

HIGH IDENTITY LAND PURCHASE OPPORTUNITY

9.74 Acres - Chino Hills Parkway, Chino



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While the information contained in this Memorandum and any other Evaluation Material is believed to be reliable, neither Broker nor Owner guarantees its accuracy or completeness. In consideration of the foregoing and since the Property will be sold on an "As-Is, Where-Is" basis, a prospective purchaser should make its own independent investigations, projections and conclusions regarding the acquisition of the Property without reliance on this Memorandum or any other Evaluation Material. Although additional Evaluation Material, which may include engineering, environmental or other reports, may be provided to qualified parties as the marketing progresses, prospective purchasers should seek advice from their own attorneys, accountants, and engineering and environmental experts.

Owner expressly reserves the right, at its sole discretion, to reject any offer to purchase the Property or to terminate any negotiations with any party at any time with or without written notice. Owner shall have no legal commitment or obligations to any prospective purchaser unless and until a written purchase and sale agreement has been fully executed, delivered and approved by Owner and any conditions to Owner's obligations therein have been satisfied or waived.

Owner has retained Broker as its exclusive broker and will be responsible for any commission due to Broker in connection with a sale of the Property pursuant to separate agreement. Broker is not authorized to make any representation or agreement on behalf of Owner. Each prospective purchaser will be responsible for any claims for commissions by any other broker in connection with a sale of the Property if such claims arise from acts of such prospective purchaser or its broker.

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TABLE OF CONTENTS

Property Overview

Property Features	5
Property Description	5
Location Map	6
Parcel Maps	7–10
Aerial	11

Market Overview

Market Overview	13
Summary of Comparable Land Sales	14

Area Overview

City of Chino and Chino Hills	16
Retail Amenities Map	17
Drive Time Analysis	18

Demographics

5 Mile Radius	20
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Zoning & Permitted Uses

Zoning Map	22
Zoning Information & Permitted Uses	23



PROPERTY OVERVIEW



Ramona Ave

Chino Hills Pkwy

71



PROPERTY FEATURES

- Immediate Access to the 71 freeway
- Over 1,500 ft. on frontage along Chino Hills Parkway
- Several Nearby Retail Amenities
- Located within affluent part of West Inland Empire submarkets
- Surrounded by several institutionally-owned properties

