

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
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CHRIS BURY | 949.939.6238
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Although all information furnished regarding for sale, rental or financing is from sources we deem reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof, and it is submitted subject to errors, omissions, changes of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. All sizes are approximate and subject to survey.

PHOTOS



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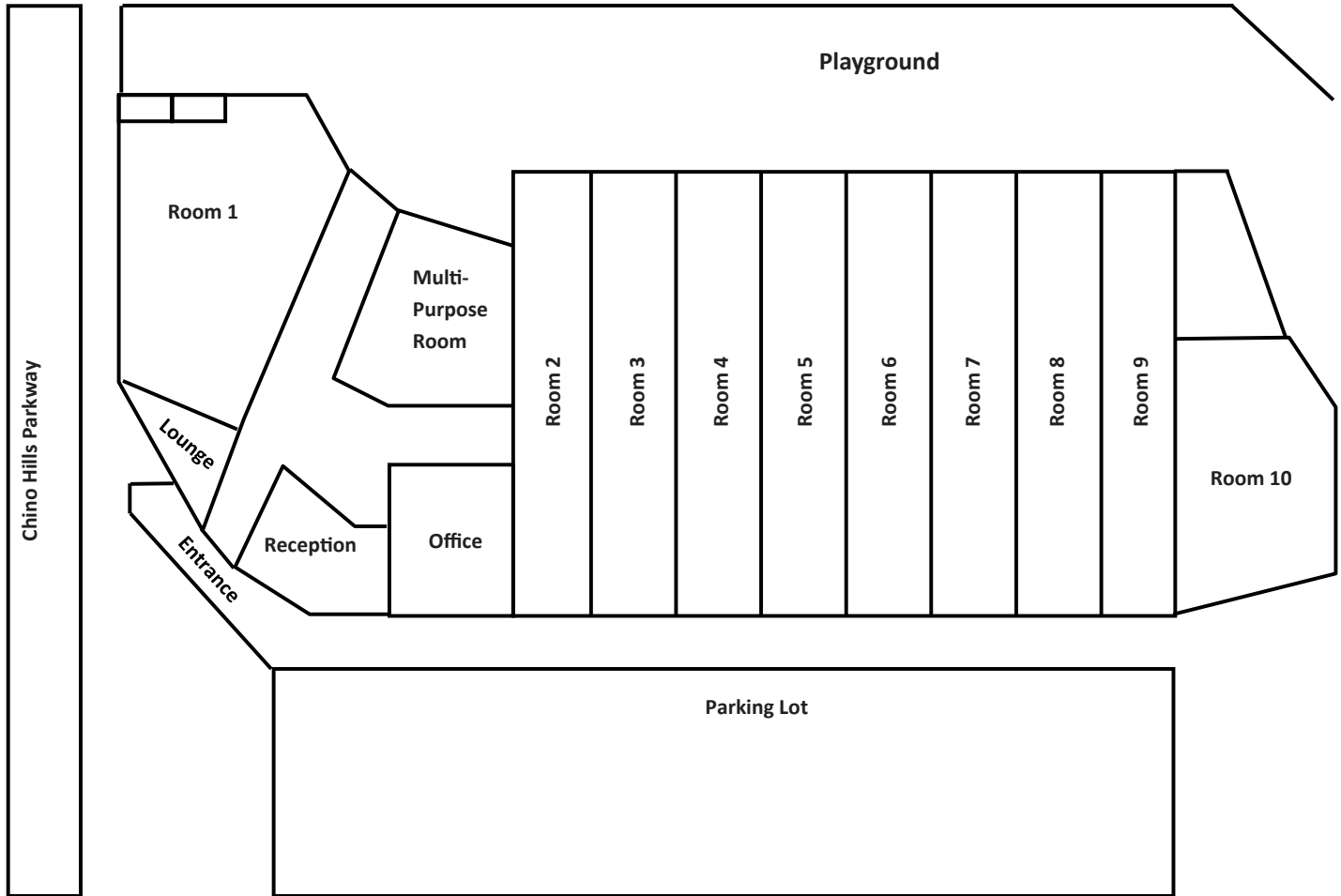
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FLOOR PLAN



