

# AVAILABLE FOR LEASE

## 4531 Philadelphia St. ■ Chino, CA

### SHOP SPACE Available

JOIN:



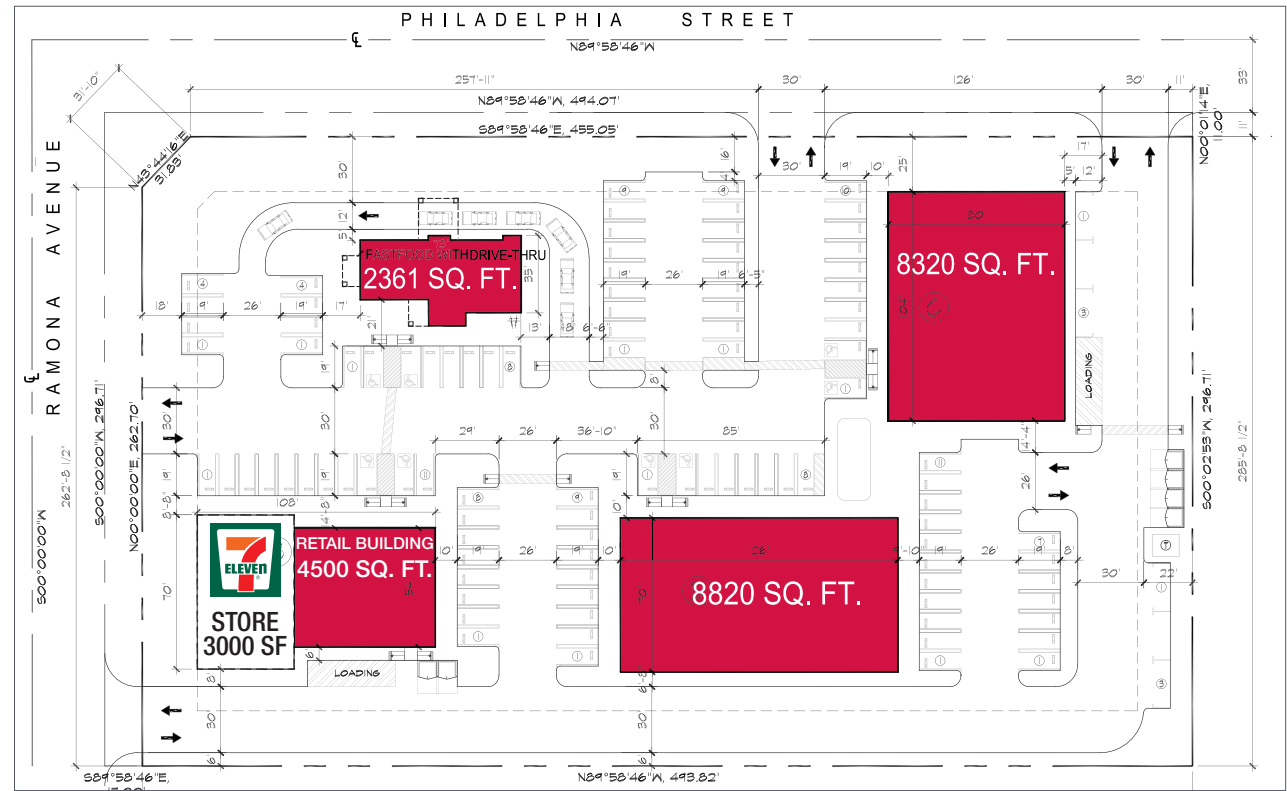
#### Highlights:

- Densely populated with strong incomes
- Easy access to Fwy 60
- Convenient to neighborhood residents
- Ample parking
- Great retail shop exposure on both streets
- Over 27,000 sq. ft. of retail including 7-Eleven, drive thru pad
- Excellent drive-thru pad available for lease

For information, please contact your exclusive listing agents:

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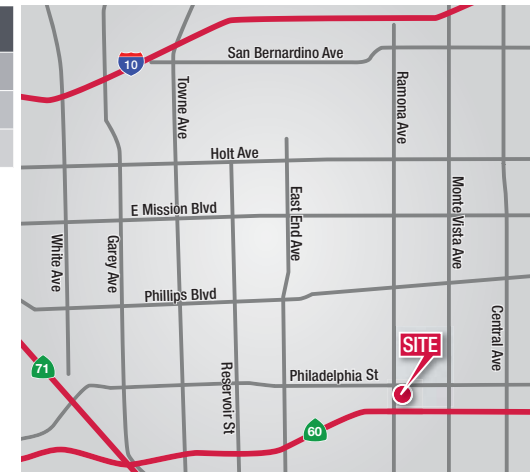
#### Demographics

	1 Mile	2 Miles	3 Miles
Total Population	19,229	79,827	181,491
Avg. HH Income	\$69,802	\$65,390	\$65,309
Daytime Population	2,161	22,317	57,143

#### Traffic Counts

- Philadelphia St: 13,127 Cars Per Day
- Ramona Ave: 12,550 Cars Per Day

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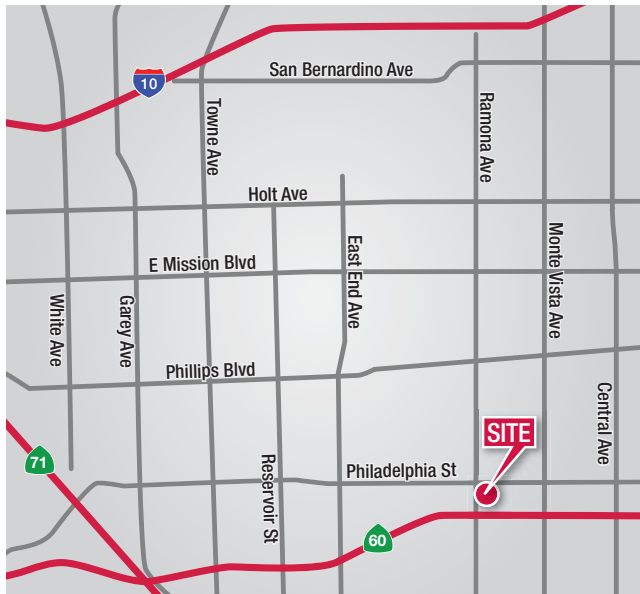


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