

RIVERSIDE DRIVE SHOPPING STRIP

Marcus & Millichap
DUONG INVESTMENT GROUP



4653-4669 RIVERSIDE DRIVE, CHINO, CA 91710

OFFERING MEMORANDUM

RIVERSIDE DRIVE SHOPPING STRIP

Exclusively Listed By

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INVESTMENT OVERVIEW

Investment Highlights



High-Visibility Corner Location – Positioned Along Riverside Drive, a Major Thoroughfare With Traffic Counts Exceeding 17,000 Cars Per Day



Rare Shopping Strip Investment Opportunity at a Low Price Point, Ideal for Investors Focused on Long-Term Growth



Stable Cash Flow With Annual Rent Increases Provide for an Excellent Hedge Against Inflation

Prime Retail Opportunity With Excellent Fundamentals

- ▶ **Dedicated Front Parking** – Ample On-Site Parking Directly in Front of the Property, Maximizing Customer Convenience
- ▶ **Convenient Access to Major Freeways** – Centrally Located Near the 60 Freeway (Gateway to Los Angeles County) and the 71 Freeway (Connection to Orange County)
- ▶ **Recent Improvements Include** Brand New HVAC Units for 1/2 of the Suites in Addition to New Paint

Strategic Location in a Growing Market

- ▶ **Dense, Infill Trade Area** – Over 395,000 Residents Within a Five-Mile Radius, Supported by an Average Household Income of \$107,547
- ▶ **Proximity to Major Industrial Hub** – Located Near the Chino Industrial District, Home to 25,000,000+ Square Feet of Industrial Space and Thousands of Employees, Generating Consistent Daytime Demand
- ▶ **Chino's Strategic Location** Attracts Industrial Tenants, Fueling Demand for Nearby Retail Services
- ▶ **Surrounded by National and Regional Retailers** – Situated Within a Thriving Retail Corridor, Featuring a Recently Developed Stater Bros. (Less Than ½ Mile Away) and Andy's Burgers (Directly Across from the Subject Property)
- ▶ **Multiple Points of Ingress and Egress** on Riverside Drive



INVESTMENT OVERVIEW

Aerial Photo



FINANCIAL ANALYSIS

Offering Summary

Property Name	Riverside Drive Shopping Strip
Property Address	4653 Riverside Drive Chino, CA 91710
Assessor's Parcel Number	1019-132-26-0000
Current Occupancy	100%
Year Built	1963
Gross Leasable Area (GLA)	±4,840 Square Feet
Lot Size	±0.31 AC (±13,420 Square Feet)

Pricing

Price	\$1,950,000
Cap Rate (Current)	5.41%
Cap Rate (Pro Forma)	5.95%
Price/SF	\$402.89

Annualized Operating Data

	Current	Pro Forma
Gross Potential Rent	\$115,692	\$120,800
Expense Reimbursements	\$29,724	\$35,814
Gross Potential Income	\$145,516	\$156,614
Vacancy Reserve	3.00% / (\$4,362)	3.00% / (\$4,698)
Effective Gross Income	\$141,054	\$151,915
Less Expenses	(\$35,609)	(\$35,814)
Net Operating Income	\$105,444	\$116,102

Expenses

	Current	Pro Forma
Property Tax (1.1012%)	\$21,473	\$21,473
Insurance	\$4,881	\$4,881
CAM-Repairs & Maintenance	\$300	\$300
CAM-Utilities/Misc	\$4,327	\$4,327
Property Management	\$4,628	\$4,832
Total Expenses	\$35,609	\$35,814
Expenses/SF/Year	\$7.36	\$7.40

Notes on Pro Forma: Pro Forma is as of July 1, 2026 and mostly consists of scheduled increases and one renewal. Please see the rent roll on the next page and contact Agent for more details.

