

MAN DENTAL

pure
headspa
pure
face spa

ORANGE LIGHT
CHRISTIAN PRESCHOOL



**±5,128 SF
FOR LEASE**
(Can Be Demised Into
±2,000 - ±3,128 SF)

STATER BROS.
markets

LABAND VILLAGE

14220-14270 Chino Hills Parkway, Chino Hills, CA 91709

CIRCLE K



Chino Hills Pkwy

Grand Ave



±38,914 CPD

PUNCH IT UP
FITNESS



Thai Corner

HERBAL NAILS

六兩面 300g Noodles

Nami LASH ART

FANTASTIC SAM'S
CUT & COLOR

ROXY KLEIN

Senior VP, Retail Leasing & Sales
O: 909.576.4259 | C: 909.576.4259
roxy@progressiverep.com
DRE #01264392

PAUL SU

Senior VP, Retail Leasing & Sales
O: 909.230.4500 | C: 626.417.4539
paul.su@progressiverep.com
DRE #01949696

PROGRESSIVE
REAL ESTATE PARTNERS

Presented By



ROXY KLEIN

Senior VP, Retail Leasing & Sales

T 909.576.4259 | **C** 909.576.4259

roxy@progressiverep.com

CalDRE #01264392



PAUL SU

Senior VP, Retail Leasing & Sales

T 909.230.4500 | **C** 626.417.4539

paul.su@progressiverep.com

CalDRE #01949696

Confidentiality & Disclaimer

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE

Any party contemplating a lease or sale transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party.

All financial data, building information, zoning information, demographics, and other information that a tenant or buyer may depend upon for making their business decisions should be verified and confirmed by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Any information contained in this marketing brochure was obtained from sources that we deemed reliable. While we do not doubt its accuracy, we do not make any guaranty, warranty, or representation about the accuracy of the information contained herein.

Progressive Real Estate Partners does not serve as a financial or business advisor to any party regarding any proposed transaction.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies.

Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party.



PROPERTY HIGHLIGHTS

- **Stater Bros. Anchored Center in Affluent Community:** Anchored by Stater Bros, Laband Village benefits from the affluent Chino Hills community with an average household income of over \$190,160 within a one-mile radius.
- **±5,128 SF Second-Generation Retail Space:** This end cap space has excellent visibility fronting Chino Hills Parkway. It can also be demised into two smaller spaces.
- **Key Location in Chino Hills:** Located at the intersection of two highly traveled thoroughfares, Grand Avenue & Chino Hills Parkway, Laband Village has an advantage of high traffic counts stemming from all directions with an estimated 38,914 CPD.
- **Convenient Access:** Entering Laband Village is convenient with two points of ingress and egress on both Grand Ave & Chino Hills Parkway.
- **Large Amount of Residential in Close Proximity:** Over 240,498 people reside within a five-mile radius to Laband Village. In addition to the residents of Chino Hills shopping at Laband Village, the center neighbors the communities of Diamond Bar and Phillips Ranch.
- **Adjacent to English Springs Park:** Across the street from Laband Village is the gorgeous 8.2-acre English Springs Park which includes a beautiful pond, a playground, two basketball courts, a volleyball court, and numerous picnic tables and gazebos.

SITE PLAN

■ Available
 ■ Potentially Available
 Ⓐ Curbside Pick-up



TENANT	SQ FT
1 Fantastic Sams	1,092
2 Nami Lash Art	1,092
3 Herbal Nail & Spa	1,943
5 Thai Corner	971
6 Punch It Up Fitness	6,213
7 Amazing Barbershop	1,094
8 Soon Hee Ne Two Zone	1,215
9 300g Noodles	1,215
10 Stater Bros. Markets	43,235
11 Orange Light Preschool	4,240
12 The Pilates Crew	1,667
13 PURE Head Spa	1,764
14 Man Dental	1,250
15 Available	5,128
16 PURE Face Spa	1,233

