

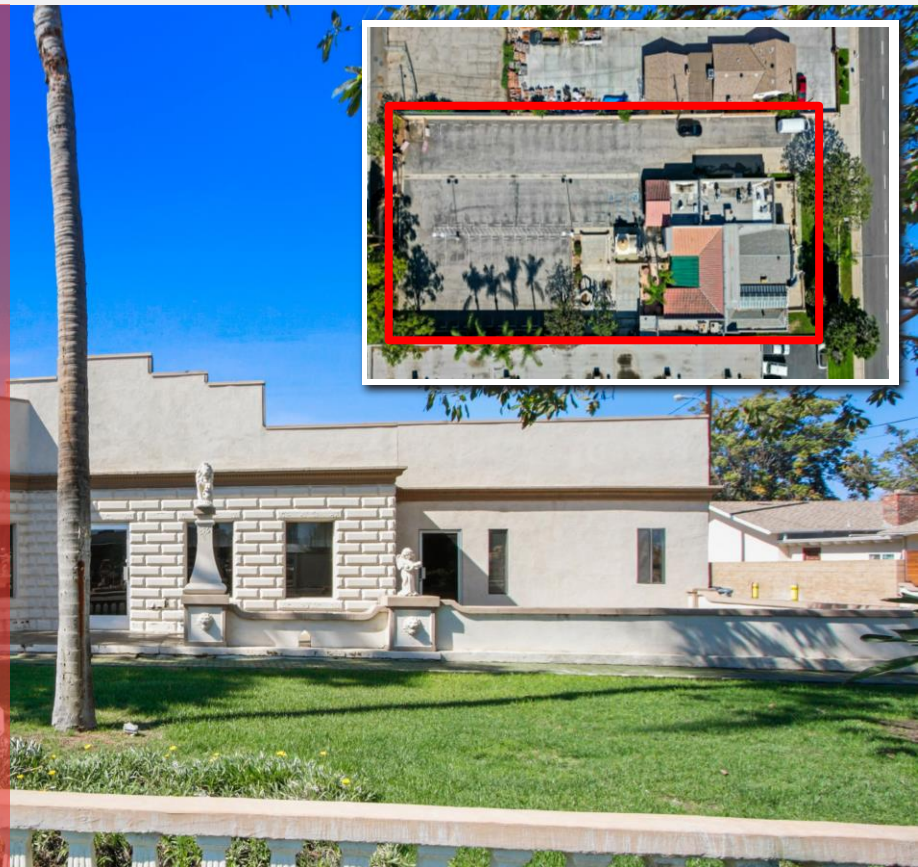
13526 Central Ave., Chino, CA 91710

Turn-Key Restaurant Building on Large Lot (industrial uses possible)

FOR SALE

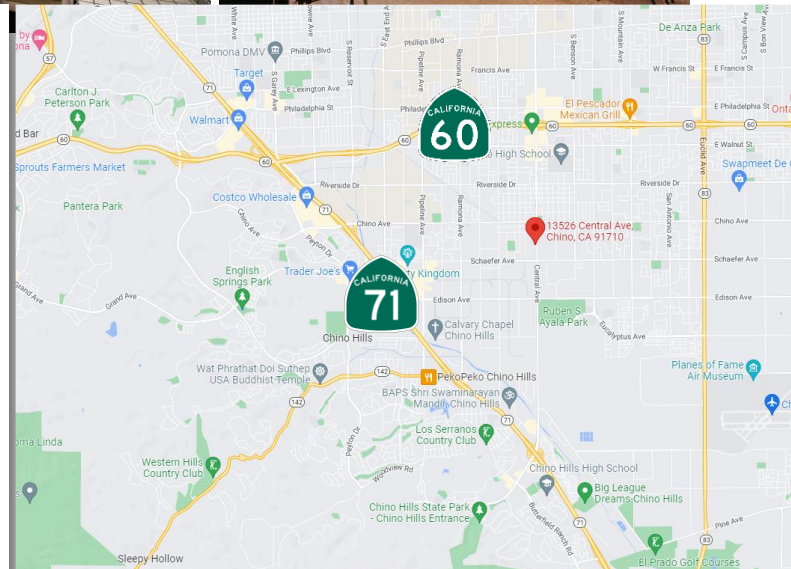
± 6,778 SF ON ±0.87 ACRES

13526 Central Ave
Chino, CA 91710



PROPERTY FEATURES

- ± 6,788 SF Restaurant Building Located on a lot of ± 0.87 Acres
- Second generation restaurant building and previously occupied by Guasti Homestyle Cafe
- Ample Parking with Huge Patio Area
- High Traffic Location with Strong Demographics
- CPD: 22,529
- Restrooms: Women's has (9) stalls; Men's Restroom has (3) urinals and (3) stalls; 1 Employees Restroom & Shower
- Zoning: Commercial Service (CS) per City of Chino (verify)
- Misc. Permitted Uses: Medical Clinics/Offices, Retail, Animal Sales, Vehicle Towing, Gas Station, Manufacturing, Food Prep., Warehousing, Equipment Rental/Sales, etc. (verify with City)
- Parcel #: 1020-451-08-0000



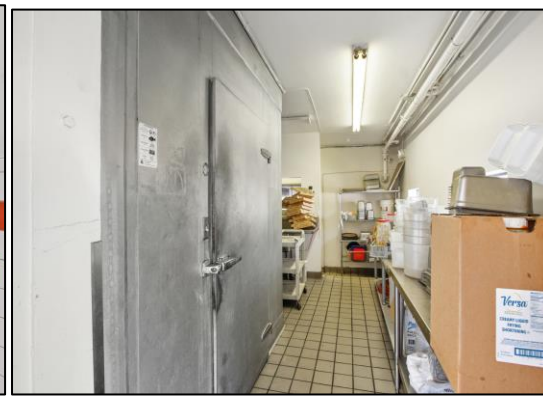
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The information contained herein has not been verified by real estate brokers. Although we have no reason to doubt its accuracy we do not guarantee it. Buyers and tenant should verify information independently.

