

\$725,000 - 13358 Yorba Avenue, Chino

MLS® #CV25090924

\$725,000

3 Bedroom, 2.00 Bathroom, 1,174 sqft

Residential on 0 Acres

N/A, Chino,

Multi-Use Property with Residential Comfort and Business Potential

Welcome to 13358 Yorba Ave, a one-of-a-kind opportunity in the heart of Chino. This single-family residence offers far more than just a place to live—it's a fully functional property with multiple living spaces and ample room for entrepreneurial endeavors. Perfect for a small business owner, investor, or anyone seeking flexibility and creative potential.

Main Residence Highlights:

3 spacious bedrooms and 1.5 bathrooms

Newer roof and recently updated HVAC system for year-round comfort

Upgraded kitchen with granite countertops

Comfortable layout ideal for family living

Additional Living Areas:

Garage converted into a 1-bedroom,

1-bathroom suite with a full kitchen—great for guests, extended family, or rental income

Separate studio with its own kitchen and bathroom, offering another income-generating or private-use option

Bonus Structures:

Medium-sized warehouse, ideal for storage or a small-scale operation

Shipping container with two custom roll-up side doors—great for tools, equipment, or inventory

Large backyard with plenty of space for gardening, entertaining, or future development

Prime Chino Location:

Located in the Chino Valley Unified School



District, with highly-rated schools nearby, including Chino High School

Minutes from major shopping centers such as Chino Spectrum Towne Center and Chino Marketplace, offering retail, dining, and entertainment options

Easy access to State Route 71 and other key freeways for convenient commuting to surrounding cities

This unique property is a rare find for those looking for a flexible, multi-functional home with serious potential. Whether you're starting a business, expanding your family space, or investing in rental income, 13358 Yorba Ave is a must-see.

Schedule your private tour today and explore the endless opportunities this property has to offer.

Built in 1962

Essential Information

MLS® #	CV25090924
Price	\$725,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,174
Acres	0.23
Year Built	1962
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Sirilo Ortiz
Listing Office	eXp Realty of Greater Los Angeles

Community Information

Address	13358 Yorba Avenue
Area	681 - Chino

Subdivision	N/A
City	Chino
County	San Bernardino
Zip Code	91710

Amenities

Parking Spaces	2
Parking	Concrete, Driveway, Garage Faces Front
# of Garages	2
Garages	Concrete, Driveway, Garage Faces Front
View	Neighborhood
Pool	None

Exterior

Lot Description	ZeroToOneUnitAcre
Roof	Shingle

Interior

Interior	Wood
Interior Features	Granite Counters, All Bedrooms Down
Heating	Central
Cooling	Central Air
Fireplaces	None
# of Stories	1
Stories	One

School Information

District	Chino Valley Unified
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Additional Information

Date Listed	April 27th, 2025
Days on Market	16
Short Sale	N
RE / Bank Owned	N

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