

2.5 AC DEVELOPMENT SITE

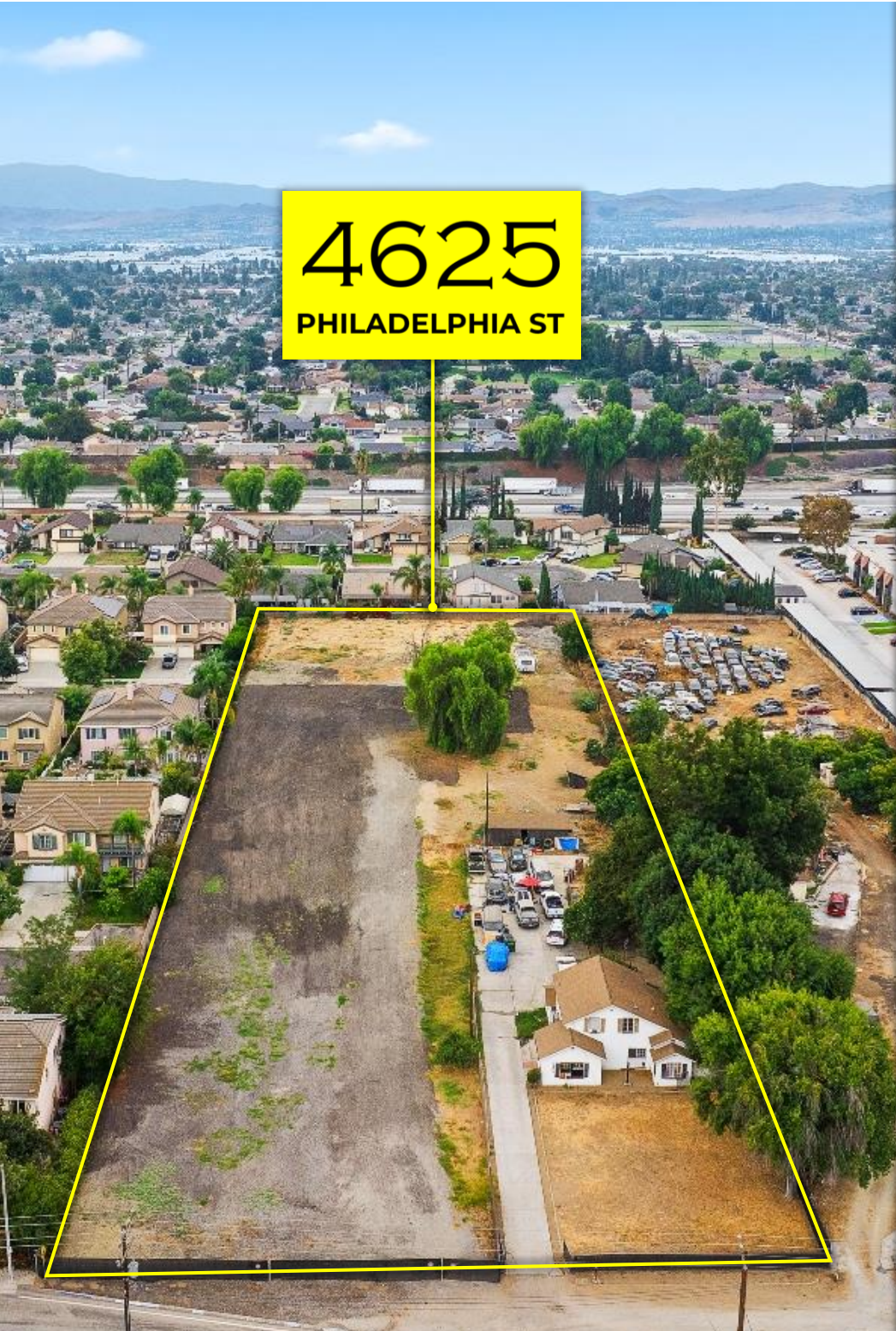
4625

ZONED RD 4.5

PHILADELPHIA STREET



CHINO, CA 91710



4625
PHILADELPHIA ST

PROPERTY SUMMARY

DEVELOPMENT SITE

- | | |
|---------------|--------------------|
| LOT SIZE SF | ▪ 108,900 SF |
| LOT SIZE AC | ▪ 2.5 AC |
| PARCEL NUMBER | ▪ 1016-121-07-0000 |
| ZONING | ▪ RD 4.5 |



