

# Rare 4 Acres of General Commercial Land

6033-6041 Riverside Dr. Chino CA 91710

LOT: ± 4.15 AC

± 180,774 SF



**RIVERSIDE DR**    +/- 18,500 VPD

**KRISTINE DELGADO**

Direct: 909-835-7265

[kristine.delgado@remax.net](mailto:kristine.delgado@remax.net)

CA DRE LICENSE #02157220

**JORGE YAMZON**

Direct: 626-786-5869

[Jorgeyamzon@remax.net](mailto:Jorgeyamzon@remax.net)

CA DRE LICENSE #01359483



## PROPERTY DESCRIPTION

**Property Address:** 6033-6041 Riverside Dr. Chino CA 91710

**Bldgs:** ± 1,544 SF

**Lot Size:** ±175,111 SF / ± 4.02 AC, ±5,548 SF / 0.13 AC  
**Total:** ±180,659 SF / ±4.15 AC

**Year Built:** 1910

**Zoning:** Commercial General

**APN:** 1020-111-01-0000, 1020-111-02-0000

**County:** San Bernardino



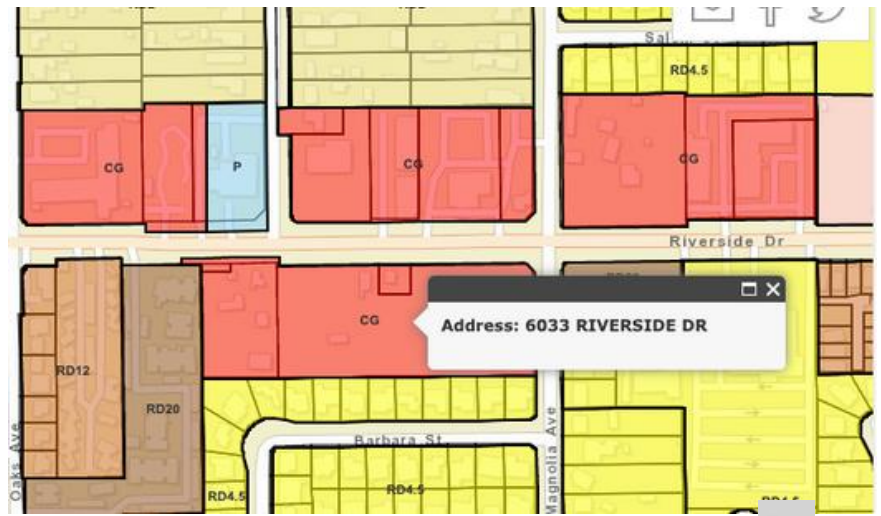
## HIGHLIGHTS

- **Excellent Traffic Counts Per Day**
- **Frontage on Riverside Dr.**
- **Proximity to Interstate 60, 10 & 71 Fwy**
- **Near Ontario International Airport**
- **Commuter Route with Nearby Bus Stops**
- **Near Magnolia Junior High School, Chino Hills High School, and Allegiance STEAM Academy**
- **Median Household Income: \$92,289**
- **Average Household Income: \$114,443**

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# ZONING INFO: CG - Commercial General

Commercial general (CG). The purpose of this district is to provide commercial areas to meet the daily and occasional shopping needs of Chino residents. The CG district allows a wide variety of commercial, office and restaurant uses to serve residents, employees and visitors throughout the city. The CG district allows a FAR of up to 1.0.



- P- permitted**
- C- Conditionally**
- A- Administratively permitted**
- - not permitted**

	CG
<b>Residential Uses</b>	
Group Homes and Facilities	C
Senior Housing Projects	C
Congregate Care Facilities	C
Live/Work	■
Residential Care Facilities, Small	C
Residential Care Facilities, Large	C
Caretaker Quarters	■