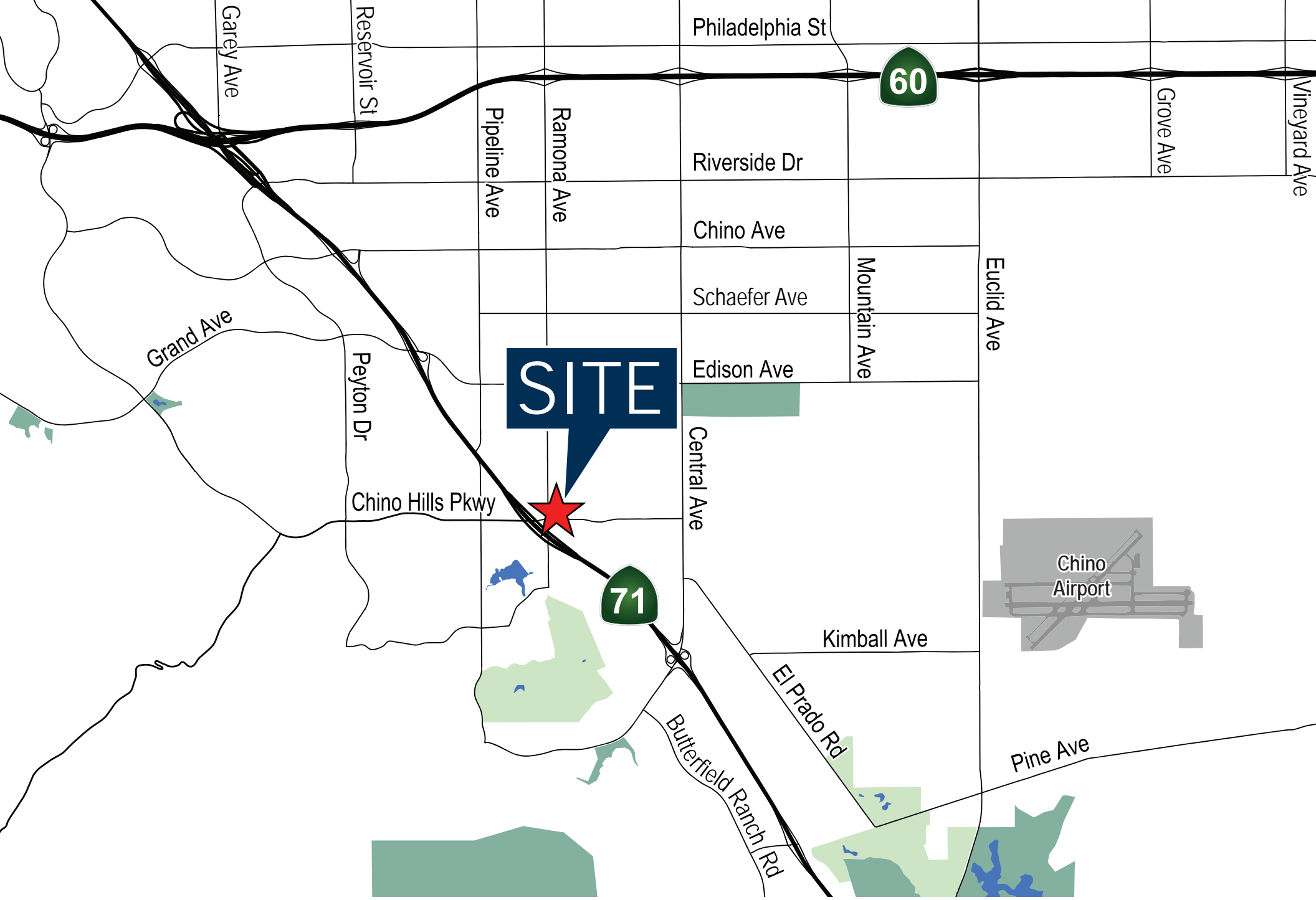
PROPERTY DESCRIPTION

Total Acreage: Approximately 9.74 AC

Number of Parcels: Five

Zoning: C/O - Commercial Office

Assessor Parcels: 1025-191-06, 1025-151-08, 1025-482-01,
1025-491-01, 1025-151-07



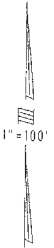
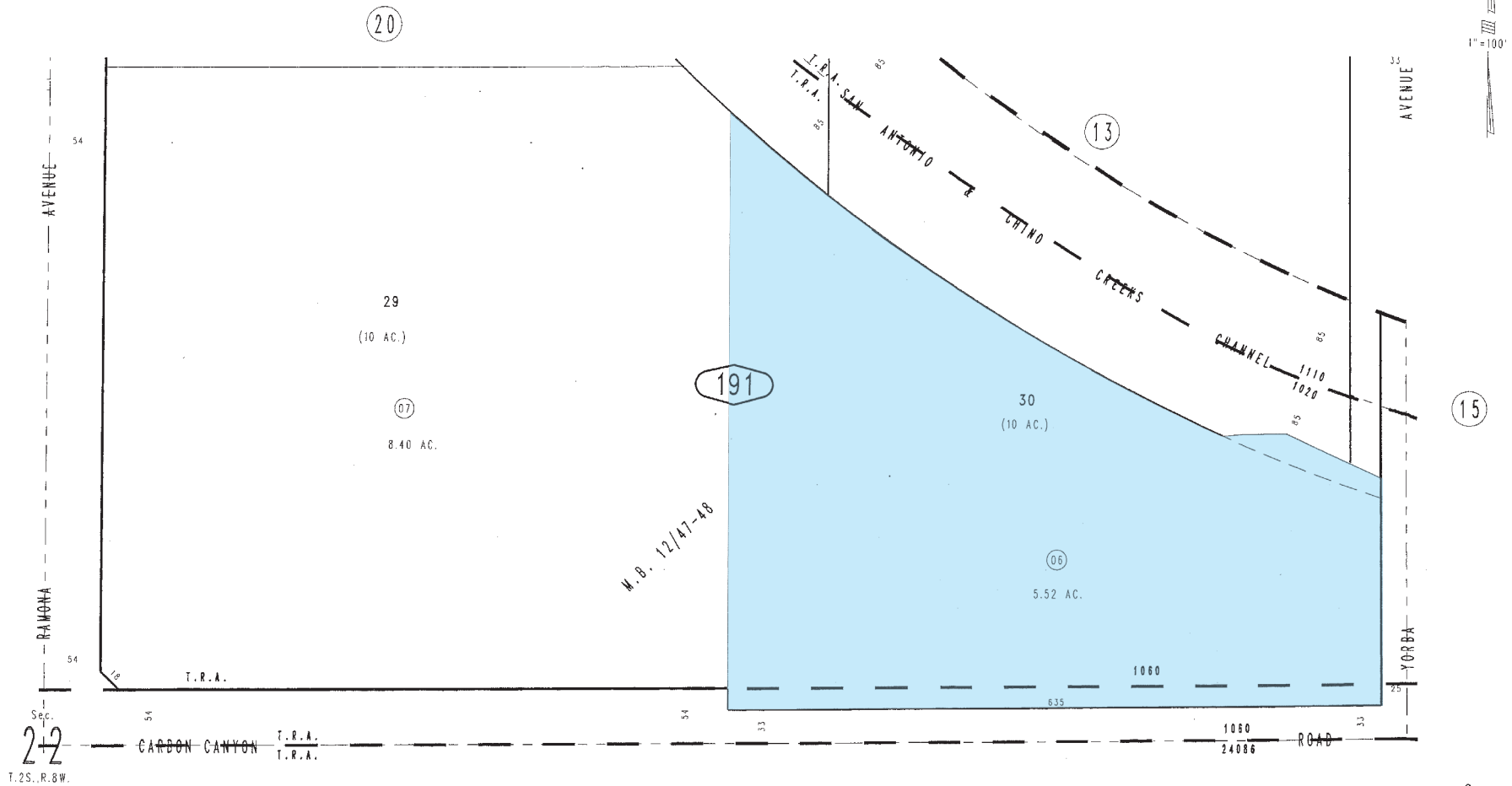
THIS MAP IS FOR THE PURPOSE
OF AD VALOREM TAXATION ONLY.