- *2.5 Ac Infill Residential Development Site*



- *Easy Access To 60 Fwy*



- *Less Than 3/4 Of Mile To All Shopping, Dining And Entertainment On Central Ave*



- *Strong For Sale Submarket*

AREA AMENITIES

Chino Town Square



Chino Country Fair



E. J. Marshall Elementary



Smart & Final

SUPERIOR GROCERS

Chino Valley Medical Center

Chino High School

Chino Airport



4625
PHILADELPHIA ST

Philadelphia St

ZONING & ANNEXATION SUMMARY

CITY OF CHINO, CA

ZONING SUMMARY

- Residential (RD 4.5). The purpose of this district is to encourage a predominately single family suburban residential development similar to that found in many of the city's existing residential tracts. The RD 4.5 designation allows three to four and a half dwelling units per adjusted gross and up to six dwelling units per adjusted gross acre with the provision of affordable housing.

PROPOSED CITY OF CHINO ANNEXATION

- Subject property falls under Chino's "Proposed East End Annexation" which will include the annexation of 56.87 acres from Unincorporated San Bernardino County to the City of Chino
- The proposed annexation is estimated to be completed by end of 2024 (verify)

PERMITTED USES

- City of Chino: [Link to Permitted Uses](#)

DEVELOPMENT GUIDELINES

- City of Chino: [Link to Development Guidelines](#)

