



The Golden Palms Plaza

13788 Roswell Avenue
Chino, California 91710

Lease Highlights

- High Image Retail/Office Center
- 1,133 SF to 11,173 SF Retail Available
- Affluent Neighborhood - Over \$100K Average HH Income
- Ample Parking With Multiple Ingress and Egress Points
- Easy Access to 71 and 60 Freeway
- Adjacent to Kaiser Permanente, Grandview Medical Plaza and Ivy Garden Senior Condos
- Minutes from Chino Spectrum Towne Center, Marketplace and The Shoppes at Chino Hills

Spaces	Lease Rate	Size (SF)
127	\$2.25 SF/month + \$0.54 NNN	1,203
158	\$2.25 SF/month + \$0.54 NNN	1,133
167	\$2.25 SF/month + \$0.54 NNN	2,945
200	\$2.25 SF/month + \$0.54 NNN	11,173

For more information

Steve Liu, Executive Vice President

O: 949.468.2385 | C: 714.349.3547
sliu@naicapital.com | CalDRE #01323150

Ramzy Prado, Vice President

O: 714.273.4924 | C: 714.273.4924
rprado@naicapital.com | CalDRE #01984005

Nikki Liu, Senior Associate

O: 949.468.2386 | C: 818.744.3398
nliu@naicapital.com | CalDRE #02038755

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NAI Capital

1920 Main Street #100
Irvine, CA 92614
949.468.2300

naicapital.com

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NAICapital
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

For Lease

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Site Plan

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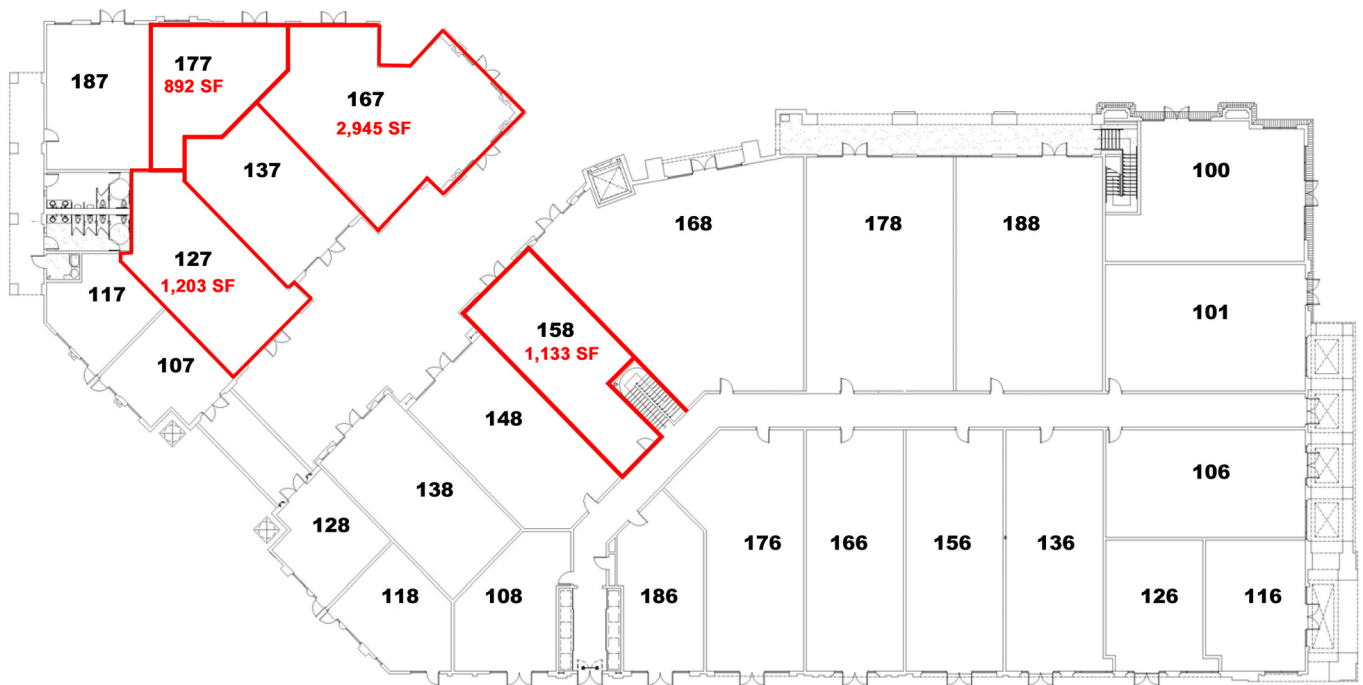
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1st Floor Site Plan