Ptn. Map "D" Rancho Santa Ana Del Chino, M.B. 12/47-48

City of Chino
City of Chino Hills
Tax Rate Area
1020,1060,1110,24086

1025 - 19



MAY 1972

Ptn. N. E. 1/4, Sec. 22
T.2 S., R.8 W.

Assessor's Map
Book 1025 Page 19
San Bernardino County

JUL 08 2009

REVISED
06/02/09 KA

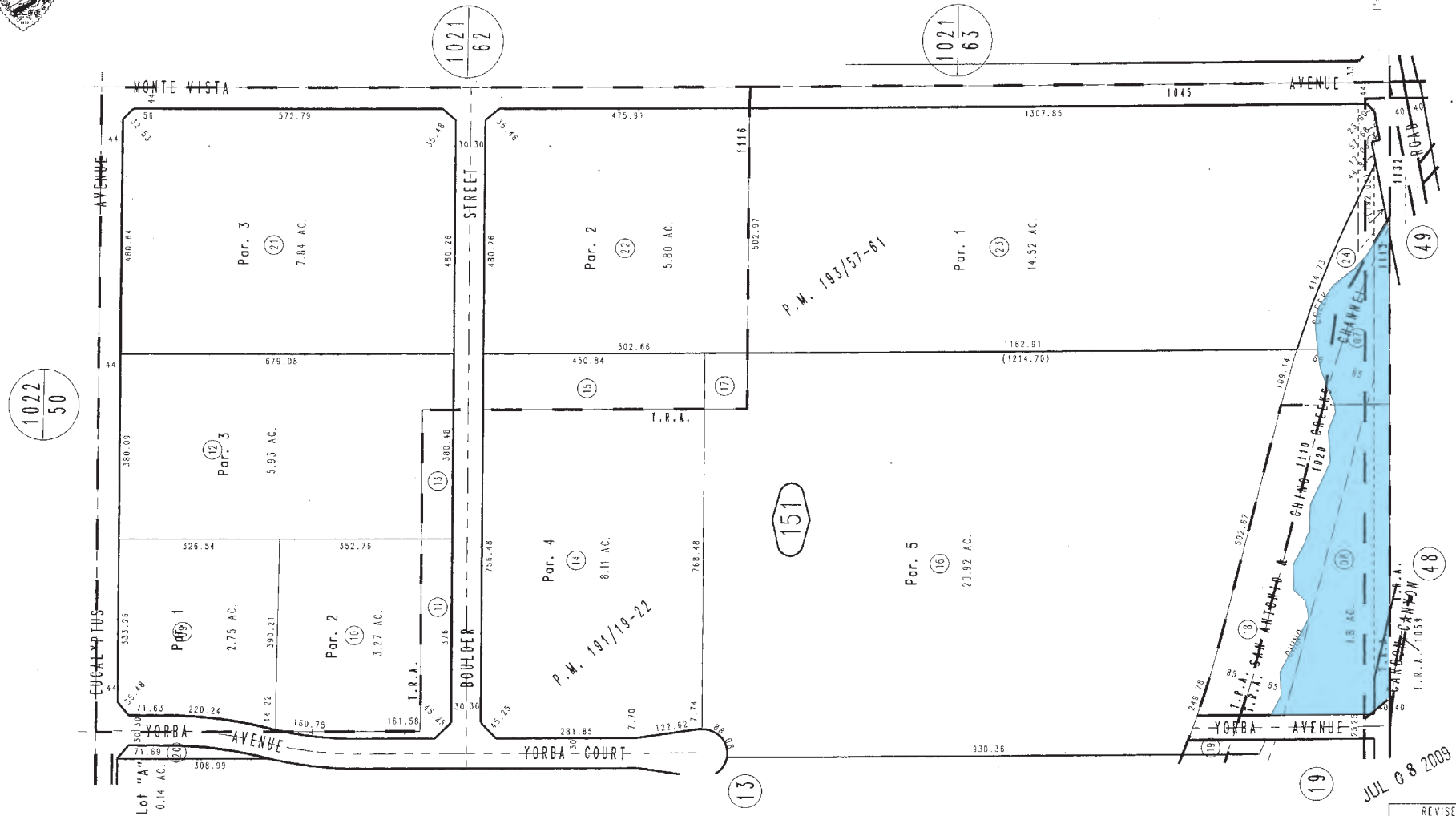
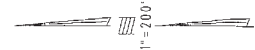
THIS MAP IS FOR THE PURPOSE
OF AD VALOREM TAXATION ONLY.



Ptn. Map "D" Rancho Santa Ana Del Chino, M.B. 12/47-48

City of Chino
Tax Rate Area
1020, 1045, 1059
1074, 1110, 1113
1116, 1132, 1169

1025 - 15



MAY 1972

Parcel Map No. 15585, P.M. 193/57-61
Parcel Map No. 15305, P.M. 191/19-22

Ptn. N. E. 1/4, Sec. 22
T.2 S., R.8 W.