LEAD PLANNER FOR PROPOSED CHINO ANNEXATION

- Mike Hitz, Principal Planner
- (909) 334-3448
- MHitz@cityofchino.org

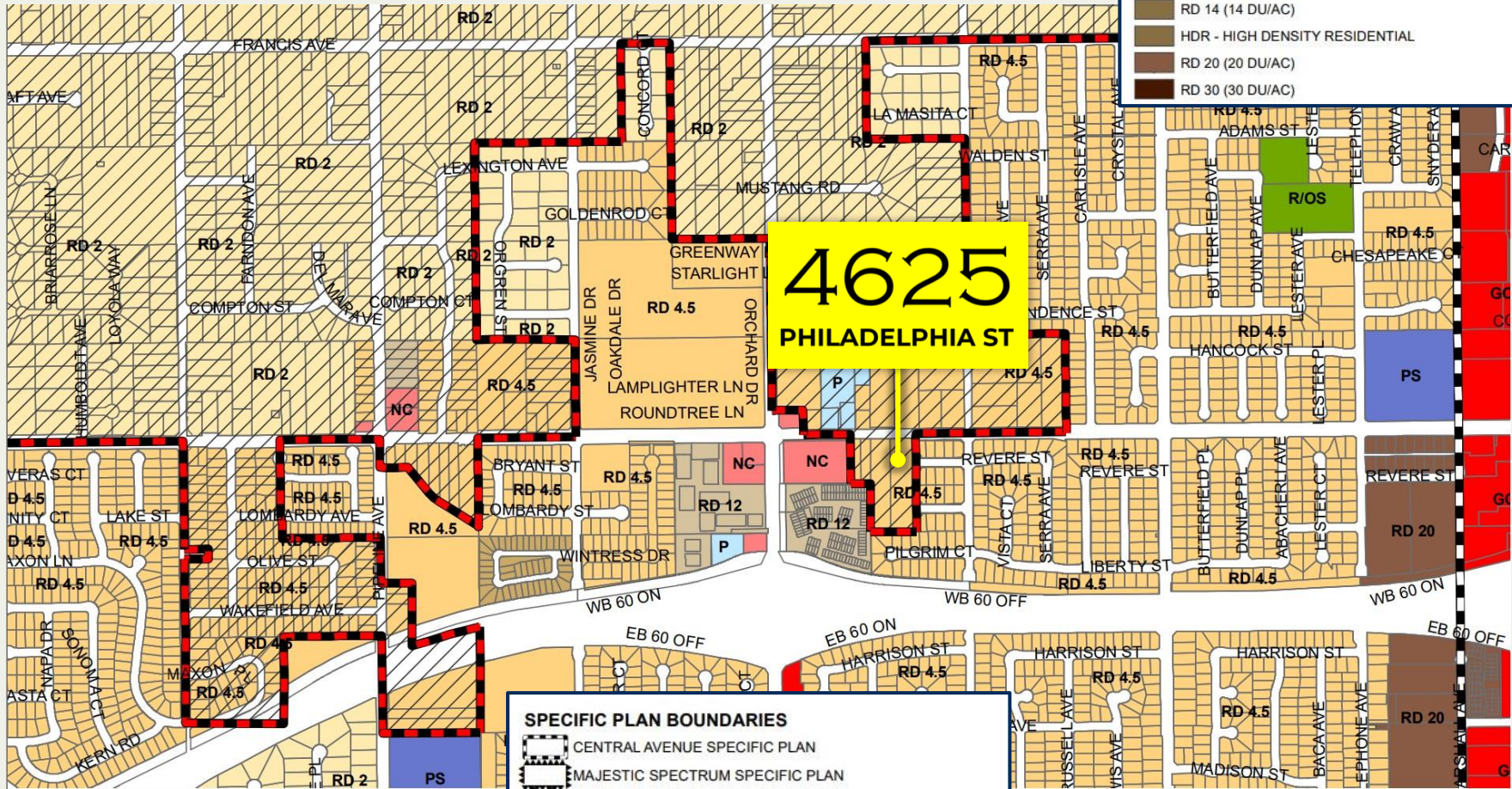
ZONING MAP

CITY OF CHINO, CA

GENERAL PLAN LAND USE DESIGNATIONS

RESIDENTIAL

- RD 1 (1 DU/AC)
- RD 2 (2 DU/AC)
- ER - ESTATE RESIDENTIAL
- RD 4.5 (4.5 DU/AC)**
- LDR - LOW DENSITY RESIDENTIAL
- RD 8 (8 DU/AC)
- MDR - MEDIUM DENSITY RESIDENTIAL
- RD 12 (12 DU/AC)
- RD 14 (14 DU/AC)
- HDR - HIGH DENSITY RESIDENTIAL
- RD 20 (20 DU/AC)
- RD 30 (30 DU/AC)



SPECIFIC PLAN BOUNDARIES

- CENTRAL AVENUE SPECIFIC PLAN
- MAJESTIC SPECTRUM SPECIFIC PLAN
- EAST CHINO SPECIFIC PLAN
- EUCALYPTUS BUSINESS PARK SPECIFIC PLAN BOUNDARY
- COLLEGE PARK SPECIFIC PLAN
- THE PRESERVE SPECIFIC PLAN
- CITY BOUNDARY
- SPHERE OF INFLUENCE

CHINO, CA

Business friendly, Community Strong captures the essence of Chino. Encompassing approximately 30 square miles, Chino is home to 88,000 residents in the Western San Bernardino region. Chino is a community rich in tradition, culture, and diversity. Today, Chino benefits from a well balanced landscape with established residential and commercial areas, beautiful neighborhoods, quaint hometown charm, and a diverse business foundation.

