

Black Bear Diner | Project Completion Q2 2017

FREEWAY ADJACENT RESTAURANT REDEVELOPMENT SITE

12325 Mountain Avenue | 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)

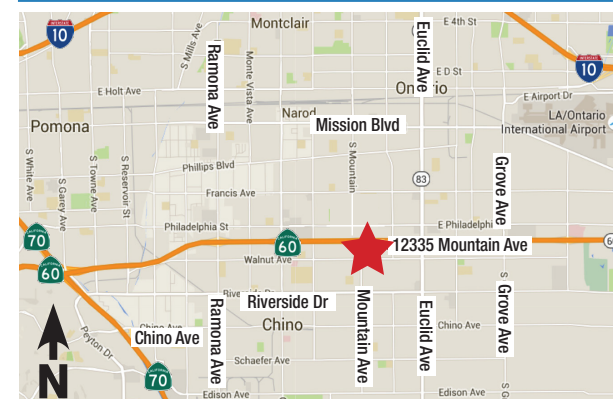
TRAFFIC COUNTS

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

Demographics

	Radius	1 Mile	2 Mile	3 Mile
POPULATION:		22,355	91,257	159,935
HOUSEHOLDS:		6,624	25,492	43,187
2022 Projection Households		6,879	20,013	35,165
2017 Estimate Households		6,644	19,396	34,119
HH INCOME				
Average:		\$81,875	\$74,606	\$73,843
Med:		\$70,828	\$61,858	\$60,606

Regional Map



Project Developer

www.CalBayCorp.com
 Manhattan Beach, CA

RYAN SHEA

(310) 545-8350 – Office
 (310) 963-6614 – Cell
 Ryan@CalBayCorp.com

PERRY MANN

(310) 545-8350 – Office
 (480) 229-4411 – Cell
 Perry@CalBayCorp.com