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# EDUCATIONAL OR MEDICAL OFFICE OPPORTUNITY FOR SALE

2090 CHINO HILLS PKWY, CHINO HILLS, CA 91709

13,487± SF ON 2.24± AC FOR SALE



## DESCRIPTION

The subject property is located on the corner of Chino Hills Parkway and Grand Ave, both major thoroughfares. The property is immediately adjacent to a retail and medical center. Other area amenities include English Springs Park, single family home developments, and neighborhood retail.

The property is currently used as a preschool facility and is comprised of one building totaling 13,487± SF. The building can accommodate 242 students and includes ten classrooms, offices, a library, and a teacher's lounge. There is a paved parking lot with approximately 50 spaces that will accommodate its existing use.

## BUILDING FEATURES

BUILDING SIZE	13,487± SF
ACREAGE	2.24± AC
USE	Educational Facility
STUDENT CAPACITY	242
ZONING	Public Institutional
YEAR BUILT	1997
COUNTY	Orange
APN	1024-511-01-0000
PRICE	Call for Details

FOR MORE INFORMATION, PLEASE CONTACT:

**CHARLIE HOWARTH | 949.542.9484**

Senior Associate

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Licensed Real Estate Broker

**CHRIS BURY | 949.939.6238**

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## PHOTOS



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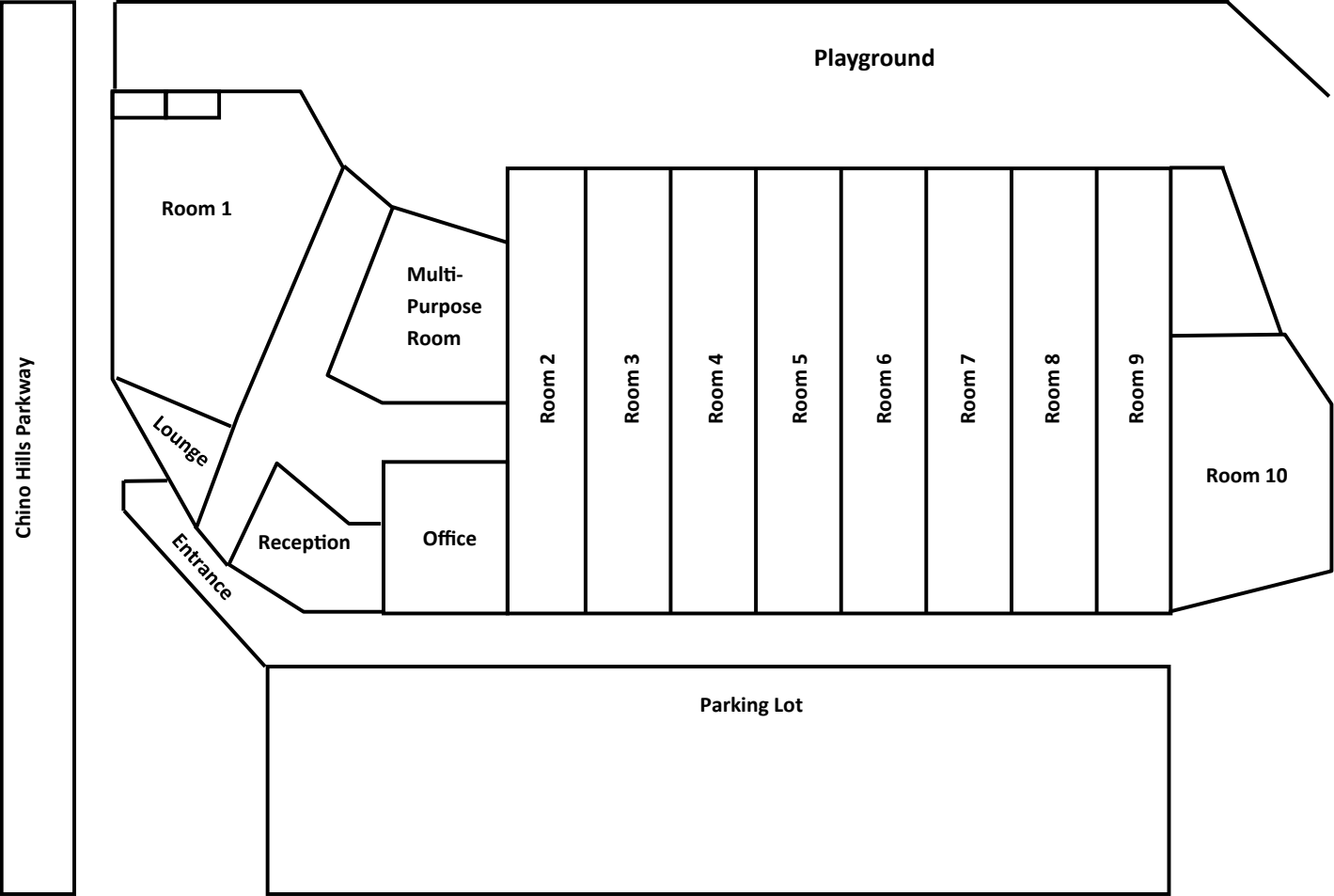
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FLOOR PLAN