Assessor's Map
Book 1025 Page 15
San Bernardino County

REVISED
06/01/09 KA

JUL 08 2009

THIS MAP IS FOR THE PURPOSE
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Ptn. Map "D" Rancho Santa Ana Del Chino, M.B. 12/47-48

City of Chino
City of Chino Hills
Tax Rate Area
1113,1132,1169
24086,24107

1025 - 48

BILL POSTMUS, Assessor



15

49

51

46

47

JULY 1972

Ptn. Parcel Map No. 18235, P.M. 774/14-77

Ptn. S.E. 1/4, Sec. 22
T.2S., R.8W.

Assessor's Map
Book 1025 Page 48
San Bernardino County

MAR 17 2009

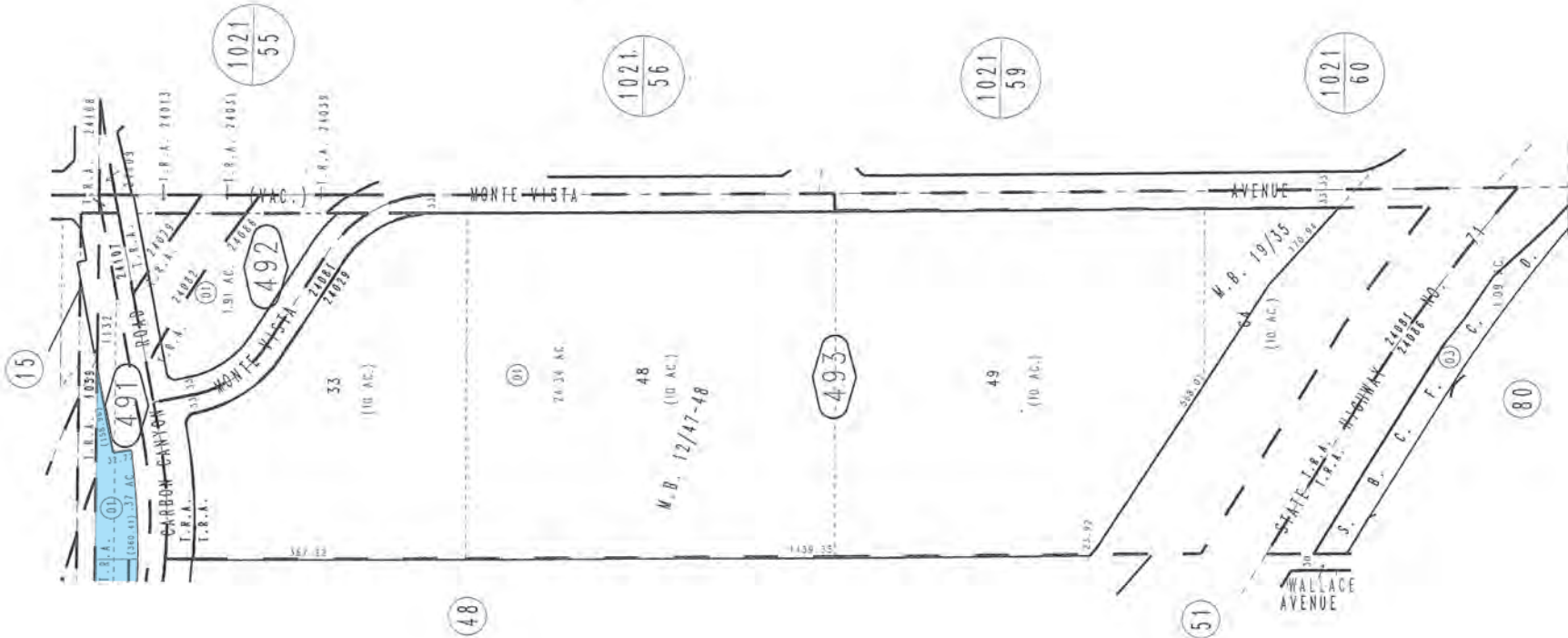
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11/16/07 RU
01/22/09 GW

THIS MAP IS FOR THE PURPOSE
OF AD VALOREM TAXATION ONLY.

Ptn. Map "D" Rancho Santa Ana Del Chino, M.B.12/47-48

City of Chino 1025 - 49
City of Chino Hills
Tax Rate Area
24079,24082,24013,24108
24029,24031,24107,24109
24039,24081
1132,24086,1059

BILL POSTMUS, Assessor



JULY 1972

Ptn. Map "E" Rancho Santa Ana Del Chino, M.B. 19/30

Ptn. S. E. 1/4, Sec. 22
T.2 S., R.8 W.

Assessor's Map
Book 1025 Page 49
San Bernardino County

MAR 11 2009

REVISED
03/28/07 BK
10/15/07 CW
01/22/09 GW





MARKET OVERVIEW



MARKET OVERVIEW

The City of Chino is located within the West San Bernardino submarket, which consists of 4.2MM square feet of office product. Similar to other Inland Empire submarkets, the West San Bernardino submarket has an abundance of medical-service providers, catering to families and an aging retirement population. Vacancies trend lower in the West San Bernardino submarket than the entire Inland Empire area and office absorption accelerated in 2018. The vacancy rate at the end of the fourth quarter 2018 for office buildings in the West San Bernardino submarket

came in up 5.3%, while the average asking rent was \$1.85/sf. Apart from the logistics presence that is synonymous with the Inland Empire, West San Bernardino's economy consists of many locally oriented businesses, including medical-service providers. Two of the largest office-occupying establishments in the submarket are Kaiser Permanente (133,000 SF in Chino Hills) and the Inland Empire Utilities Agency (66,000 SF in Chino). Source: Costar



AREA OVERVIEW



AREA OVERVIEW

CITY OF CHINO AND CHINO HILLS

The City of Chino is located in the westernmost portion of the Inland Empire. It's close proximity to Orange County and Lo Angeles make it an ideal location for businesses looking for reasonable housing and commercial space. Once considered a dairy farm haven, Chino has undergone extensive development, creating the now flourishing town that it is today. As institutional developers have created millions of square feet of residential, retail and industrial properties, Chino has evolved into a hub for top domestic and foreign corporations.