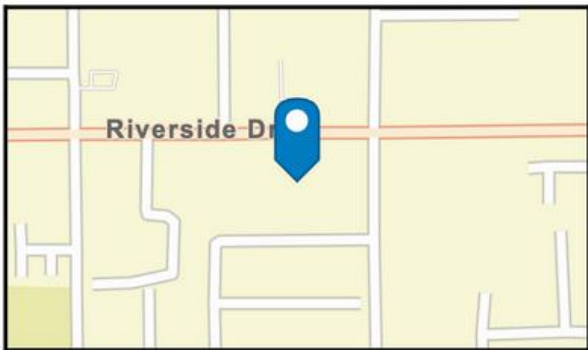
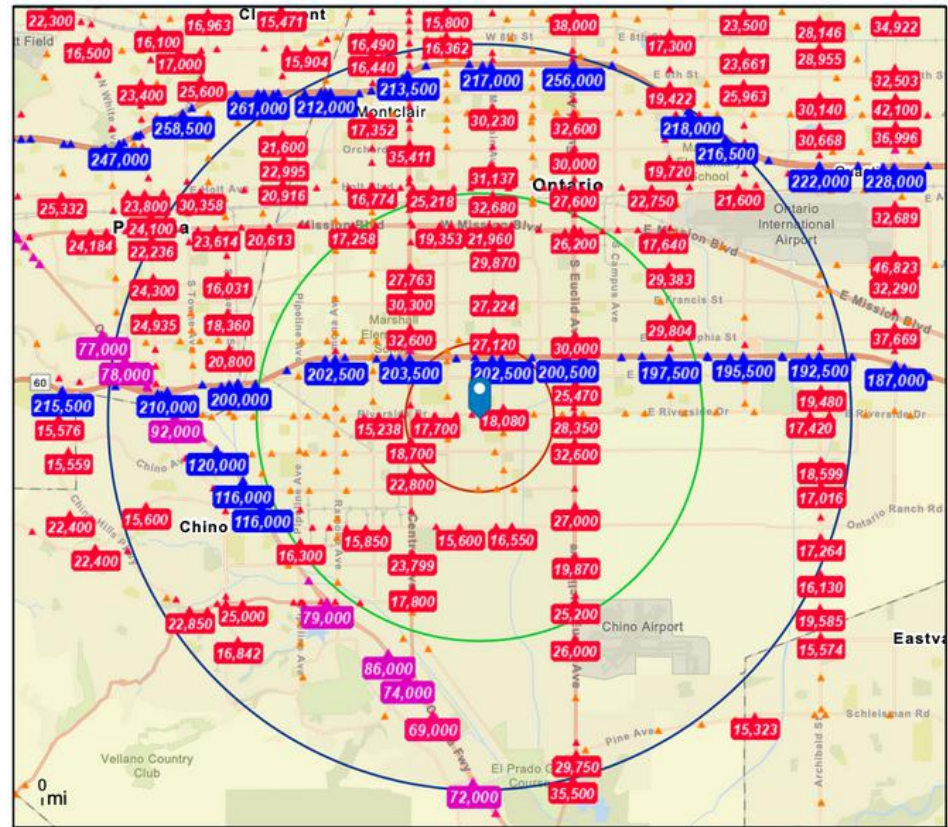
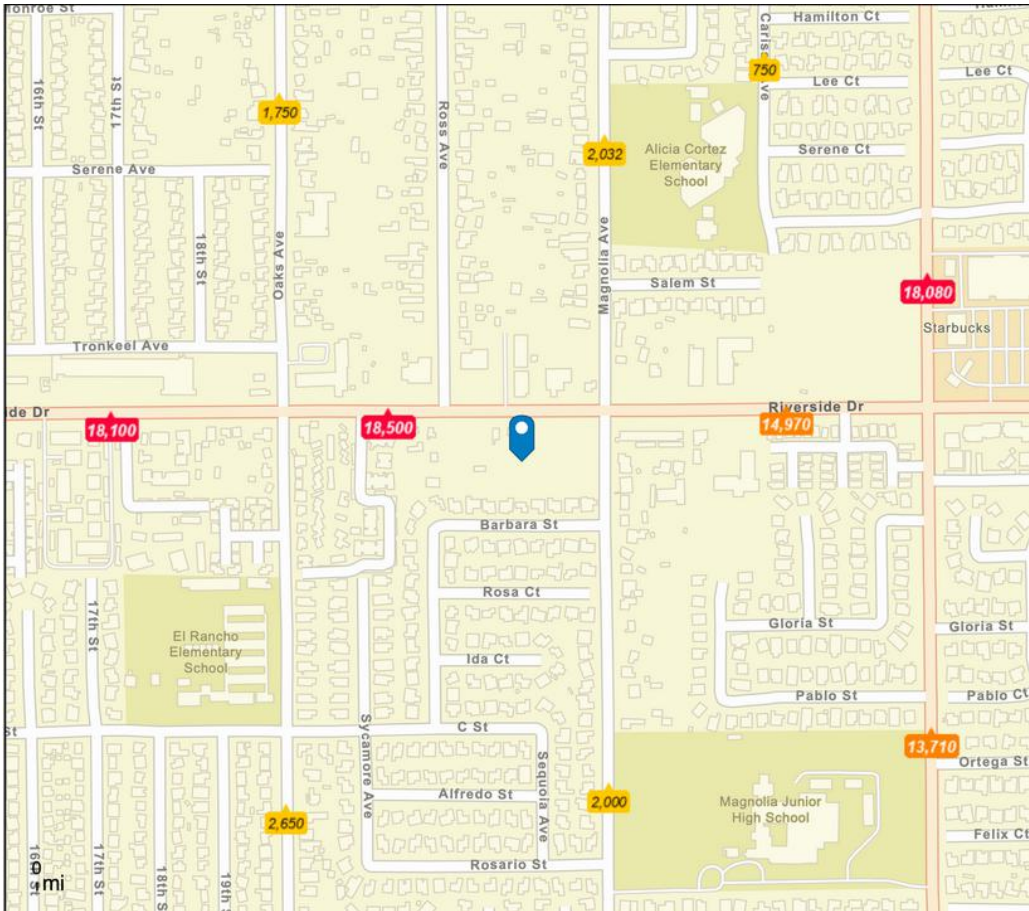
Public and Quasi-Public Uses	
<i>Places of Assembly</i>	
Places of Worship, Community Scale	C
Places of Worship, Regional Scale	C
Places of Worship, Small Storefront	A
Places of Worship, Large Storefront	A
Clubs and Lodges	C
<i>Cultural and Institutional Uses</i>	
Theaters and Auditoriums	C
Libraries	C
Museums and Art Galleries	C