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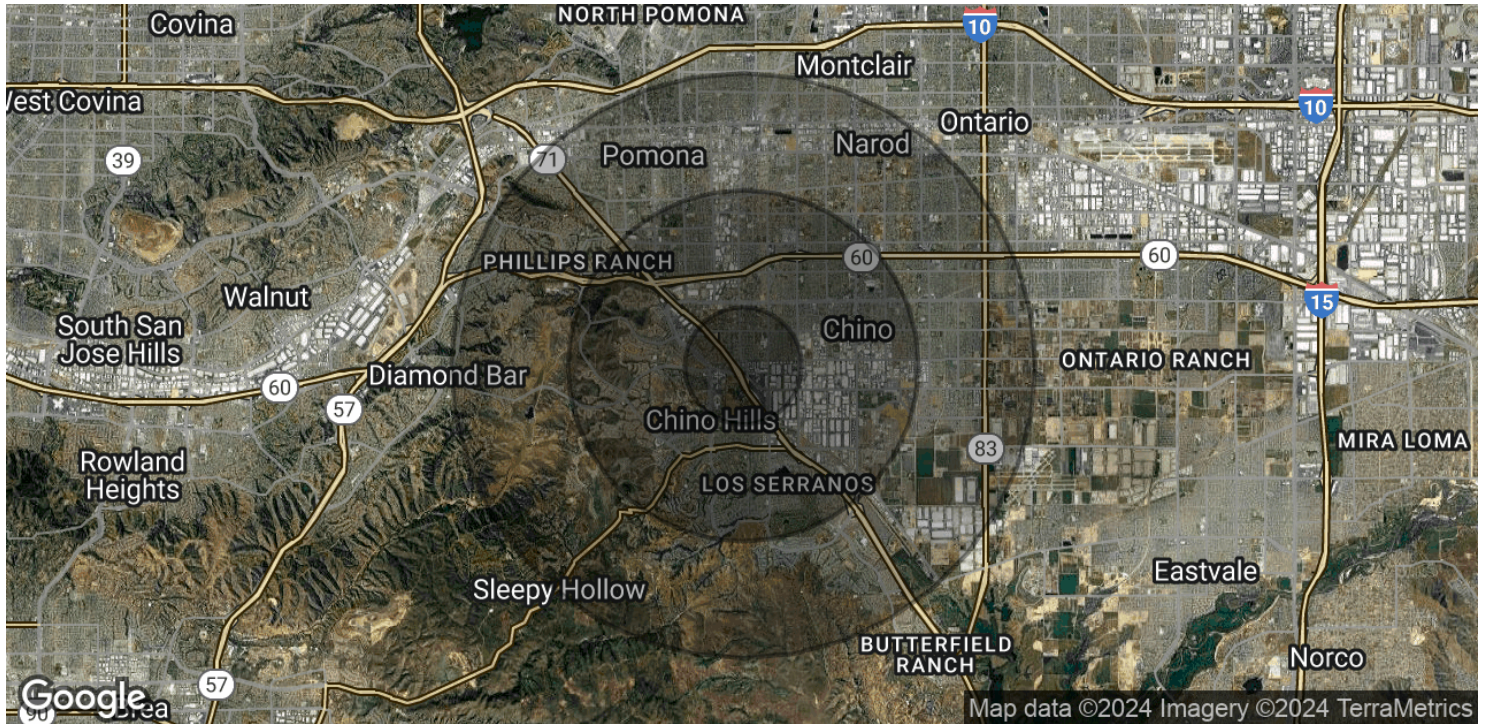
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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	8,848	118,126	324,190
Average Age	37.1	37.0	36.5
Average Age (Male)	35.8	35.2	34.7
Average Age (Female)	38.6	38.8	38.1

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	2,772	34,738	93,892
# of Persons per HH	3.2	3.4	3.5
Average HH Income	\$112,919	\$96,836	\$91,858
Average House Value	\$618,825	\$514,740	\$485,810

* Demographic data derived from 2020 ACS - US Census

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