Area Demographics



91,008

POPULATION



\$599,200

AVG HOME VALUE

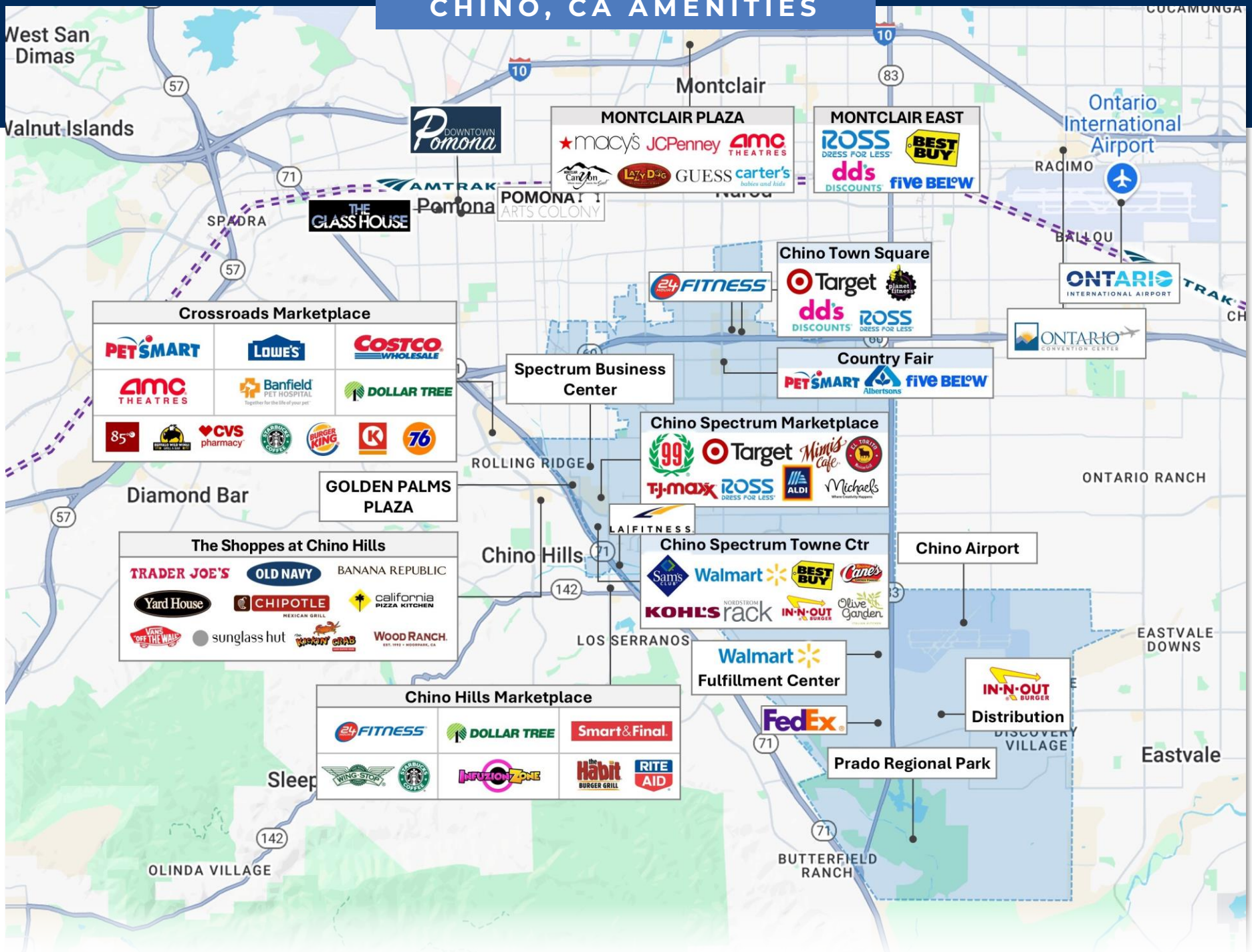


\$99,385

AVG HH INCOME



CHINO, CA AMENITIES



BUSINESS COMMUNITY

Chino is one of California's fastest growing cities, it is a business friendly community with unified community vision that values business growth, inclusion, safety and innovation.

This vision is a part of a larger partnership with Chino residents, businesses, and community and economic development partners.

Chino attracts a wide array of businesses because of its diversity. Its highly skilled workforce and outstanding infrastructure create a desirable business environment. Chino's leadership has created a "business friendly" environment where its staff offers business development services, streamlined permit processing, and customer oriented staff looking to serve your needs. The City has demonstrated a commitment to economic success and excellence in service delivery designed to facilitate growth and prosperity.

Retail/Industrial

5.2 M
RETAIL
SQUARE FOOTAGE

43.1 M
INDUSTRIAL
SQUARE FOOTAGE

BUSINESS IN CHINO

The demographic picture is one of a vibrant, stable and growing region. Our energetic community appreciates the in-store shopping experience. A business-friendly commitment to support Chino's economic development, job creation and capital attraction.

RETAIL & DEVELOPMENT

Retail and development opportunities exist with a focus on public-private partnerships. Chino's master planned communities, College Park and The Preserve, are desirable with several neighborhoods, amenities, walking paths and meeting spaces for all lifestyle needs.

ECONOMIC CLIMATE

The City of Chino places a high value on economic development. It invests in the Economic Development Division to serve the business community with all needs associated with business entry and retention.





THE CITY OF CHINO

LOCATION SNAPSHOT



LOCATION	DISTANCE
Ontario International Airport	▪ 7.8 Mi.
UP City of Industry Intermodal Facility	▪ 8.6 Mi.
Port of Long Beach	▪ 50 Mi.
Downtown Los Angeles	▪ 42 Mi.
BNSF San Bernardino Intermodal Facility	▪ 35.5 Mi.
John Wayne International Airport	▪ 36.4 Mi.
Los Angeles International Airport (LAX)	▪ 50.7 Mi.
Port of Los Angeles	▪ 51.4 Mi.

