CHINO

TOWNE CENTER

CHINO, CA

INFILL COMMUNITY CENTER ANCHORED BY ONE OF THE MOST VISITED FITNESS CENTERS IN SOUTHERN CALIFORINA

THE OFFERING

JLL and KW Commercial are pleased to present Chino Towne Center, a 100,606-square-foot community center strategically positioned at the signalized corner of Central Avenue and Philadelphia Street in Chino, California.

Currently 94.3% occupied, Chino Towne Center is anchored by 24 Hour Fitness (#1 ranked within 10 miles) and All Buy Low, and shadow-anchored by CVS and Chase Bank pads that drive additional foot traffic to the center. Notable tenants include FedEx, Verizon, Ocean Dental Group, and H&R Block. Strong leasing momentum of 20.1% of GLA leased up or renewed in the past 2 years, combined with favorable option terms of 90% of the center, drives a steady 3.50% 5-Year CAGR, leading to secure NOI growth upon acquisition.

Located in a dense trade area with over 422,000 residents and an average household income exceeding $117,000 within a 5-mile radius, the property benefits from exceptional consumer demand with 2.5 million annual visits (8% year-over-year growth) and outstanding visibility with over 34,500 vehicles per day at the intersection and exposure to 116,000+ VPD from I-60. The center's proximity to Chino Towne Square (4.2 million annual visitors), Chino High School (2,200+ students), and Ontario International Airport (7.1 million passengers in 2025) ensures diverse customer sources and access to a 415,000+ daytime workforce.

**Sale is subject to U.S. Bankruptcy Court approval and overbid. Email Listing Brokers For Additional Information & Bid Procedures.*

Demographics

POPULATION	1-MILE	3-MILE	5-MILE
2026 Population	17,348	171,887	422,506
2031 Population Projection	17,346	172,839	423,659
HOUSEHOLDS			
2026 Households	5,874	51,221	127,284
2031 Households Projection	5,965	52,396	130,043
Projected Household Growth (2026-2031)	1.55%	2.29%	2.17%
INCOME			
2026 Average Household Income	$125,237	$118,635	$117,375
Projected Household Income Growth (2026-2031)	10.87%	13.22%	13.38%
HOUSING			
2026 Average Home Value	$701,601	$660,008	$681,150
Projected Home Value Growth (2026-2031)	18.41%	13.86%	13.94%
CONSUMER SPENDING			
Consumer Spending Power	$735,642,138	$6,076,603,335	$14,939,959,500

Notable Tenants

24 Hour FITNESS

FedEx

H&R BLOCK

verizon

CHASE (NAP)

Ocean Dental Group

Property Summary

Address
12193 & 12125 Central Ave., Chino 91710

Total Rentable Area
100,606 SF

Occupancy
94.3%

Acreage
8.83 AC

Year Built/Renovated
1981 / 2006

Year 1 NOI
$1,868,197

5-Year CAGR
3.50%

WALT
3.1 Years

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TENANT ROSTER

Suite	Tenant	SF	% OF TOTAL
12155	24 Hour Fitness	45,000	44.70%
12125	All Buy Low Inc.	18,750	18.60%
12223	FedEx	7,240	7.20%
12233	Ocean Dental Group	4,700	4.70%
12131	Swimtelligent Swim Club	3,800	3.80%
12171	Children's Dental Fun Zone	3,000	3.00%
12135	La Michoacana Ice Cream Shop	2,600	2.60%
12159	Verizon Store	2,316	2.30%
12201	Su Carniceria Meat Market	1,800	1.80%
12217	H&R Block	1,800	1.80%
12169	Water Cube	1,200	1.20%
12205	Vy Nails	900	0.90%
12203	Supercuts	900	0.90%
12207	The Kitchen Station	900	0.90%
	Total Occupied SF	94,906	94.30%
12163	VACANT	1,500	1.50%
12165	VACANT	2,400	2.40%
12167	VACANT	900	0.90%
12209	VACANT	900	0.90%
	Total Available SF	5,700	5.70%
	Total Overall SF	100,606	100.00%

SITE PLAN

CHINO
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Investment Advisory Team

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