One of the biggest attractors for businesses located in Chino is proximity to the affluent and desirable residential areas located in Chino Hills. Chino Hills is the most affluent city in the western Inland Empire submarket with a median home price and median household income of \$676,000 and \$97,222, respectively (sources: Zillow and areavibes.com). The Chino Hills community allows for businesses in Chino to cater towards a higher income bracket and simultaneously offers business owners who live in Chino Hills an easy commute to their business locations throughout Chino.

Prominent medical/retail/industrial businesses with locations in Chino include: Kaiser Permanente, AST Enzymes, Best Buy, Home Depot, Nordstrom Rack, Target, McKesson, Trader Joe's, and Walmart.

SAN BERNARDINO

San Bernardino County encompasses over 20,000 square miles and has population of approximately 2.1 million people across 24 cities. From an economic perspective, the county has a GDP over \$1 trillion and a workforce of 950,000+ people. Taxable retail sales in 2018 eclipsed \$26 billion and the county offers access to three major airports, three major highway systems, and two major railways. San Bernardino County has become a preferred location for developers a variety of local, regional, and national companies due to the affordability (compared to coastal markets), availability of land, and access to critical transportation hubs.





The Shoppes at Chino Hills

BARNES & NOBLE BOOKSELLERS
 Bath & Body Works
 BANANA REPUBLIC
 chico's
 FOREVER 21
 TRADER JOE'S
 H&M
 Yard House
 WOODRANCH
 Tanqueray