Botanical and Zoological Gardens	C
<i>Health Services</i>	
Hospitals	C
Medical Clinics and Labs	P
Medical Offices	P
Medical Marijuana Dispensary	■
<i>Educational Uses</i>	
Schools, Public or Private	C
Trade and Vocational Schools	C
Schools for Personal Enrichment and Fulfillment	A
Gym/Athletic Instruction, Minor	A
Gym/Athletic Instruction, Major	C

	CG
Retail	
Retail, General	P
Cart/Kiosk	A
Retail, Thrift and Secondhand Stores	A
Animal Sales and Services	P
Veterinary Clinics	C
Guns and Ammunition Sales	C
Alcoholic Beverage Sales	A/C
Pawn Shops	■
Adult Oriented Businesses	■
Mobile Homes Sales	■

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# DAILY TRAFFIC COUNTS NEARBY:



- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
  - ▲ 6,001 - 15,000
  - ▲ 15,001 - 30,000
  - ▲ 30,001 - 50,000
  - ▲ 50,001 - 100,000
  - ▲ More than 100,000 per day





# Submarket of Chino Pleasantville

6033 Riverside Dr, Chino, California, 91710  
Ring of 1 mile



**TAPESTRY**  
SEGMENTATION  
[esri.com/tapestry](http://esri.com/tapestry)

## DEMOGRAPHICS

### DOMINANT TAPESTRY SEGMENT



2,240 households are *Pleasantville*

32.3% of households are in this segment

**Pleasantville:** *Upscale Avenues* LifeMode

Prosperous domesticity best describes the settled denizens of Pleasantville. Situated principally in older housing in suburban areas in the Northeast (especially in New York and New Jersey) and secondarily in the West (especially in California), these slightly older couples move less than any other market. Many couples have already transitioned to empty nesters. Many are still home to adult children...

[Learn more...](#)

### ABOUT THIS SEGMENT



Not cost-conscious, these consumers willing to spend more for quality and brands they like.



Many professionals in finance, information technology, education, or management.



Invest in conservative securities and contribute to charities.



Enjoy outdoor gardening, going to the beach, visiting theme parks, frequenting museums, and attending rock concerts.



Use all types of media equally (newspapers, magazines, radio, Internet, TV).