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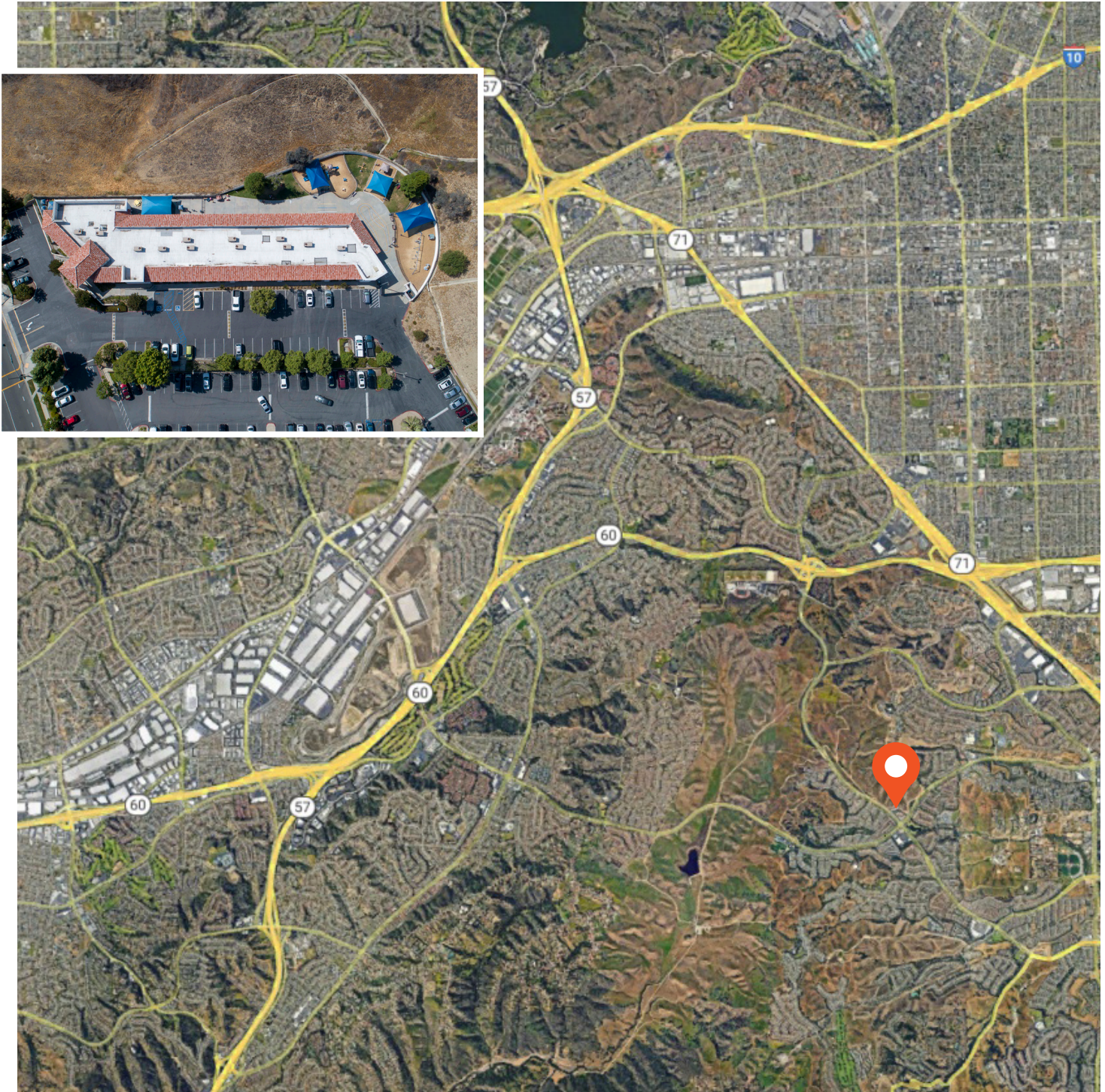
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EDUCATIONAL/MEDICAL OFFICE OPPORTUNITY FOR SALE | CHINO HILLS, CA

