



## Property Overview

- Subject: Total of 3 lots on Philadelphia, Chino  
(All adjacent to each other)**
- A: 2 vacant lots in Chino, San Bernardino County  
(APN#1014-591-06 and #1014-591-07)**
- B: 1 vacant lot in Chino, San Bernardino County  
(APN#1014-591-08)**

## Investment Summary

- Price: A: \$2,880,000 (\$9.00 per square foot)**  
**B: \$1,250,000 (\$13.27 per square foot)**
- Lot Size: A: 7.35 acres**  
**B: 2.16 acres**

**\*\*\*Adjacent lots #4 & #5 @2.43 acres total are also available for sale, details will be provided upon request\*\*\***

## Property Location

Subjects are located on Philadelphia Street at the borderline of Chino and Ontario, San Bernardino County. It is north of the Pomona (60) freeway, East of Central Avenue and West of Benson Avenue. This is the last prime vacant property in the heart of the Chino/Ontario commercial area that is still available for development.

## Property Description

**Three (3) vacant lots on Philadelphia Street with a total of 9.51 acres with commercial zoning. This is a well established Commercial area surrounded by major retail stores and restaurants. There is heavy pedestrian and automobile traffic passing this property Every day.**

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