### ABOUT THIS AREA

**Household Type:**  
Single Family

**Employment:**  
Prof; Mgmt; Svcs

**Median Age:**  
35.5

**Median Household Income:**  
\$92,289

**Education:**  
33.1% College degree (2+ years)



### KEY FACTS FOR THIS AREA

*Click facts to 'Explore for more' details*

23,271

6,926

3.33

102

65

86

\$597,303

-0.11%



# Pleasantville

6033 Riverside Dr, Chino, California, 91710

Ring of 1 mile



**TAPESTRY**  
SEGMENTATION  
[esri.com/tapestry](http://esri.com/tapestry)

## DEMOGRAPHICS

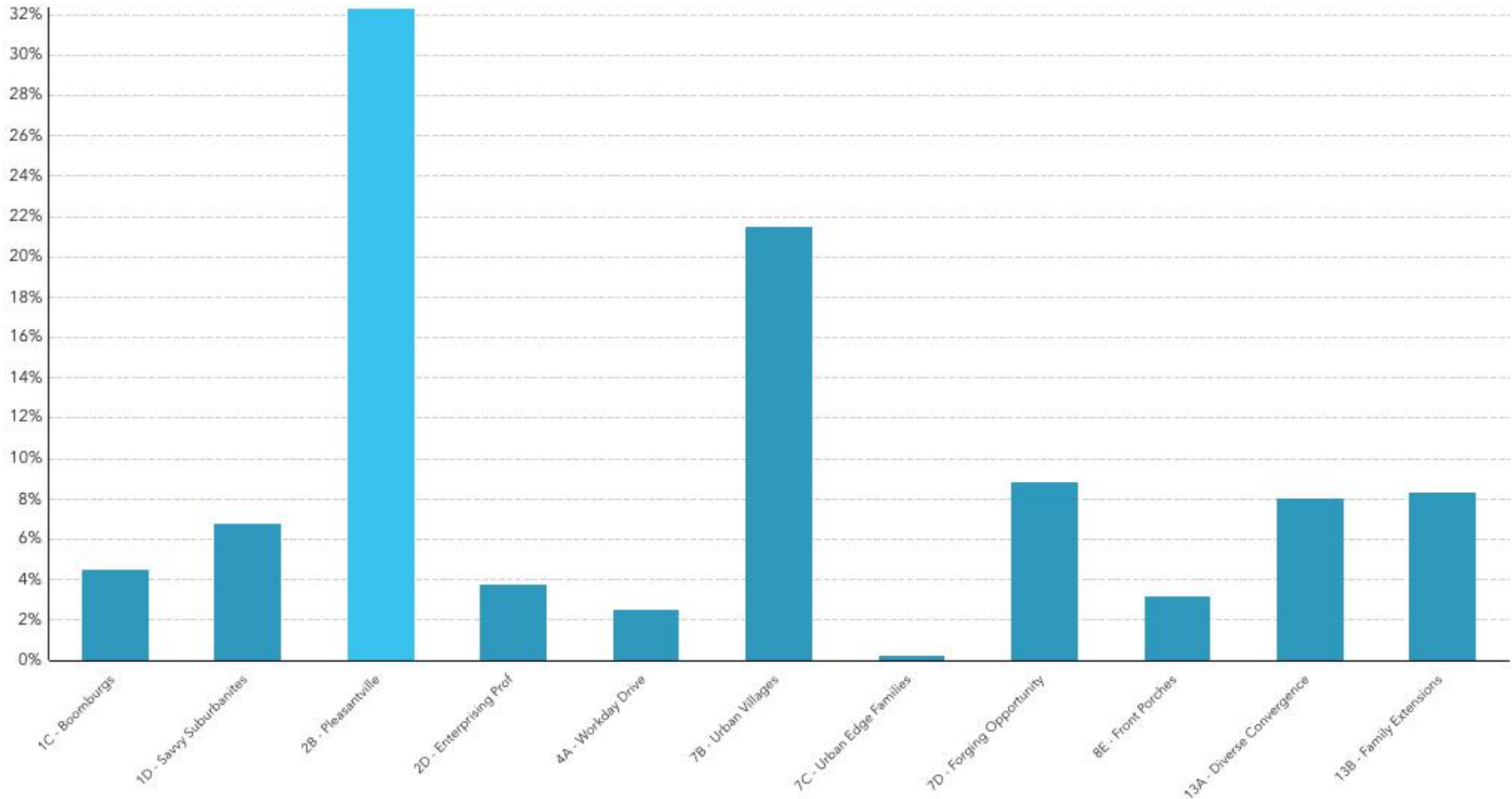
### TAPESTRY SEGMENTATION COMPOSITION

This chart displays the percent of households in each segment in this area.



6,926 total households in this area

2,240 households in *Pleasantville* - 32.3%





# Key Demographic Indicators

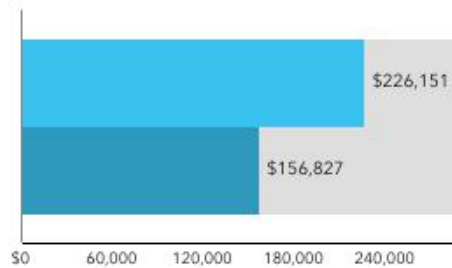
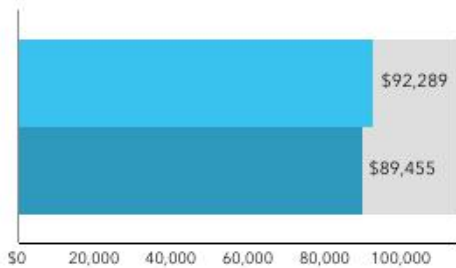
6033 Riverside Dr, Chino, California, 91710

Ring of 1 mile



## INCOME AND NET WORTH

Net worth measures total household assets (homes, vehicles, investments, etc.) less any debts, secured (e.g. mortgages) or unsecured (credit cards) for this area.



Bars show comparison to

Bars show comparison to

## AGE BY SEX

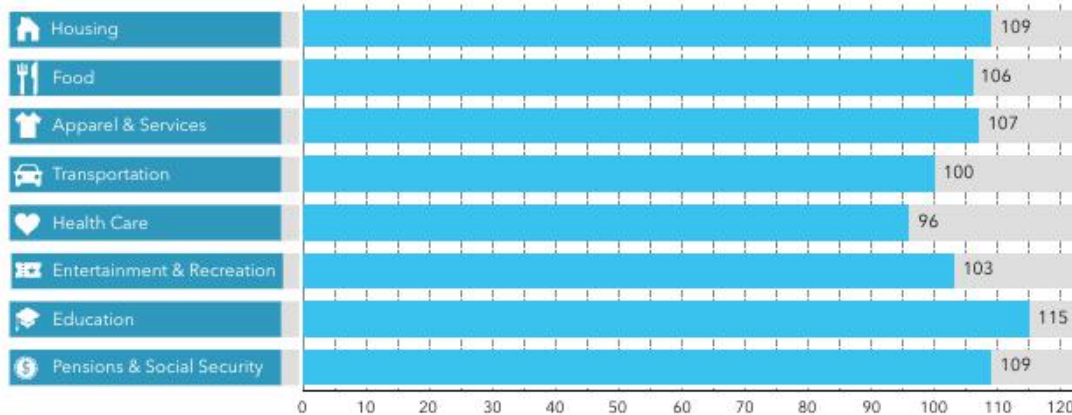
Median Age: 35.5



● Males ● Females

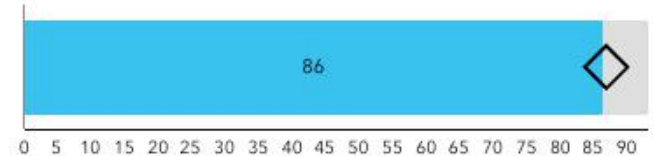
## AVERAGE HOUSEHOLD BUDGET INDEX

The index compares the average amount spent in this market's household budgets for housing, food, apparel, etc., to the average amount spent by all US households. An index of 120 shows that average spending by consumers in this market is 20 percent above the national average.



## DIVERSITY

The Diversity Index summarizes racial and ethnic diversity. The index shows the likelihood that two persons, chosen at random from the same area, belong to different race or ethnic groups. The index ranges from 0 (no diversity) to 100 (complete diversity).