±5,128 SF END CAP AVAILABLE

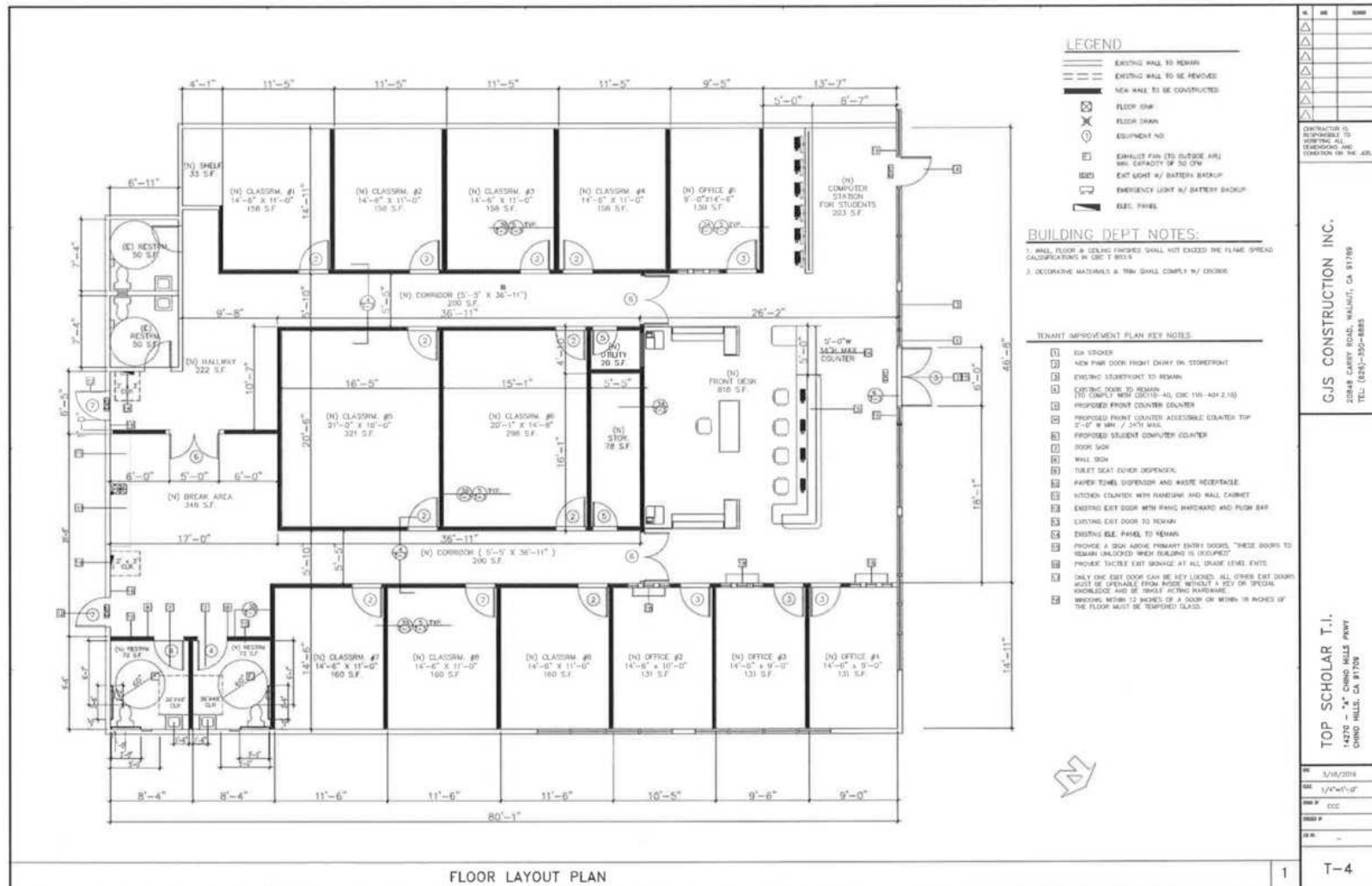


±5,128 SF | 14270 Chino Hills Pkwy A, Chino Hills, CA 91709

±5,128 SF END CAP INTERIOR PHOTOS



±5,128 SF END CAP FLOOR PLAN



*Floor plan is for illustrative purposes only. Tenant to verify independently.

