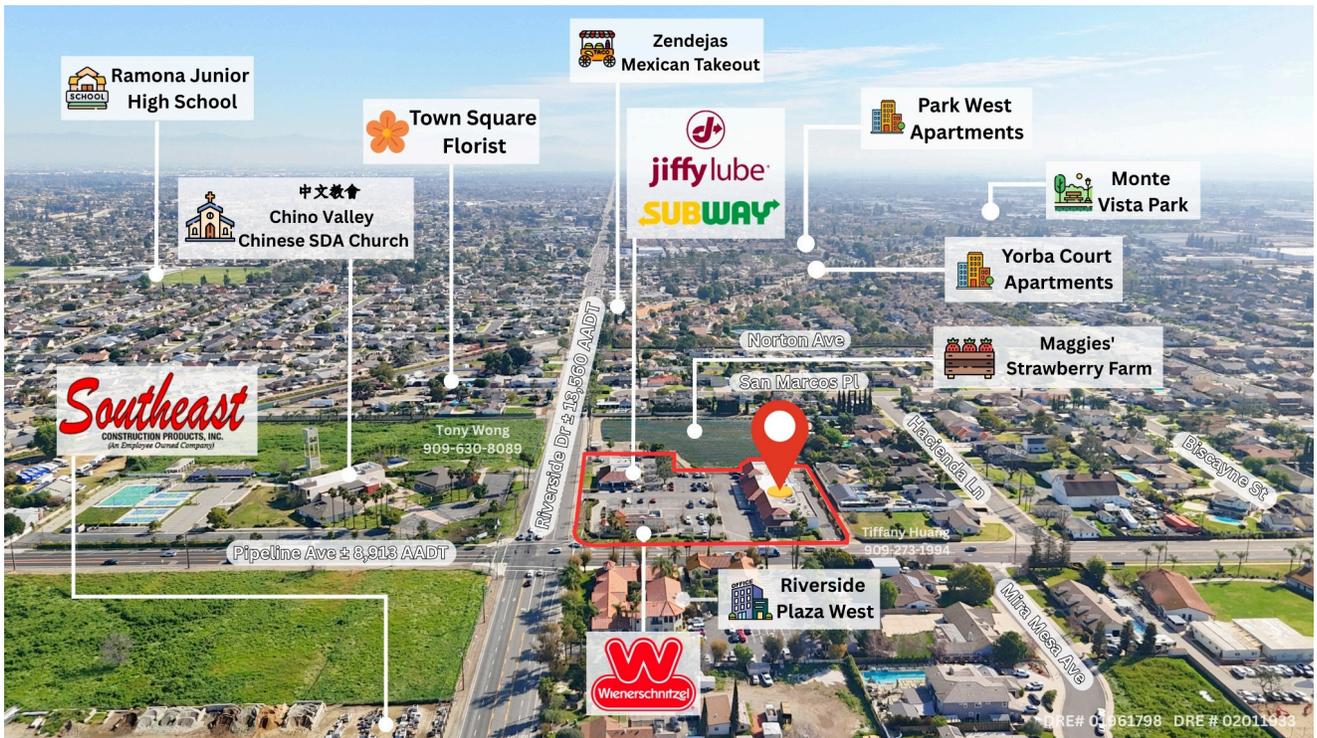
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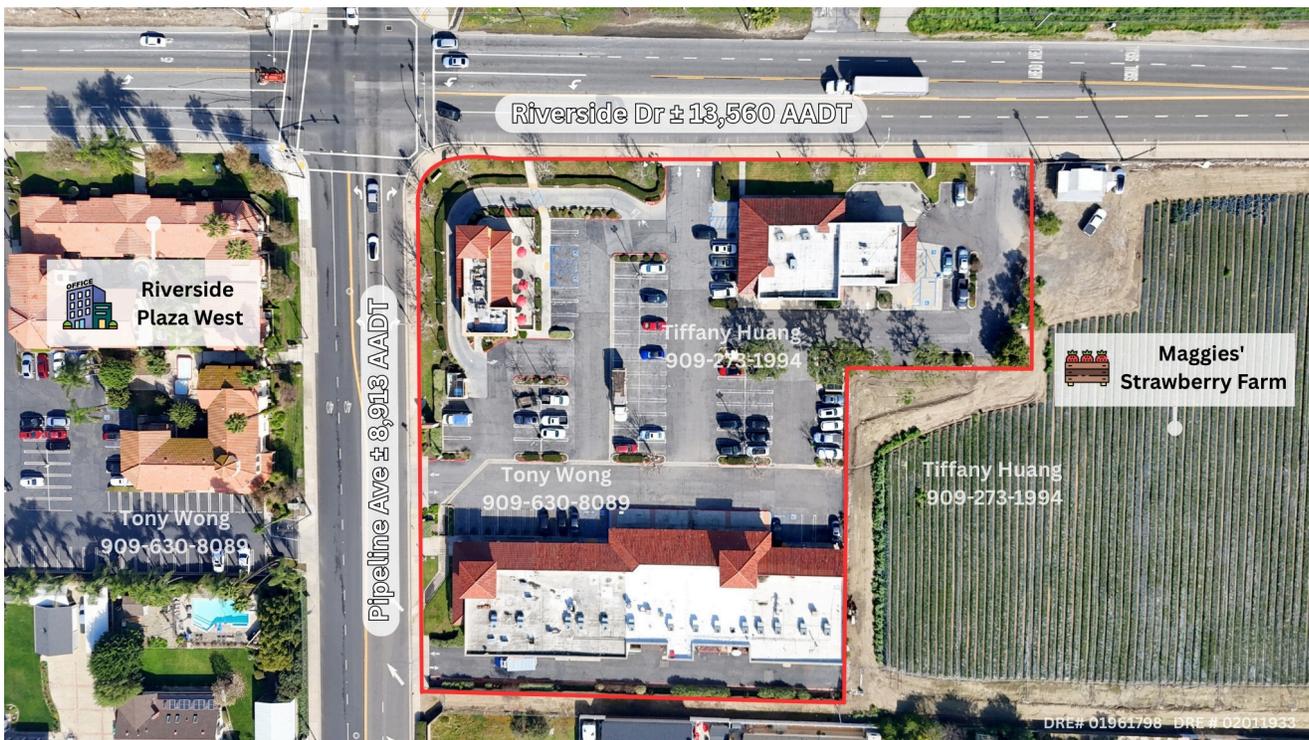
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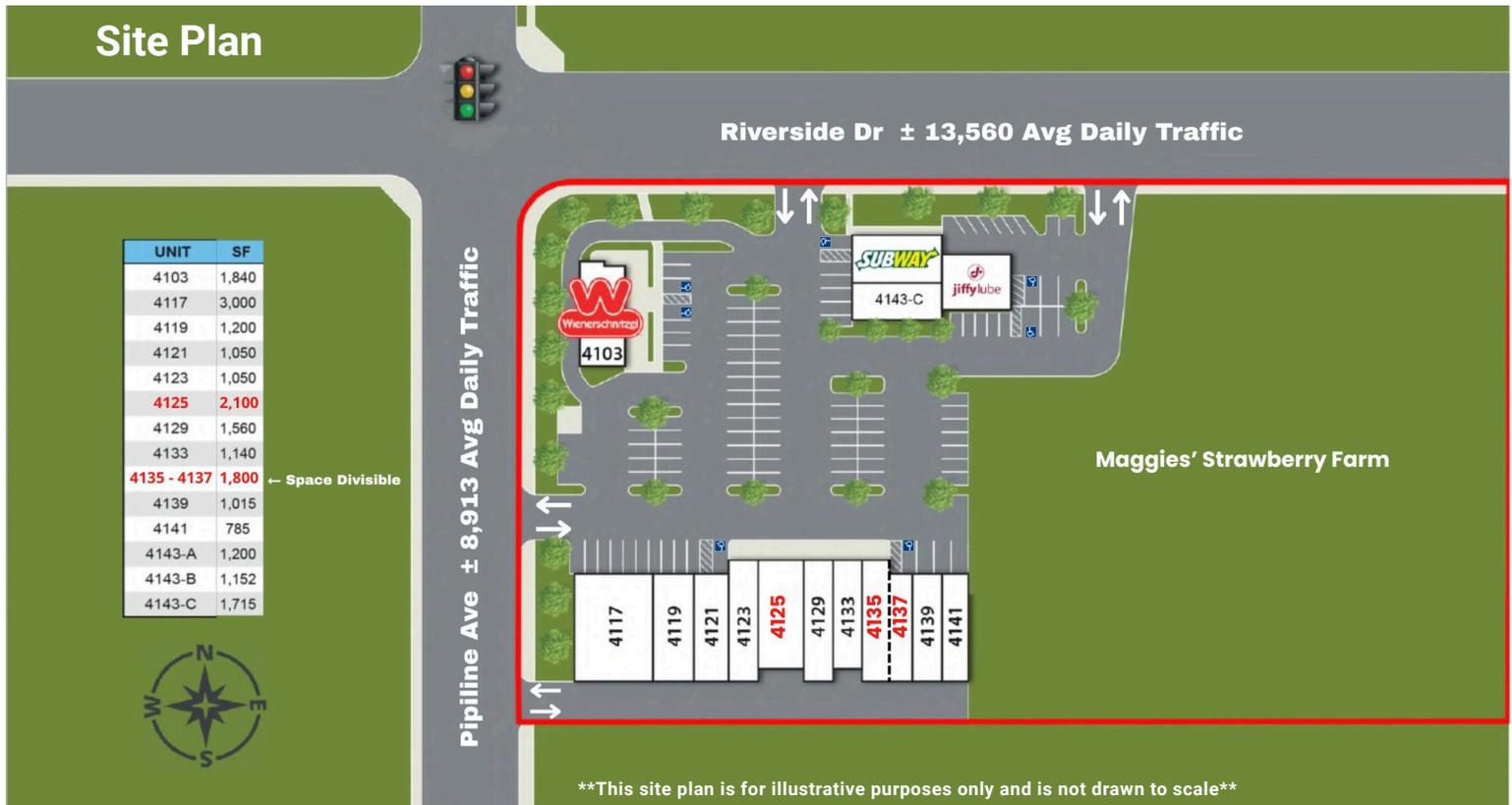
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SPACE DETAILS:

| | | | |
|------|--------------------------------------|---------------------|------------|
| 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 | Ana Threading | Site Info: | |
| 4125 | Available June 01, 2026 (± 2,100 SF) | Parking Spaces: | 97 |
| 4129 | Valdez Family Dentistry | ADA Parking Spaces: | 7 |
| 4133 | S & S Barber Co | Building Signage: | Available |
| 4135 | Available Now (± 900 SF) | Pylon Signage: | Available |
| 4137 | Available Now (± 900 SF) | Rear Door Loading: | Available |
| 4139 | Ace Quality Cleaners | Private Bathroom: | Available |
| 4141 | Cure Wellness Massage | Zone: | CN |



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