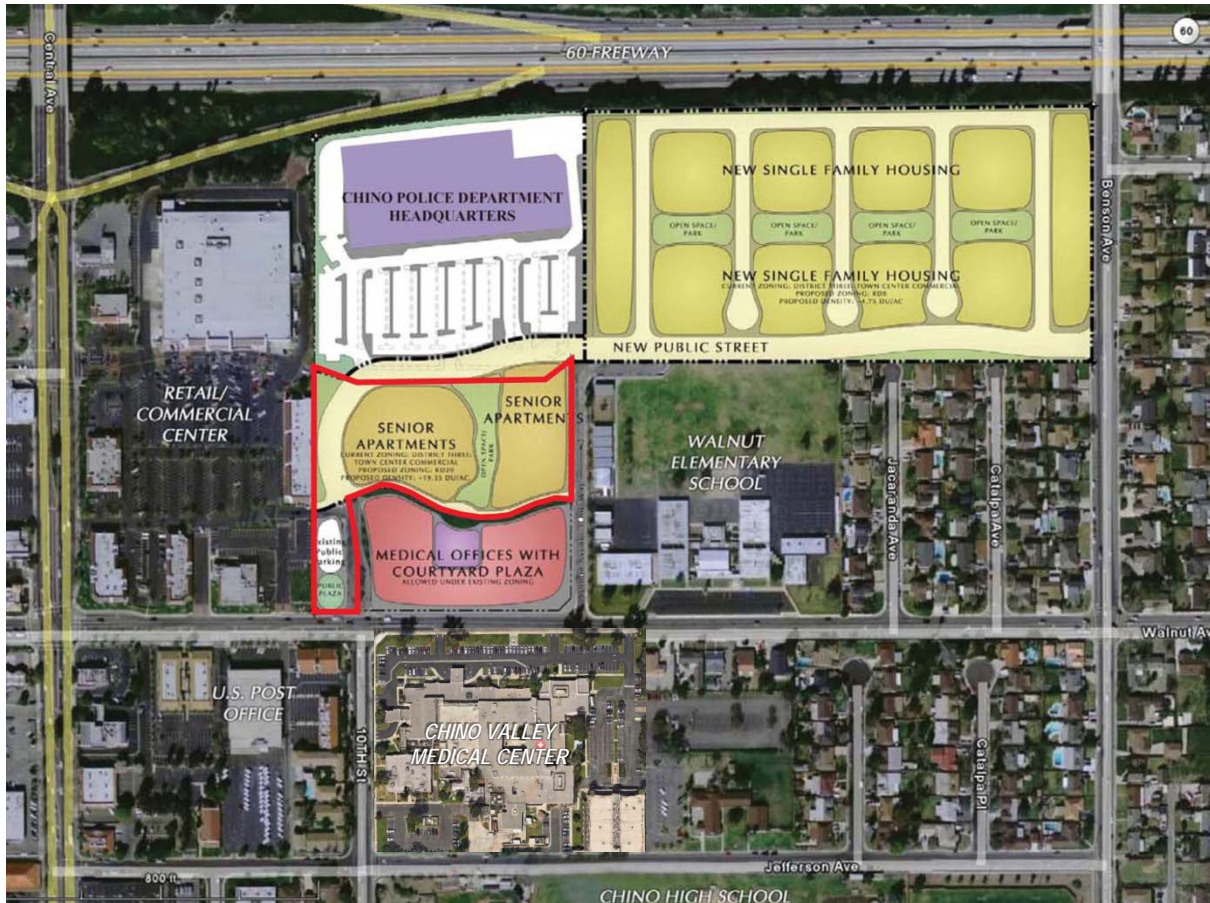




Central Avenue & Walnut Avenue  
Chino, California  
APN: 1015-281-02,05

# 72 Unit Senior Housing Development Opportunity

**CALL FOR OFFERS: NOVEMBER 20, 2014**



## PROJECT OVERVIEW

- 3.988 Acre development site zoned for Senior Housing: RD20
- Located within District Three of the Central Avenue Specific Plan
- Approved Mitigated Negative Development (MND)
- Approved General Plan Amendment (No.2006-02) and zone change permitting up to 72 units
- Parcels 2 & 5 of Tract Map 18785 recorded 5/2/12. New APN's assigned but no tax bill generated yet

## LOCATION FEATURES

- Located adjacent to the 60 Freeway near Central Avenue
- Walking distance to shopping centers, Walnut Elementary Schools, and Chino Valley Medical Center (a 126 bed facility)
- Site is located within the highly sought Chino Valley School District
- Significant Development Impact Fees (DIF) previously paid
- Both the adjacent 2.941 Acre Medical Office site and the 15.664 Single Family Housing site are under contract to builders
- Significant offsite work to be performed by adjacent Single Family Housing builder

