

# Restaurant Site with Freeway Signage

REDEVELOPMENT | FOR LEASE

12325 Mountain Ave; Chino, CA 91710



## Site Information

### PROJECT SUMMARY

Size of site ±1.12 acre lot  
 Building area ± 5,800 sf  
 Parking Spaces ± 80 Stalls (13.8 stalls per 1000 sf)

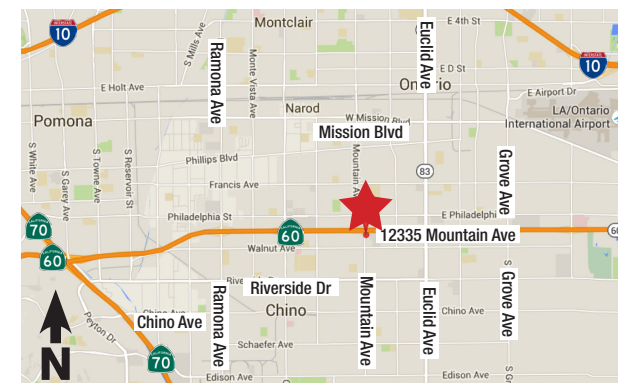
### TRAFFIC COUNTS

Mountain Ave ± 22,600 CPD  
 CA-60 Freeway ± 215,000 CPD

## Demographics

	Radius	1 Mile	2 Mile	3 Mile
2015 POPULATION:		22,355	91,257	159,935
2015 HOUSEHOLDS:		6,624	25,492	43,187
2015 HH INCOME				
Average:		\$80,714	\$73,722	\$72,474
Med:		\$64,816	\$57,432	\$56,594

## Regional Map



Project Developer

www.CalBayCorp.com  
 Manhattan Beach, CA

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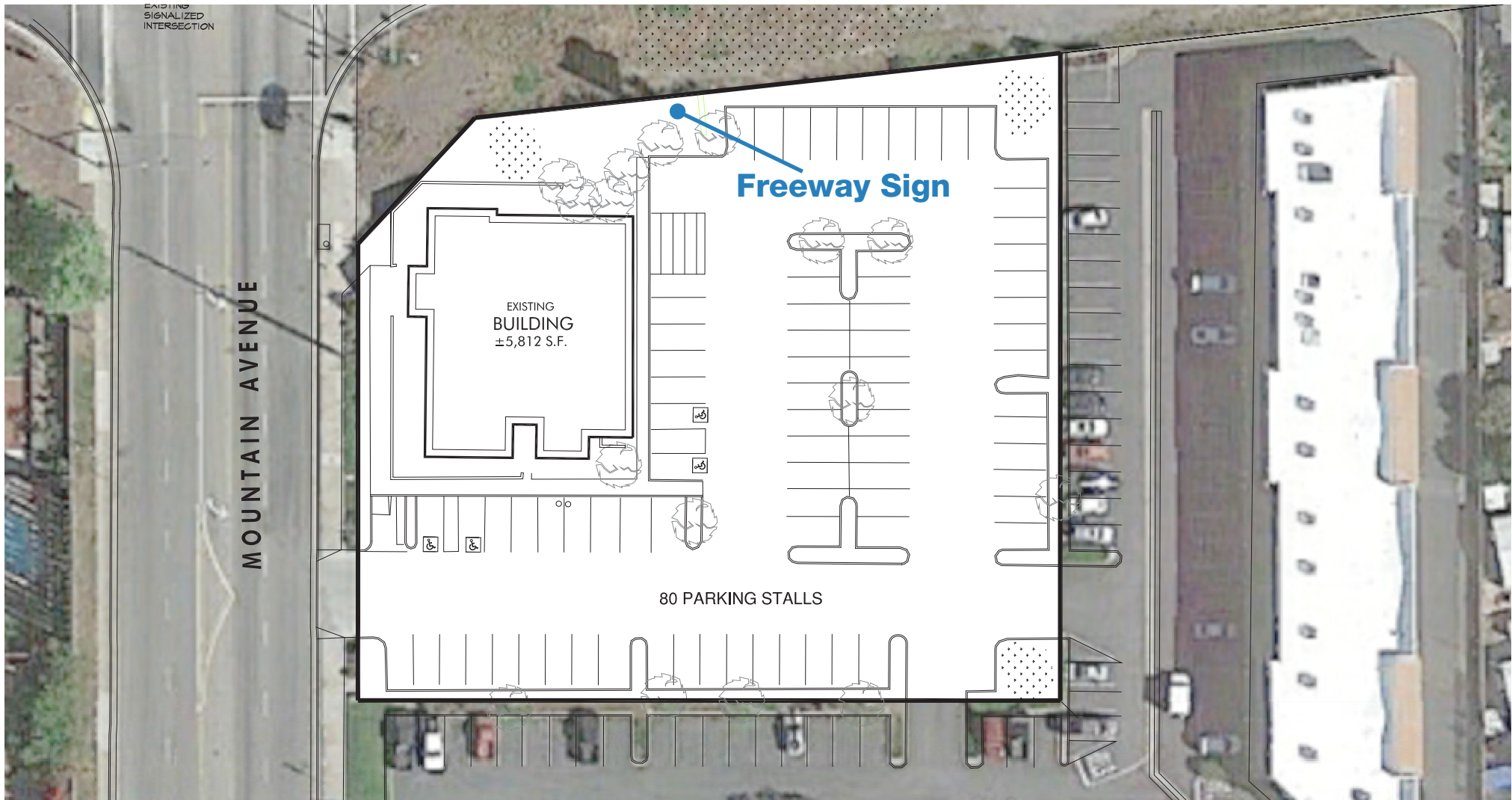
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