



12170 CENTRAL AVE

CHINO, CA 91710

Leasing Brochure

YOUR SIGN HERE

12170

Smart & Final

CO ANCHOR JUNIOR RETAIL BOX

AVAILABLE FOR LEASE

MATTHEWS™

LEASING HIGHLIGHTS

±16,084
Space Available

\$1.50/SF NNN
Asking Rent

- 18' Ceiling Clearance
- Loading Dock Available
- 800 Amps of Power
- Over 300 Parking Stalls Available

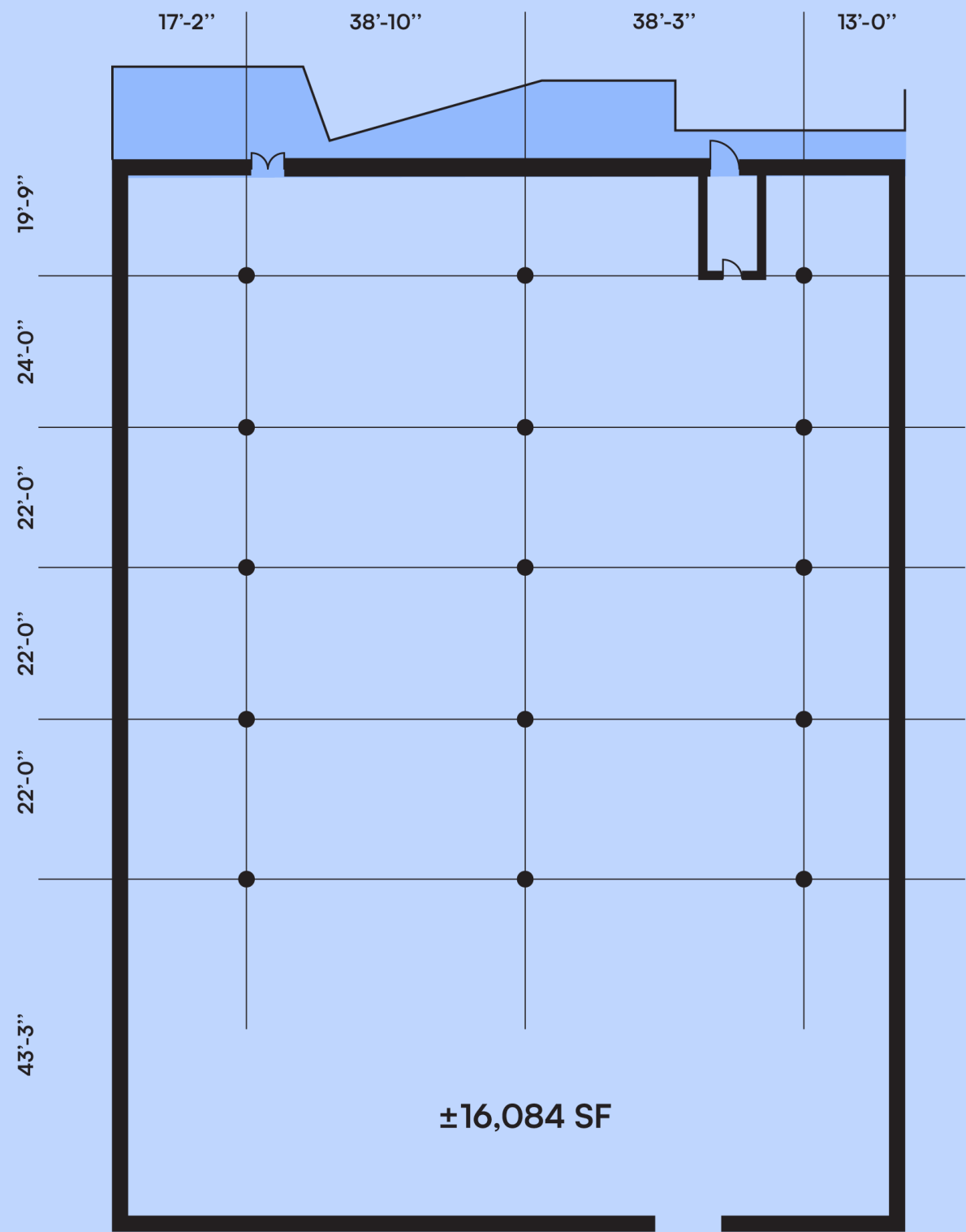


ADDITIONAL REAR PARKING LOT AVAILABLE

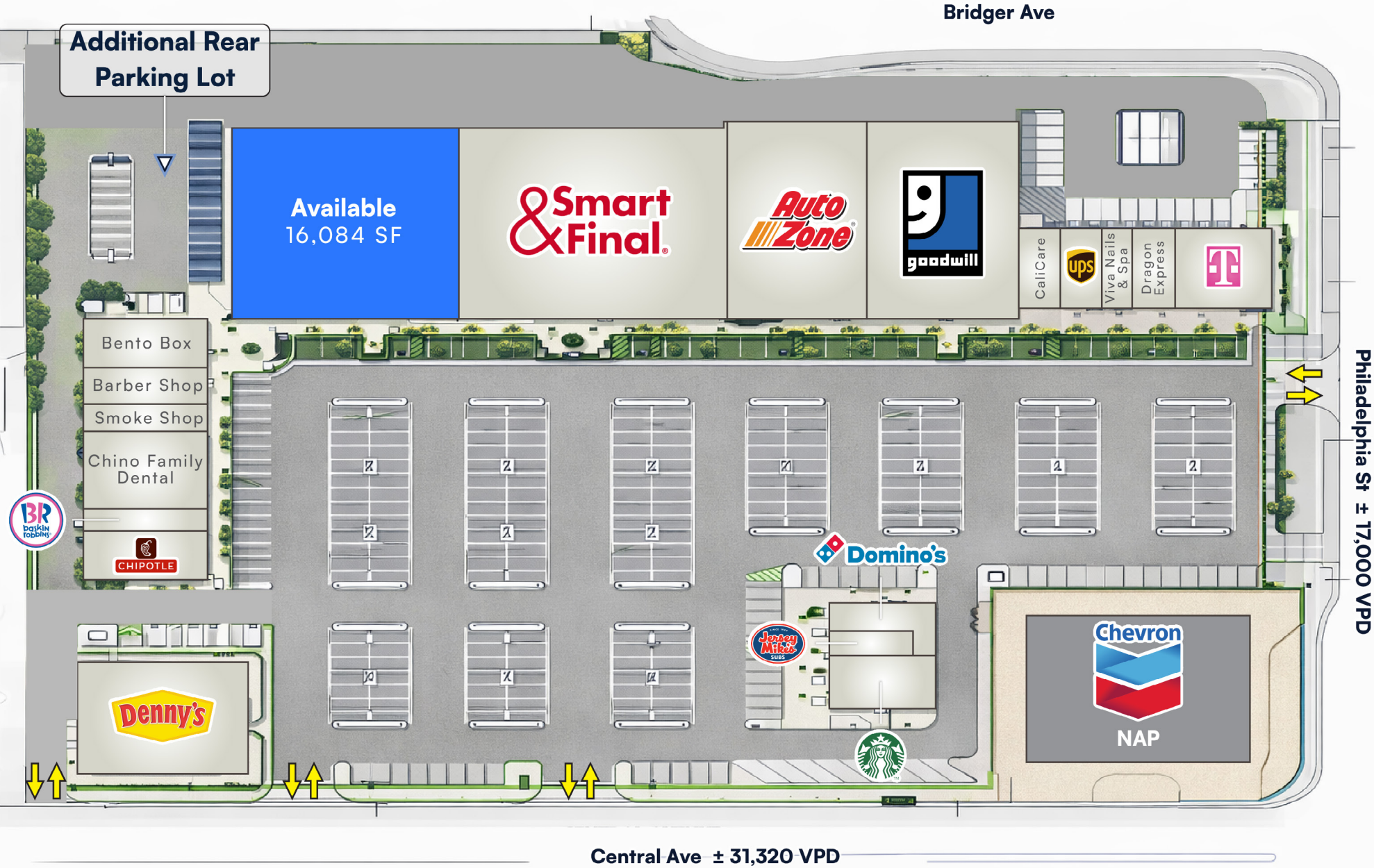


LOADING DOCK AVAILABLE

FLOOR PLAN



SITE PLAN



JOIN STRONG NATIONAL CO-TENANTS SUCH AS **SMART & FINAL**, **STARBUCKS**, **CHIPOTLE**, **AUTOZONE**, AND **JERSEY MIKE'S**

PROMINENT MONUMENT
SIGNAGE AVAILABLE





 **Howard Elementary School**
±487 Students

 **Kindred Hospital Ontario**
±91 Beds

Chino Town Square
 **TARGET** 
 


Chino Towne Center
 
 
 

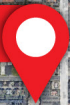
 **Ontario High School**
±2,121 Students

 **Simons Middle School**
±623 Students

GROCERYOUTLET
bargain market



Subject Property 

± 223,000 VPD

Crossroads Marketplace
 
 
 

60

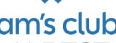
 **Ramona Junior High School**
±453 Students

Central & Walnut
 




 **Chino High School**
±2,009 Students

 **Liberty Elementary**
±343 Students

Chino Spectrum
 
 
 
 



 **Howard Cattle Elementary School**
±575 Students

71

±105,000 VPD

Central Ave ±31,320 VPD

Google Earth

CHINO, CA

Chino, California is a growing city in southwestern San Bernardino County within the Inland Empire region of Southern California, located approximately 35 miles east of downtown Los Angeles. Historically rooted in agriculture—particularly dairy farming—Chino played an important role in the region's