Dots show comparison to



# Key Demographic Indicators

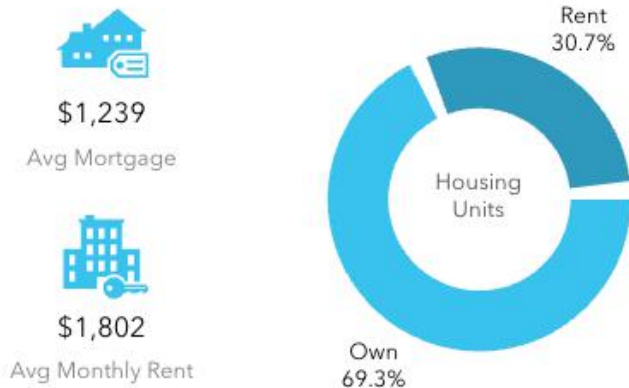
6033 Riverside Dr, Chino, California, 91710

Ring of 1 mile



## HOUSING

Mortgage, rent and home value are estimated by Esri. Housing type is from the Census Bureau's American Community Survey (ACS).

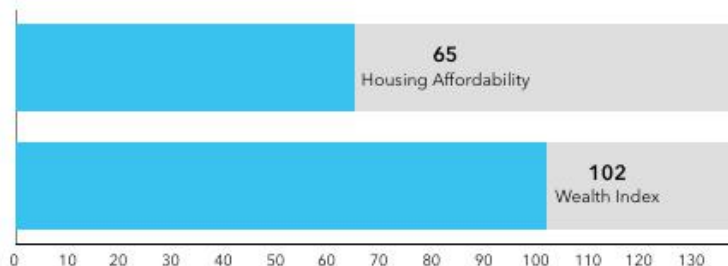


**Typical Household Type:** Single Family

**Median Home Value:** \$597,303

## ESRI INDEXES

Esri developed these indexes to display average household wealth and housing affordability for the market relative to US standards.



## LANGUAGE

American Community Survey (ACS) population by language estimates are based on a rolling sample survey spanning a 60-month period (2017-2021).

Population by Language	Age 5-17	18-64	Age 65+	Total
<b>English Only</b>	2,207	6,563	1,817	10,587
<b>Spanish</b>	1,611	6,180	846	8,637
Spanish & English Well	1,589	5,083	446	7,118
Spanish & English Not Well	22	939	197	1,158
<b>Indo-European</b>	4	127	68	199
Indo-European & English Well	4	97	55	156
Indo-European & English Not Well	0	28	12	40
<b>Asian-Pacific Island</b>	101	708	275	1,084
Asian-Pacific Isl & English Well	93	565	202	860
Asian-Pacific Isl & English Not Well	8	118	43	169
<b>Other Language</b>	19	58	32	109
Other Language & English Well	19	58	32	109
Other Language & English Not Well	0	0	0	0