## PROPERTY OUTLINE & MAP



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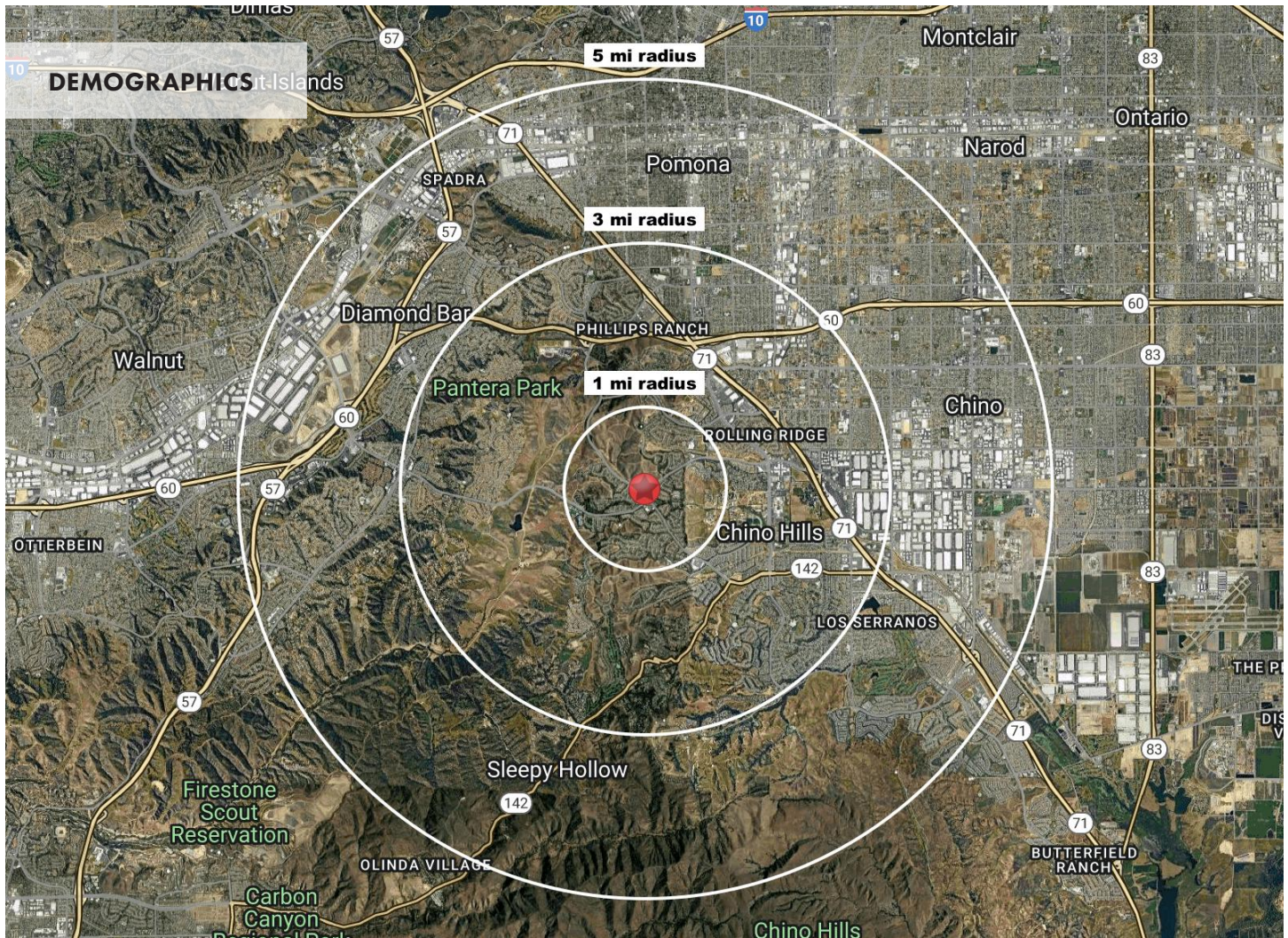
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## 1 MILE RADIUS

	10,774 ESTIMATED POPULATION 2023
	40.4 MEDIAN AGE
	\$831,466 MEDIAN HOME VALUE 2023
	1,522 TOTAL EMPLOYEES
	\$173,727 AVG HOUSEHOLD INCOME

## 3 MILE RADIUS

	87,571 ESTIMATED POPULATION 2023
	38.6 MEDIAN AGE
	\$693,185 MEDIAN HOME VALUE 2023
	27,147 TOTAL EMPLOYEES
	\$155,016 AVG HOUSEHOLD INCOME

## 5 MILE RADIUS

	265,378 ESTIMATED POPULATION 2023
	35.9 MEDIAN AGE
	\$632,413 MEDIAN HOME VALUE 2023
	107,496 TOTAL EMPLOYEES
	\$127,215 AVG HOUSEHOLD INCOME

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