## FOR MORE INFORMATION, PLEASE CONTACT:

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### Address

NE of Walnut Ave. and Central Ave.  
Chino, CA

### Number of Lots

Up to 72 per approved voter referendum

### Zoning

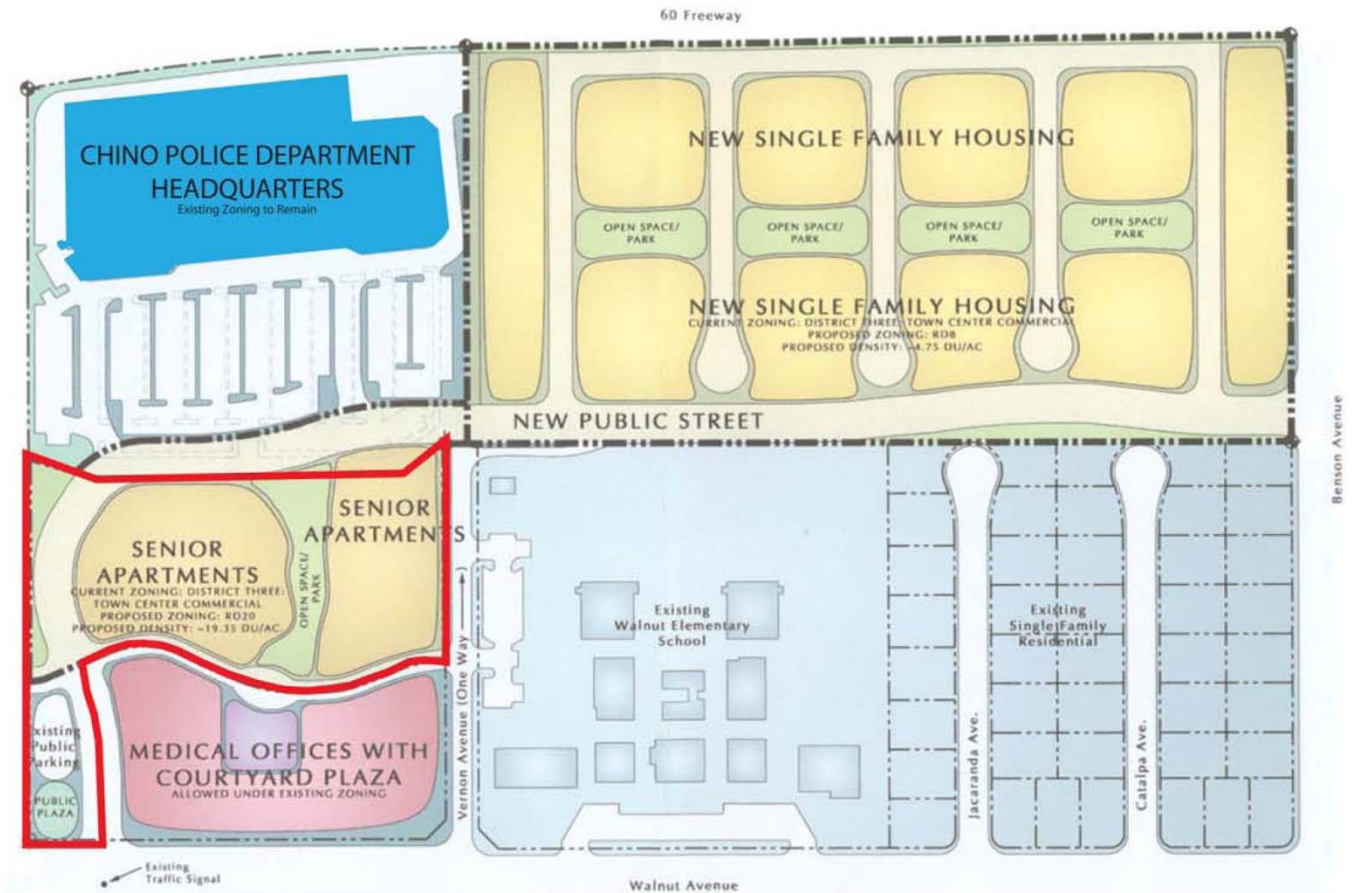
Senior Housing: RD20

### Site Size

3.988 Acres

### Tours & More Information

Property tours are available immediately. To learn more about this Unique development opportunity, please contact John Bibeau at (909) 942-4687 or Daniel W. Richards at (909) 980-6868.



