



Those persons wishing to speak on any item included on the agenda, or on any matter within the subject matter jurisdiction of the Economic Development Committee, are invited fill out and submit to the City Clerk or Deputy City Clerk a "Request to Speak" form (name and address optional) which is available at the entrance to the City Council Chambers. Additionally, members of the public may submit electronic inquiries or comments by submitting emails to CityClerk@cityofchino.org.

If you require a reasonable accommodation to participate in this meeting per your rights under the Americans with Disabilities Act or for any other reason, please contact the City Clerk's Office (909) 334-3306, at least 48 hours prior to the advertised starting time of the meeting.

Any documents produced by the City and distributed to the Economic Development Committee regarding any item on this agenda will be made available in the City Clerk's Office during normal business hours at City Hall located at 13220 Central Avenue, Chino. In addition, such documents will be posted on the City's website at www.cityofchino.org.

ECONOMIC DEVELOPMENT COMMITTEE
REGULAR MEETING – CITY HALL COUNCIL CHAMBERS
13220 CENTRAL AVENUE
CHINO, CA 91710

MONDAY, OCTOBER 27, 2025

10:00 A.M.

AGENDA

ROLL CALL

Committee Members: Mayor Pro Tem Burton and Council Member Lucio.

PUBLIC COMMENTS

This is the time and place for the general public to address the Committee about subjects that do not appear elsewhere on the agenda. Due to Brown Act requirements, action will not be taken on any issues not on the Agenda.

DISCUSSION

1. Economic Development Update: Discuss the progress of general division activities.

Report by: Jackie Melendez, Assistant City Manager and Rhonesia Perry, Economic Development Manager

2. Business Attraction Updates: Review Economic Development Quarterly Report and project updates.

Report by: Jackie Melendez, Assistant City Manager and Rhonesia Perry, Economic Development Manager

3. Business Retention Update. Discuss the City's EPIC Entrepreneurship Center.

Report by: Jackie Melendez, Assistant City Manager and Rhonesia Perry, Economic Development Manager

4. Legislative Updates. Discuss legislative updates.

Report by: Jackie Melendez, Assistant City Manager

ADJOURN

The next Regular Meeting of the Economic Development Committee will take place as scheduled or as needed, in these Council Chambers with at least 72 hours notice per the requirements of the Ralph M. Brown Act.

I, Natalie Gonzaga, City Clerk of the City of Chino, hereby declare that on Friday, October 24, 2025, this agenda was posted on the south window of Chino City Hall and this agenda together with all of the agenda reports and related documents were posted on the City's website at www.cityofchino.org by myself or under my direction.



Natalie Gonzaga, City Clerk.

INDUSTRIAL

5.1%
Vacancy Rate

With a 32-foot clear height and an early suppression, fast response sprinkler system, this warehouse is optimized for high-volume storage and safety. The site includes ±10,000 square feet of two-story office space and a ±7,400 square foot cooler, ideal for temperature-sensitive goods. The facility is configured for up to 55,000 pallets and includes an 18-line picking and conveyor system servicing 20 dock-high positions. Material handling equipment and racking are available, further enhancing the plug-and-play appeal.

OTHER AVAILABLE LOCATIONS:

Property Address	Total Available Space (SF)
15710 San Antonio Ave.	549,195
4340 Eucalyptus Ave.	350,685
14651 Yorba Ave.	170,671
4450 Edison Ave.	160,000
13951 Monte Vista Ave.	87,550



6711 Bickmore Ave - Chino South Business Park Distribution

Building Size	Office Size	Loading	Comments	Available
442,428 SFA	10,000 SF	56 Ext Dock	Partial build out, in excellent condition	NOW

AVAILABLE NOW

Cushman & Wakefield Erik Larson - Executive Managing Director erik.larson@cushwake.com 213-955-5126

Economic Development



Jackie Melendez
Assistant City Manager
jmelendez@cityofchino.org



Rhonesia Perry
Econ. Development Manager
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Linda Hinojos
Econ. Development Analyst
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City of Chino Office of Economic Development | 909-334-3254 | ChooseChino.org

CHOOSE CHINO



QUARTERLY REPORT / OCTOBER 2025
WWW.CHOOSSECHINO.ORG



Watson Industrial Park

CHINO CONTINUES TO CELEBRATE LOCAL BUSINESSES WITH NEW PROGRAM

The City of Chino's Office of Economic Development is pleased to highlight the many outstanding businesses that contribute to the community's growth and vitality. Local enterprises are an essential part of Chino's economic success by providing jobs, services, and innovation that benefit residents and visitors alike. This initiative is designed to recognize the dedication of business owners and their teams. It also reaffirms the City's ongoing commitment to fostering a thriving business environment.

In late October, the Office of Economic Development will introduce a new spotlight video series featuring Chino businesses. Each segment will focus on the business owners, their employees, and the reasons they selected Chino as the location for their operations. These videos will provide valuable insight into the entrepreneurial spirit that defines the City. By showcasing their stories, the series will also underscore the importance of Chino as a destination for business investment.

This program represents an opportunity for the community to learn more about the businesses that serve them every day. It encourages residents to recognize the value of supporting local enterprises and to take pride in the companies that strengthen Chino's economy. Through this effort, the City seeks to enhance awareness of the diverse business community while promoting continued economic growth.



As Chino continues to grow, the City's Office of Economic Development is committed to supporting entrepreneurs and business owners in achieving success in our thriving community.

Looking to locate or expand into the City of Chino? Contact our Office of Economic Development for more information at 909-334-3254 or visit cityofchino.org.



95,347
population



\$129,000
median household
INCOME



BORDERS:
LA, OC, &
RIVERSIDE
COUNTIES



4.9% 5 year projected
growth RATE



low unemployment
RATE
5.0%



4,383
businesses
STRONG



4,155,363 20 mile radius
POPULATION

SHOP CHINO REPORT



Rancho del Chino Center

Step into the heart of Chino’s bustling commercial scene at the Rancho del Chino Center, a premier retail destination designed for success. Positioned strategically with high traffic exposure and freeway visibility, this property enjoys daily passerby attention and excellent accessibility, right next to the Home Depot Shopping Center and at a signalized intersection for maximum visibility.

CURRENT TENANTS INCLUDE

*Not a complete list

Barsoum Dental
Bike Fix
Canabru Coffee
Coqua Aquatics
Drench Fitness
Elite Salon
Embody Wellness Hub
Glow Me Nails

Home Depot
Maiden Wellness
McDonald’s
Papachino’s Grill & Greens
Sana Mana
Solus Clothing
Sugar Blossom Lashes

CONTACT US!

Explore the exciting business opportunities in Chino! The City of Chino Office of Economic Development is here to assist you with information and guidance. Contact us to explore how we can support your business journey in our thriving community.

909-334-3254
ChooseChino@cityofchino.org

NEW CHINO BUSINESSES

SHOP LOCAL:
Every day, new businesses **CHOOSE** to call Chino home.

NOW OPEN

Bevy Beans Coffee

Bevy Beans is your new cozy neighborhood coffee shop in the heart of Chino, CA. At Bevy Beans, it’s all about the aroma of freshly brewed coffee, the comfort of your favorite snacks, and a space where you can truly unwind.

Whether you’re sipping on a handcrafted latte, enjoying a refreshing iced tea, or nibbling on a sweet treat, Bevy Beans is here to make your day a little brighter.



Bevy Beans Coffee | 4735 Riverside Dr. Chino, CA 91710



CHOOSE CHINO

City of Chino Office of Economic Development | 909-334-3254 | ChooseChino.org