P H O T O S

13526 Central Ave, Chino, CA 91710



DEMOGRAPHICS

13526 Central Ave, Chino, CA 91710

2021 Drive Time Demographics

	POPULATION	HOUSHOLD INCOME	DAYTIME POPULATION
5-Minutes	55,565	\$100,916.00	63,041
10-Minutes	243,475	\$102,999.00	229,996
15-Minutes	558,627	\$97,920.00	519,811

TRAFFIC COUNTS

Central Ave at Schaefer Ave

35,664 ADT

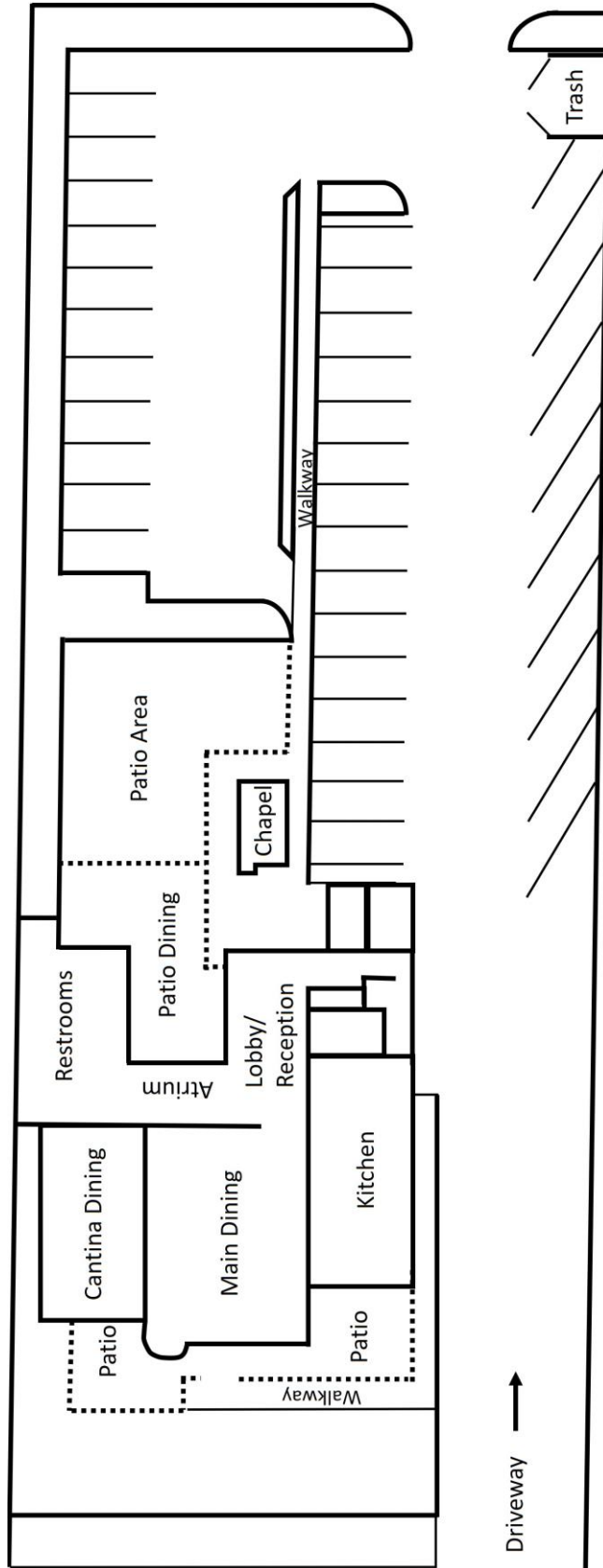
Central Ave at Chino Ave

30,702 ADT



SITE PLAN

13526 Central Ave, Chino, CA 91710



PERMITTED USES

(more uses available on website)

13526 Central Ave, Chino, CA 91710

- a. Caretaker Quarters
- b. Medical Clinics and Labs
- c. Medical Offices
- d. Emergency Shelters
- e. Retail, General
- f. Animal Sales and Services
- g. Foretunetelling
- h. Vehicle Parts and Accessories Sales
- i. Vehicle Towing Service
- j. Gas and Service Stations
- k. Offices, Professional/Business
- l. Offices, Service
- m. Personal Services
- n. Business Support Services
- o. Banks, Retail
- p. Payday Advance Services
- q. Recording Studios
- r. Parks and Recreational Facilities
- s. Manufacturing and Processing, Light
- t. Food Preparation
- u. Warehousing, Very Light (<25,000 sq. ft.)
- v. Equipment Rental and Sales, Light Equipment
- w. Veterinary Clinics (CUP Required)
- x. Automobile and Vehicle Sales and Leasing (CUP Required)
- y. Automobile Rental (CUP Required)
- z. Vehicle Repair and Maintenance (CUP Required)
- aa. Truck and Trailer Rental (CUP Required)
- bb. Bus and Large Truck Repair and Maintenance (CUP Required)
- cc. Paint or Auto Body Repair (CUP Required)
- dd. Restaurant, Bars, Nightclubs and Lounges (CUP Required)
- ee. Banquet Facilities (CUP Required)
- ff. Outdoor Storage, Incidental (CUP Required)

*Per City of Chino website (verify use with City of Chino Planning Department)