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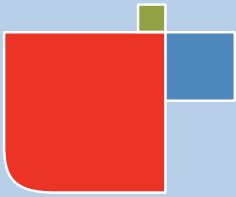
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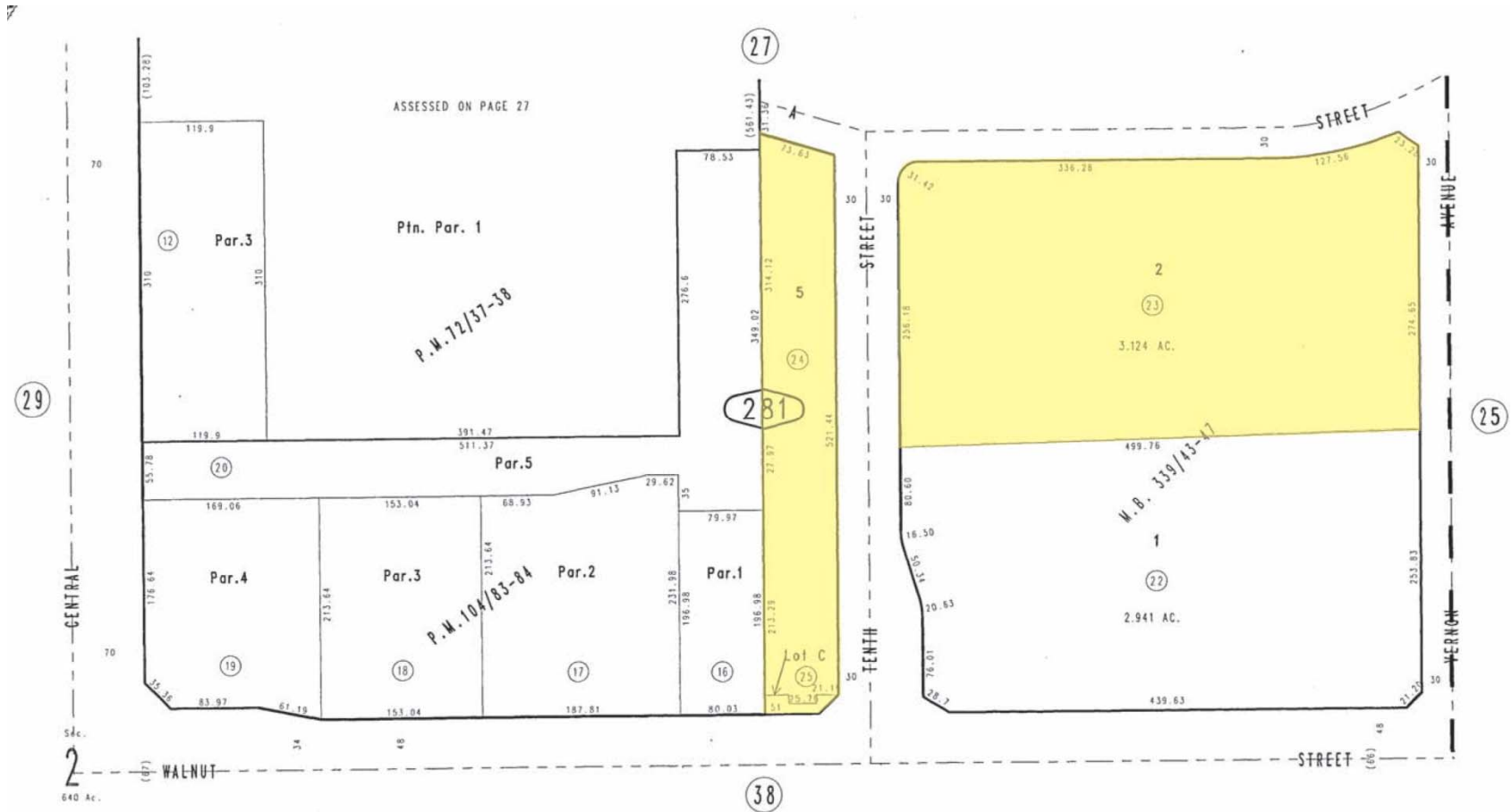
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## 72 Unit Senior Housing Development Opportunity

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### Demographics

Population	1 Mile	5 Miles	10 Miles
2012 Estimated Total Population	24,247	403,859	976,345
Households	1 Mile	5 Miles	10 Miles
2012 Estimated Total Households	6,945	109,993	286,942
Household Growth 2000 to 2014	26.73%	11.21%	15.92%
Forecast Household Growth 2014-2019	2.49%	2.42%	3.5%
Age	1 Mile	5 Miles	10 Miles
2014 Estimated Average Age	34.59	34.10	35.93
Income	1 Mile	5 Miles	10 Miles
2014 Estimated Average Household Income	\$89,512	\$69,846	\$79,300
Housing Tenure	1 Mile	5 Miles	10 Miles
Percent Owner Occupied	50.43%	59.65%	65.39%
Percent Renter Occupied	49.57%	40.35%	34.61%
Home Value	1 Mile	5 Miles	10 Miles
2014 Estimated Median Home Value	\$269,703	\$277,860	\$336,303
Household Size	1 Mile	5 Miles	10 Miles
2014 Estimated Average Household Size	3.46	3.62	3.34

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