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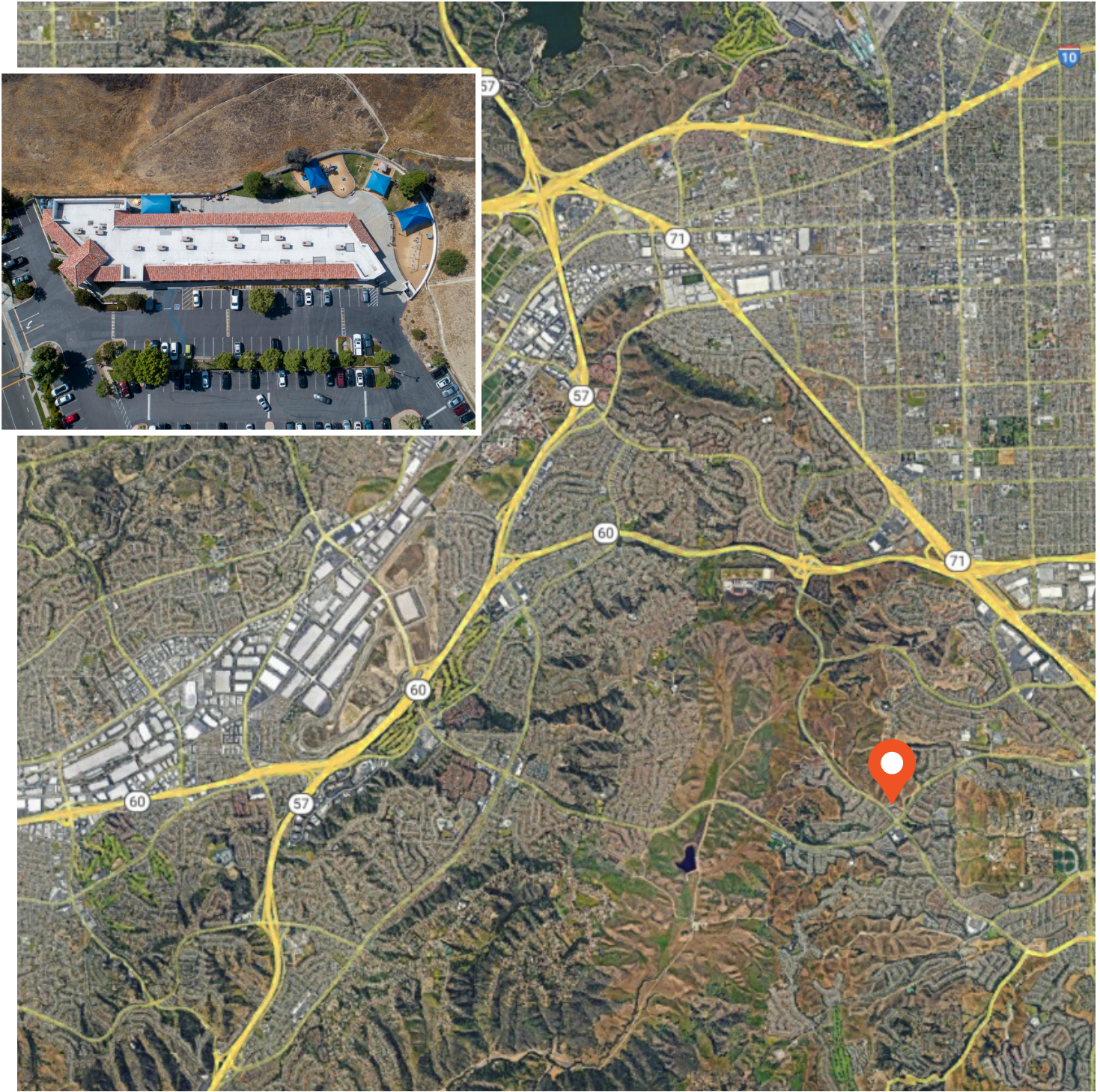
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PROPERTY OUTLINE & MAP