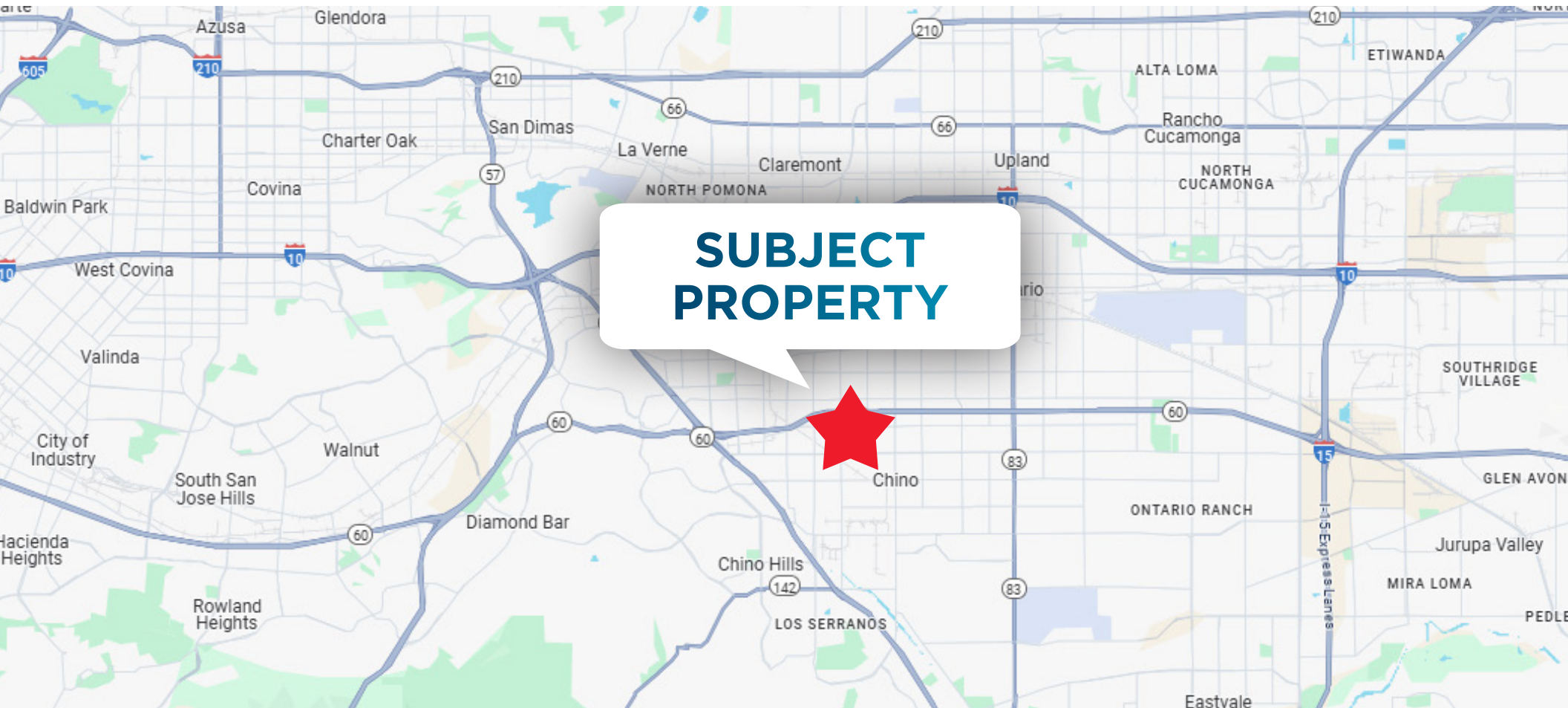
FINANCIAL ANALYSIS

Rent Roll - As of July 1, 2025

Suite	Tenant Name	GLA	% of GLA	Expires	Current Monthly Rent	Current Rent/SF/Mo	Lease Type	Increases	Options	Pro Forma Lease Type	Pro Forma Rent/SF
4653	Higher Times Smoke Shop	1,160	23.97%	03/31/2027	\$2,401.20	\$2.07	NNN	4% Annual	One, Three-Year @ FMV	NNN	\$2.15 (Scheduled)
4657	Supreme Nail	800	16.53%	06/30/2028	\$1,730.56	\$2.16	NNN	4% Annual	One, Five-Year @ FMV	NNN	\$2.25 (Scheduled)
4661	Xpress Insurance & Taxes	640	13.22%	05/31/2029	\$1,331.20	\$2.08	NNN	4% Annual	None	NNN	\$2.16 (Scheduled)
4663	Threading	800	16.53%	12/31/2026	\$1,480.00	\$1.85	NNN	4% Annual	One, Three-Year @ 4% Annual	NNN	\$1.92 (Scheduled)
4667	Skin Care	640	13.22%	02/28/2027	\$1,198.08	\$1.87	NNN	4% Annual	One, Three-Year @ FMV	NNN	\$1.95 (Scheduled)
4669	Party Supply Store	800	16.53%	MTM	\$1,500.00	\$1.88	MG	None	None	NNN	\$2.00 (Renewal)
# of Tenants: 6	Total Available: Total Occupied:	0 SF 4,840 SF		Monthly: Annual:	\$9,641.04 \$115,692.48	Average: \$1.99/SF			PF Monthly: PF Annual:	\$10,066.20 \$120,686.91	Average: \$2.08/SF

MARKET OVERVIEW

Regional Map



±17,000

CARS PER DAY ON
RIVERSIDE DRIVE



±9 MILES

VIA CA-60 TO ONTARIO
INTERNATIONAL AIRPORT (ONT)



±1 MILE

TO CA-60 FREEWAY
(ROUTE TO L.A. COUNTY)



±2 MILES

TO CA-71 FREEWAY
(ROUTE TO ORANGE COUNTY)

1

2

3

MARKET OVERVIEW

MARKET OVERVIEW

The City Of Chino, CA

Chino, California, is a rapidly growing market within the Inland Empire, offering strong opportunities for retail commercial real estate investors.

Strategically located near the 60 and 71 Freeways, Chino provides excellent connectivity to Los Angeles and Orange County. Its affluent, diverse population and above-average household incomes create solid demand for a range of retail uses, from neighborhood centers to larger shopping hubs.