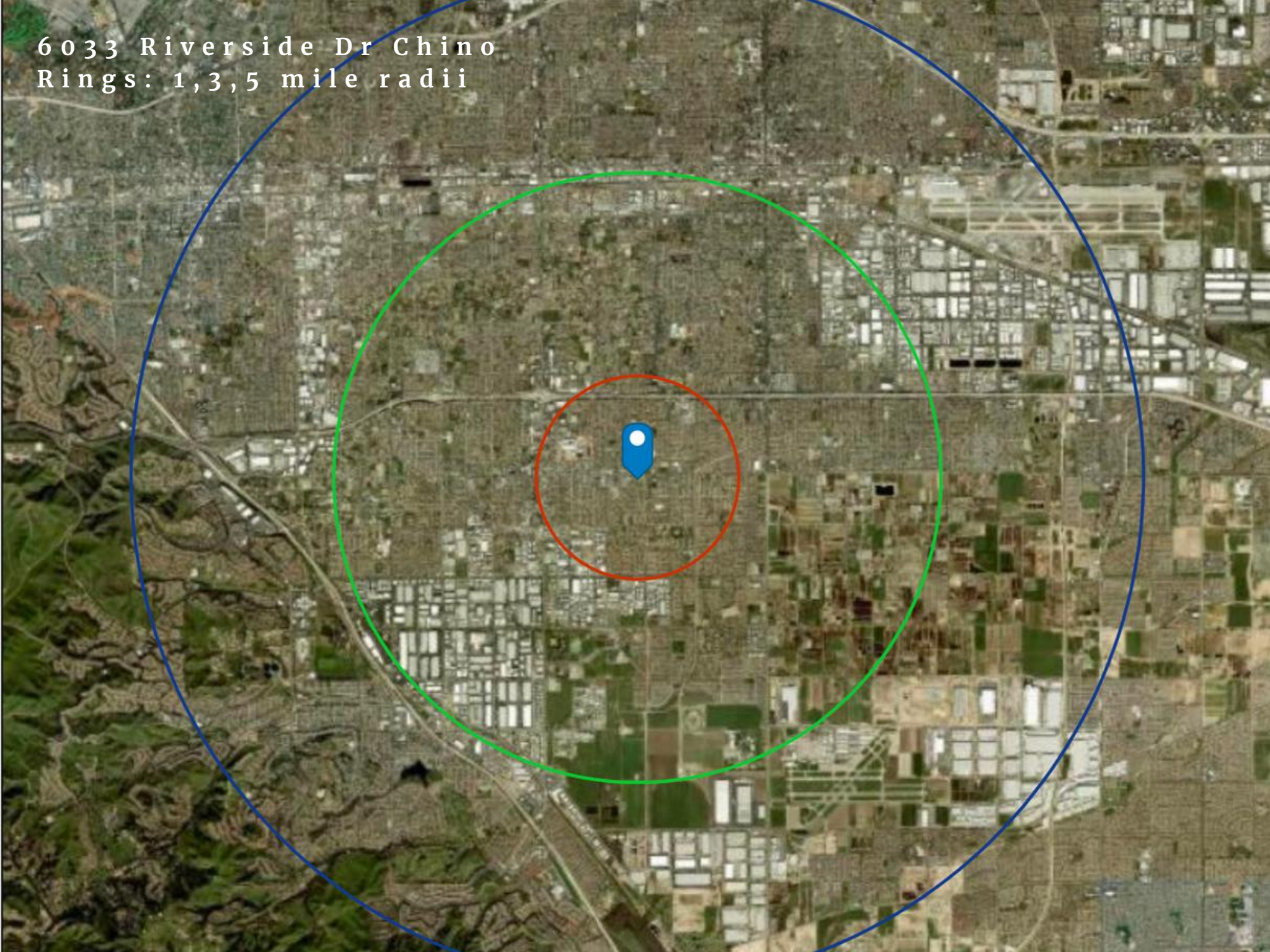
## POPULATION DENSITY

Average density (population per sq. mile) is displayed relative to the US or State average.



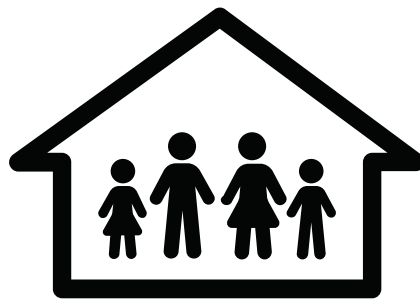
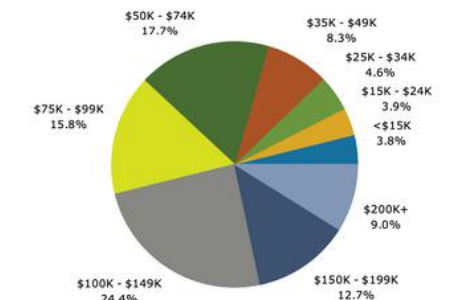
Dots show comparison to

6033 Riverside Dr Chino  
Rings: 1,3,5 mile radii



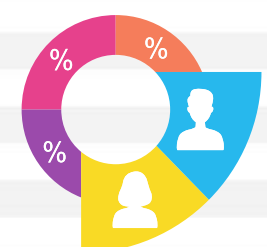
	1 mile	3 miles	5 miles
<b>Population Summary</b>			
2010 Total Population	23,624	132,840	355,160
2020 Total Population	23,553	138,712	369,055
2020 Group Quarters	201	4,281	6,237
2023 Total Population	23,271	137,713	372,050
2023 Group Quarters	200	4,280	6,234
2028 Total Population	23,149	138,061	374,210
2023-2028 Annual Rate	-0.11%	0.05%	0.12%
2023 Total Daytime Population	20,951	129,645	356,245
Workers	9,058	59,080	159,998
Residents	11,893	70,565	196,247
<b>Household Summary</b>			
2010 Households	6,686	35,407	95,762
2010 Average Household Size	3.52	3.60	3.64
2020 Total Households	6,980	39,734	105,943
2020 Average Household Size	3.35	3.38	3.42
2023 Households	6,926	39,732	107,663
2023 Average Household Size	3.33	3.36	3.40
2028 Households	6,928	40,072	109,043
2028 Average Household Size	3.31	3.34	3.37
2023-2028 Annual Rate	0.01%	0.17%	0.26%
2010 Families	5,550	28,920	77,982
2010 Average Family Size	3.79	3.91	3.94
2023 Families	5,712	32,323	87,077
2023 Average Family Size	3.60	3.66	3.70
2028 Families	5,711	32,574	88,109
2028 Average Family Size	3.58	3.64	3.68
2023-2028 Annual Rate	0.00%	0.15%	0.24%