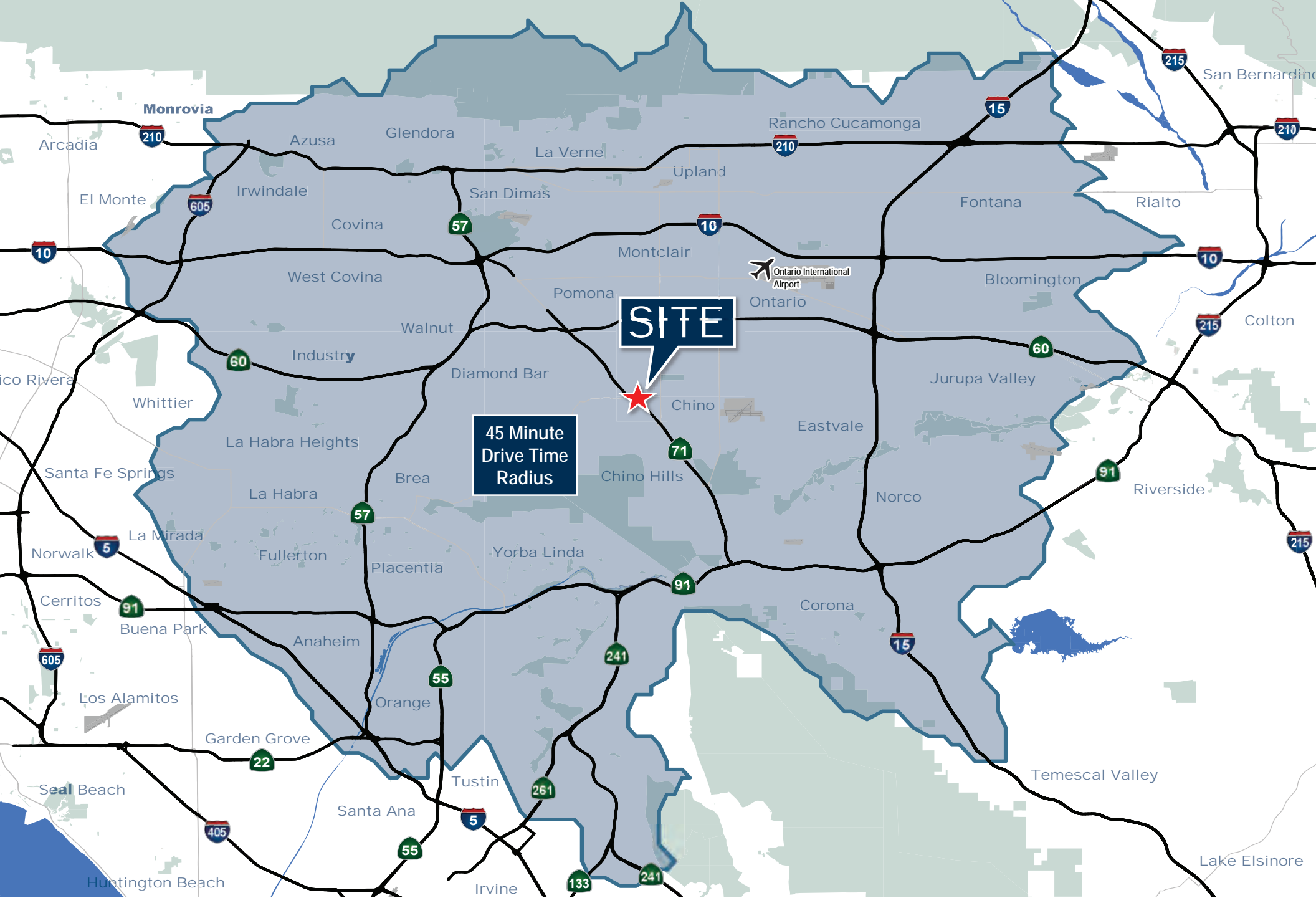
Chino Spectrum Marketplace

TARGET
 OLD NAVY
 TJ-maxx
 Party City
 petco
 Michael's
 ROSS dress for less
 PEPPERBOYS AUTO
 DICK'S SPORTING GOODS
 CVS pharmacy
 Bath & Body Works
 ALDI
 ISLANDS fine burgers & drinks
 Mini's Cafe
 Applebees

Chino Spectrum Towne Center

Walmart Supercenter
 Pier 1 Imports
 NORDSTROM Rack
 Marshalls
 BEST BUY
 Sams CLUB
 ULTA BEAUTY
 Olive Garden
 Red Robin
 IN-N-OUT BURGER
 STARBUCKS COFFEE