agricultural economy throughout much of the 20th century. Over the past several decades, the city has transitioned from a primarily rural community into a well-developed suburban market with a diversified economic base. Its strategic location near State Route 60 and close proximity to Interstates 10 and 15 has made it attractive for both residential growth and logistics-related development.

Today, Chino supports a balanced mix of residential, commercial, and industrial development. The city has experienced substantial growth through thoughtfully planned master-planned communities such as The Preserve, College Park, and Chino Spectrum, which have attracted families and professionals seeking access to regional employment centers. In addition to its residential expansion, Chino continues to serve as a key location for logistics, warehousing, and light industrial operations due to its proximity to major distribution networks. The community is further supported by quality schools within the Chino Valley Unified School District, recreational amenities such as Prado Regional Park, and ongoing public and private investment. With strong infrastructure, regional connectivity, and continued economic development, Chino remains well positioned for sustained growth and long-term stability.



\$103,845 HH INCOME
WITHIN 3-MILES OF SUBJECT PROPERTY

26,866 HOUSEHOLDS
WITHIN 3-MILES OF SUBJECT PROPERTY

94,010 RESIDENTS
WITHIN 3-MILES OF SUBJECT PROPERTY

\$2.3B CONSUMER SPENDING
WITHIN 3-MILES OF SUBJECT PROPERTY

MARKET OVERVIEW



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EXCLUSIVELY LISTED BY



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MATTHEWS™