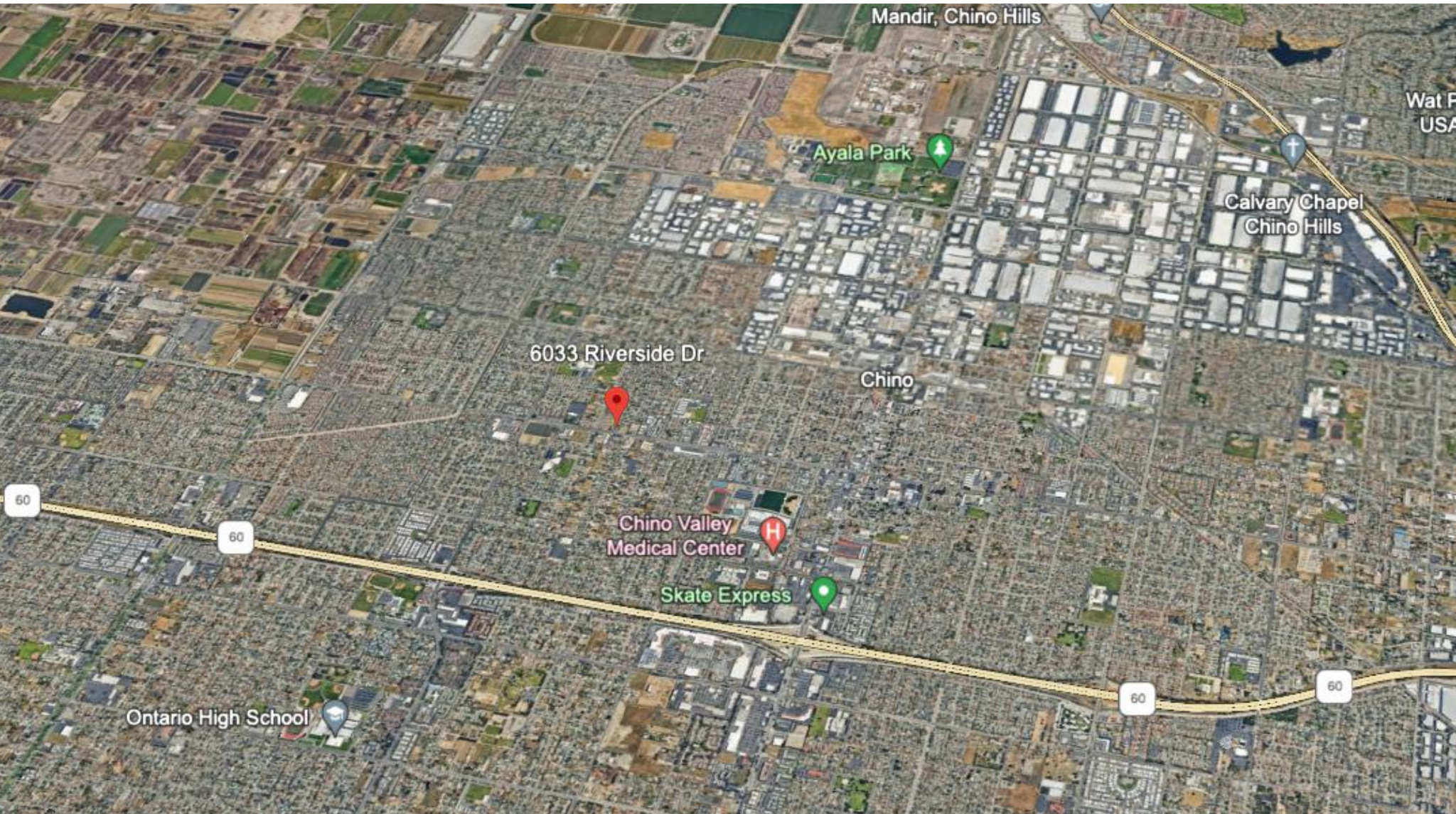
2023 Household Income



	1 mile	3 miles	5 miles
<b>2023 Households by Income</b>			
Household Income Base	6,926	39,732	107,663
<\$15,000	3.8%	5.3%	6.3%
\$15,000 - \$24,999	3.9%	5.1%	5.3%
\$25,000 - \$34,999	4.6%	4.5%	5.3%
\$35,000 - \$49,999	8.3%	8.4%	8.5%
\$50,000 - \$74,999	17.7%	17.4%	17.5%
\$75,000 - \$99,999	15.8%	14.7%	15.0%
\$100,000 - \$149,999	24.4%	23.3%	21.9%
\$150,000 - \$199,999	12.7%	11.5%	11.0%
\$200,000+	9.0%	9.9%	9.3%
Average Household Income	\$114,443	\$113,596	\$109,947
<b>2028 Households by Income</b>			
Household Income Base	6,928	40,072	109,043
<\$15,000	3.1%	4.6%	5.6%
\$15,000 - \$24,999	2.7%	3.7%	4.0%
\$25,000 - \$34,999	3.4%	3.5%	4.2%
\$35,000 - \$49,999	6.4%	6.9%	7.0%
\$50,000 - \$74,999	16.2%	15.5%	16.0%
\$75,000 - \$99,999	15.3%	14.5%	14.9%
\$100,000 - \$149,999	26.0%	24.8%	23.5%
\$150,000 - \$199,999	15.7%	14.0%	13.3%
\$200,000+	11.2%	12.5%	11.6%
Average Household Income	\$130,920	\$130,591	\$126,087