SITE





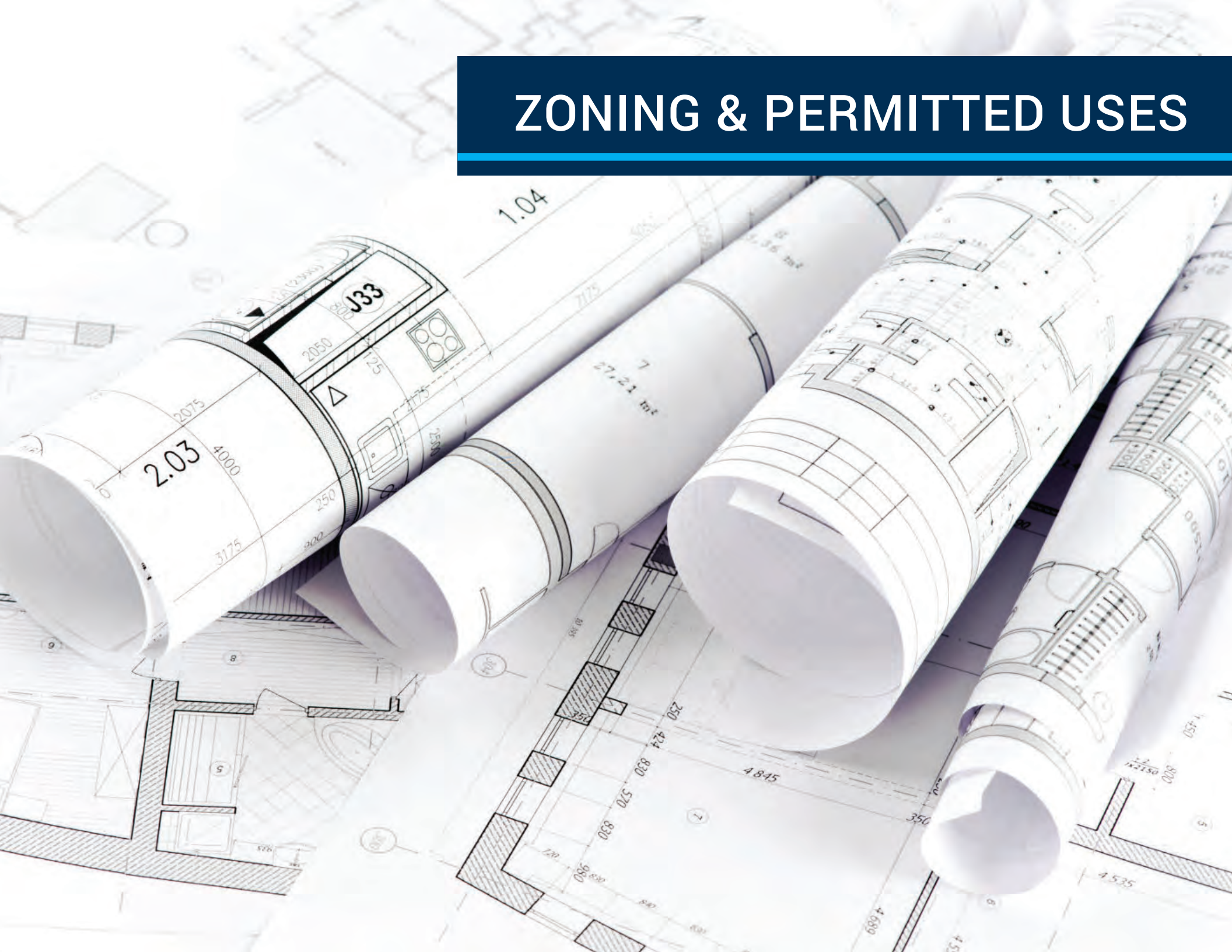
DEMOGRAPHICS

DEMOGRAPHICS

5 MILE RADIUS

Summary	Census 2010	2018	2023	
Population	236,020	256,872	270,530	
Households	65,099	70,774	74,303	
Families	54,161	58,978	61,934	
Average Household Size	3.51	3.54	3.56	
Owner Occupied Housing Units	46,516	48,923	52,982	
Renter Occupied Housing Units	18,583	21,851	21,321	
Median Age	33.2	34.5	36.1	
Trends: 2018 - 2023 Annual Rate	Area	State	National	
Population	1.04%	0.82%	0.83%	
Households	0.98%	0.76%	0.79%	
Families	0.98%	0.76%	0.71%	
Owner HHs	1.61%	1.73%	1.16%	
Median Household Income	2.79%	3.25%	2.50%	
Households by Income	2018		2023	
	Number	Percent	Number	Percent
<\$15,000	4,400	6.2%	3,777	5.1%
\$15,000 - \$24,999	4,019	5.7%	3,417	4.6%
\$25,000 - \$34,999	4,177	5.9%	3,603	4.8%
\$35,000 - \$49,999	7,162	10.1%	6,490	8.7%
\$50,000 - \$74,999	11,809	16.7%	11,337	15.3%
\$75,000 - \$99,999	9,994	14.1%	10,100	13.6%
\$100,000 - \$149,999	14,572	20.6%	15,961	21.5%
\$150,000 - \$199,999	7,682	10.9%	9,428	12.7%
\$200,000+	6,959	9.8%	10,189	13.7%
Median Household Income	\$82,907		\$95,141	
Average Household Income	\$105,068		\$123,621	
Per Capita Income	\$29,612		\$34,629	

ZONING & PERMITTED USES



LEGEND

ZONING DISTRICTS

RESIDENTIAL ZONING DISTRICTS

- RD1 - RESIDENTIAL / AGRICULTURAL
- RD2 - RESIDENTIAL / AGRICULTURAL
- RD4.5 - RESIDENTIAL
- RD8 - RESIDENTIAL
- RD12 - RESIDENTIAL
- RD14 - RESIDENTIAL
- RD20 - RESIDENTIAL

COMMERCIAL ZONING DISTRICTS

- CN - COMMERCIAL NEIGHBORHOOD
- CO - COMMERCIAL OFFICE
- CG - COMMERCIAL GENERAL
- CR - COMMERCIAL REGIONAL
- CS - COMMERCIAL SERVICE