Ongoing residential development, including master-planned communities like The Preserve, continues to drive population growth and retail demand. This has attracted national retailers and regional operators, supported by the city's business-friendly environment. High demand for essential services, dining, and experiential retail keeps vacancy rates low and rental rates competitive.

Chino's proximity to major employment centers in logistics and light industrial sectors boosts its daytime population, enhancing retail foot traffic. Key corridors like Euclid and Central Avenues offer opportunities for both stabilized investments and value-add projects.

In summary, Chino's strategic location, strong demographics, and economic growth make it an appealing market for retail investors. Its mix of residential expansion, workforce presence, and retail demand supports long-term investment potential.

Major Employers

- ▶ Amazon Delivery Station & Fulfillment - 1,000+ Employees
- ▶ Loma Linda University - 1,500+ Employees
- ▶ California Institution for Men & Women - 2,000+ Employees
- ▶ KeHe Distributors - 1,000+ Employees
- ▶ Chino Unified School District - 1,500+ Employees
- ▶ Wal-Mart Distribution & Fulfillment - 500+ Employees



Chino Spectrum Town Center



Yanks Air Museum - Chino



Amazon Fulfillment Center



MARKET OVERVIEW

Demographic Summary

Population	1-Mile	3-Miles	5-Miles
2028 Population	22,026	145,920	401,649
2023 Population	21,865	143,833	395,504
2020 Population	21,766	142,250	390,910
2010 Population	22,045	136,744	381,308

Households	1-Mile	3-Miles	5-Miles
2028 Households	6,485	42,785	116,446
2023 Households	6,416	42,001	114,185
2020 Households	6,384	41,582	112,960
2010 Households	6,104	37,719	103,135



395,504

2023 Population
(5-Mile Radius)



\$107,547

2023 Average Household Income
(5-Mile Radius)

Income & Economics	1-Mile	3-Miles	5-Miles
Average Household Income	\$95,856	\$109,379	\$107,547
Median Household Income	\$69,758	\$80,733	\$78,976
Average Household Retail Expenditure	\$76,979	\$82,407	\$80,942
2023 Daytime Population	25,750	135,187	335,104



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