<b>Median Household Income</b>			
2023	\$92,289	\$89,219	\$85,069
2028	\$103,311	\$101,555	\$96,579
<b>Median Home Value</b>			
2023	\$597,303	\$585,682	\$575,723
2028	\$603,685	\$594,871	\$589,401
<b>Per Capita Income</b>			
2023	\$33,925	\$33,056	\$31,924
2028	\$39,033	\$38,211	\$36,856
<b>Median Age</b>			
2010	33.1	32.1	31.1
2020	37.8	37.1	35.3
2023	35.5	34.2	33.4
2028	37.3	36.1	35.3
<b>2020 Population by Age</b>			
Total	23,553	138,712	369,055
0 - 4	5.4%	5.6%	5.9%
5 - 9	5.9%	6.1%	6.6%
10 - 14	6.8%	6.8%	7.3%
15 - 24	14.1%	13.9%	14.7%
25 - 34	14.0%	14.8%	15.2%
35 - 44	13.3%	13.4%	13.6%
45 - 54	13.0%	13.3%	13.1%
55 - 64	12.9%	12.9%	12.0%
65 - 74	9.2%	8.6%	7.5%
75 - 84	3.9%	3.5%	3.1%
85 +	1.5%	1.2%	1.1%
18 +	77.5%	77.4%	75.8%
<b>2023 Population by Age</b>			
Total	23,271	137,714	372,051
0 - 4	6.2%	6.7%	7.0%
5 - 9	6.7%	7.2%	7.5%
10 - 14	6.9%	7.1%	7.4%
15 - 24	13.3%	13.3%	14.0%
25 - 34	16.2%	17.1%	16.9%
35 - 44	14.4%	14.8%	14.5%
45 - 54	12.0%	11.8%	11.8%
55 - 64	10.9%	10.4%	10.1%
65 - 74	8.7%	7.5%	6.9%
75 - 84	3.8%	3.1%	2.9%
85 +	1.1%	0.9%	0.9%





# PARCEL MAP

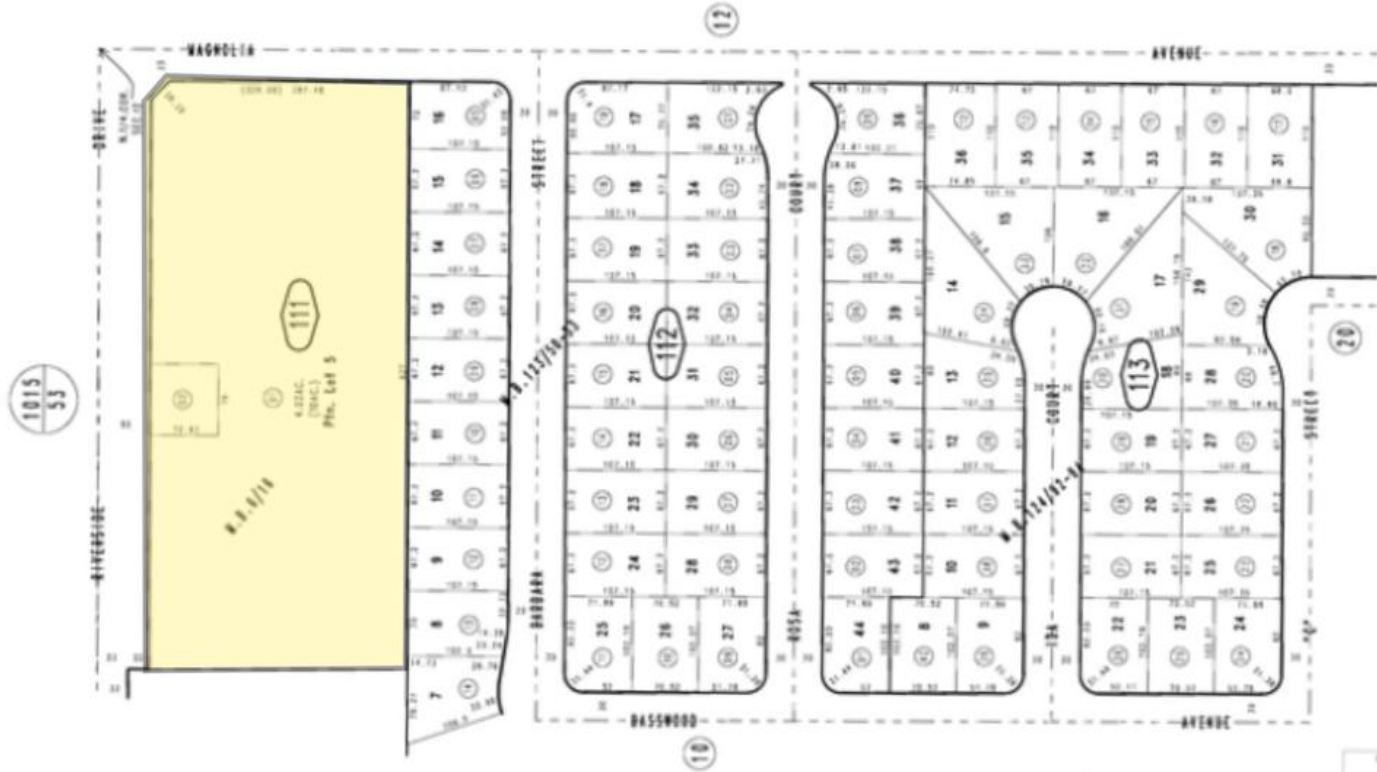
THIS MAP IS FOR THE PURPOSE  
OF AS VALUATION TRACTS ONLY.



Rancho Santa Ana Del Chino  
M.B.6/16

City of Chino  
Tax Rate Area  
1001

1020 - 11



December 2003

Pin. Tract No. 8821, M.B. 124/92-94  
Pin. Tract No. 8902, M.B. 123/50-52

Pin. N.W.1/4, Sec.12  
T.2S.,R.8W.

Assessor's Map  
Book 1020 Page 11  
San Bernardino County