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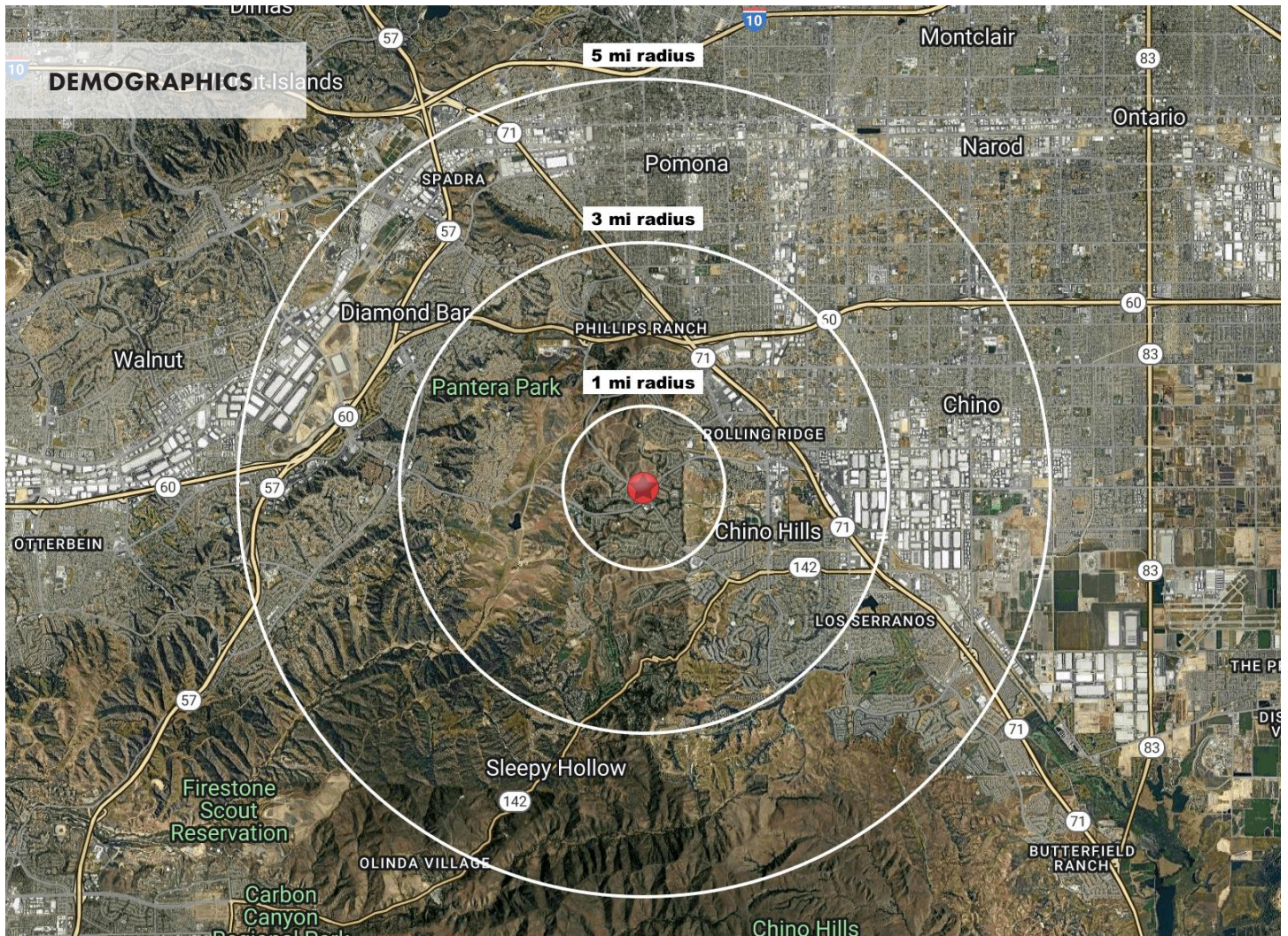
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1 MILE RADIUS

	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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