INDUSTRIAL ZONING DISTRICTS

- BP - BUSINESS PARK
- M1 - LIGHT INDUSTRIAL
- M2 - GENERAL INDUSTRIAL
- AD - AIRPORT DEVELOPMENT

SPECIFIC PLAN LAND USE DESIGNATIONS

CENTRAL AVENUE SPECIFIC PLAN

- SPECIFIC PLAN BOUNDARY

MAJESTIC SPECTRUM SPECIFIC PLAN

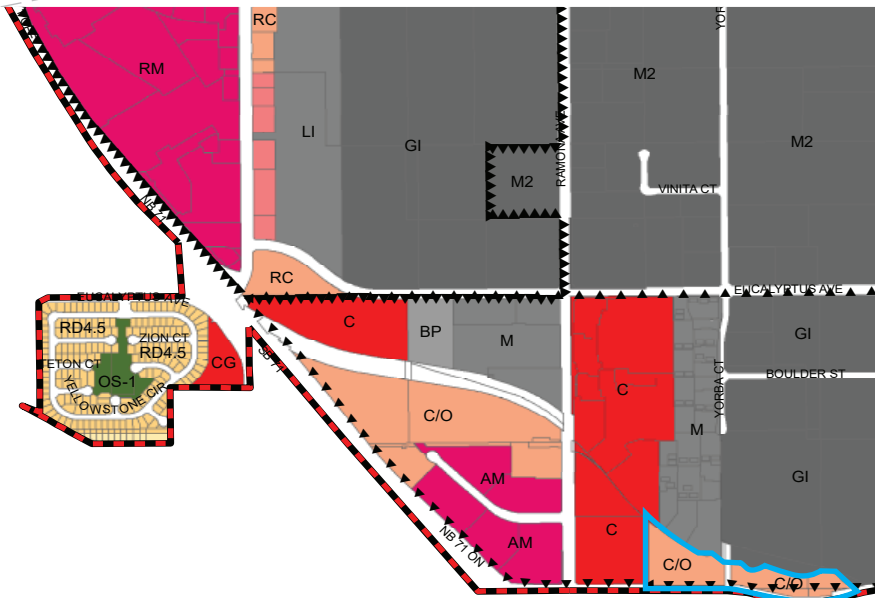
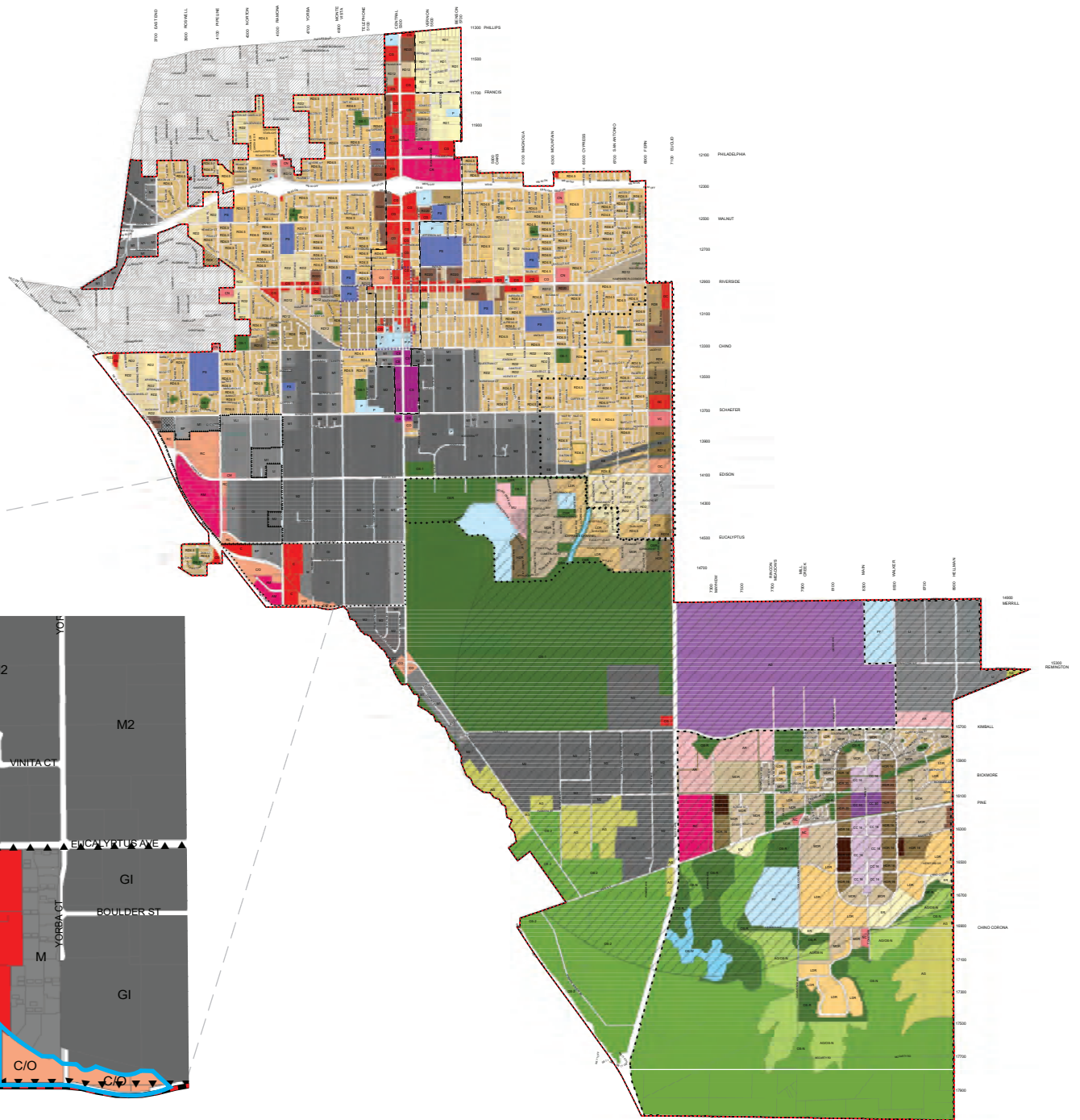
- SPECIFIC PLAN BOUNDARY

- RC - REGIONAL COMMERCIAL LAND USE DISTRICT
- CM - COMMERCIAL MANUFACTURING LAND USE DISTRICT
- GC - GENERAL COMMERCIAL LAND USE DISTRICT
- RM - REGIONAL MALL LAND USE DISTRICT
- BP - BUSINESS PARK LAND USE DISTRICT
- VLI - VERY LIGHT INDUSTRIAL LAND USE DISTRICT
- LI - LIGHT INDUSTRIAL LAND USE DISTRICT
- GI - GENERAL INDUSTRIAL LAND USE DISTRICT

EAST CHINO SPECIFIC PLAN

- SPECIFIC PLAN BOUNDARY

- RD2 - RESIDENTIAL/AGRICULTURE LAND USE DISTRICT
- RD4.5 - RESIDENTIAL LAND USE DISTRICT-4.5 DU'S/ACRE
- RD8 - RESIDENTIAL LAND USE DISTRICT-8 DU'S/ACRE
- RD14 - RESIDENTIAL LAND USE DISTRICT-14 DU'S/ACRE
- RD20 - RESIDENTIAL LAND USE DISTRICT-20 DU'S/ACRE



SUBJECT PROPERTY

ZONING INFORMATION & PERMITTED USES

Uses	CO Zoning District
Senior Housing Projects	C
Congregate Care Facilities	C
Residential Care Facilities, Small/Large	C
Places of Worship, Community Scale	C
Clubs and Lodges	C
Medical Clinics and Labs	P
Medical Offices	P
Offices, Professional/Business	P
Offices, Service	P
Banks/Retail	P

C: Condition Use Permit P: Permitted
(Verify information with the City of Chino)



Exclusively Offered By:

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