ADDITIONAL PHOTOS



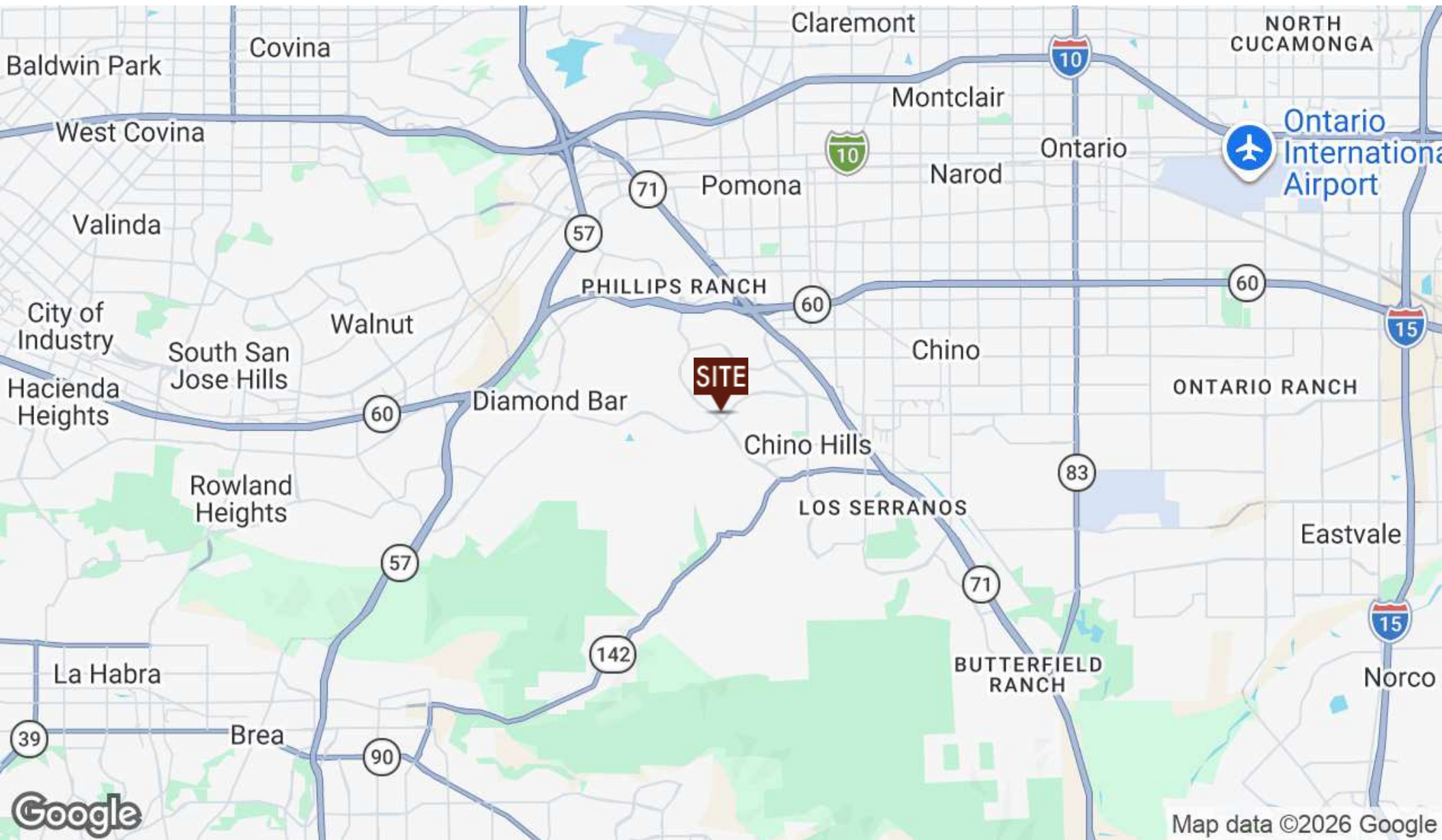
TRAFFIC GENERATOR MAP - IMMEDIATE VICINITY



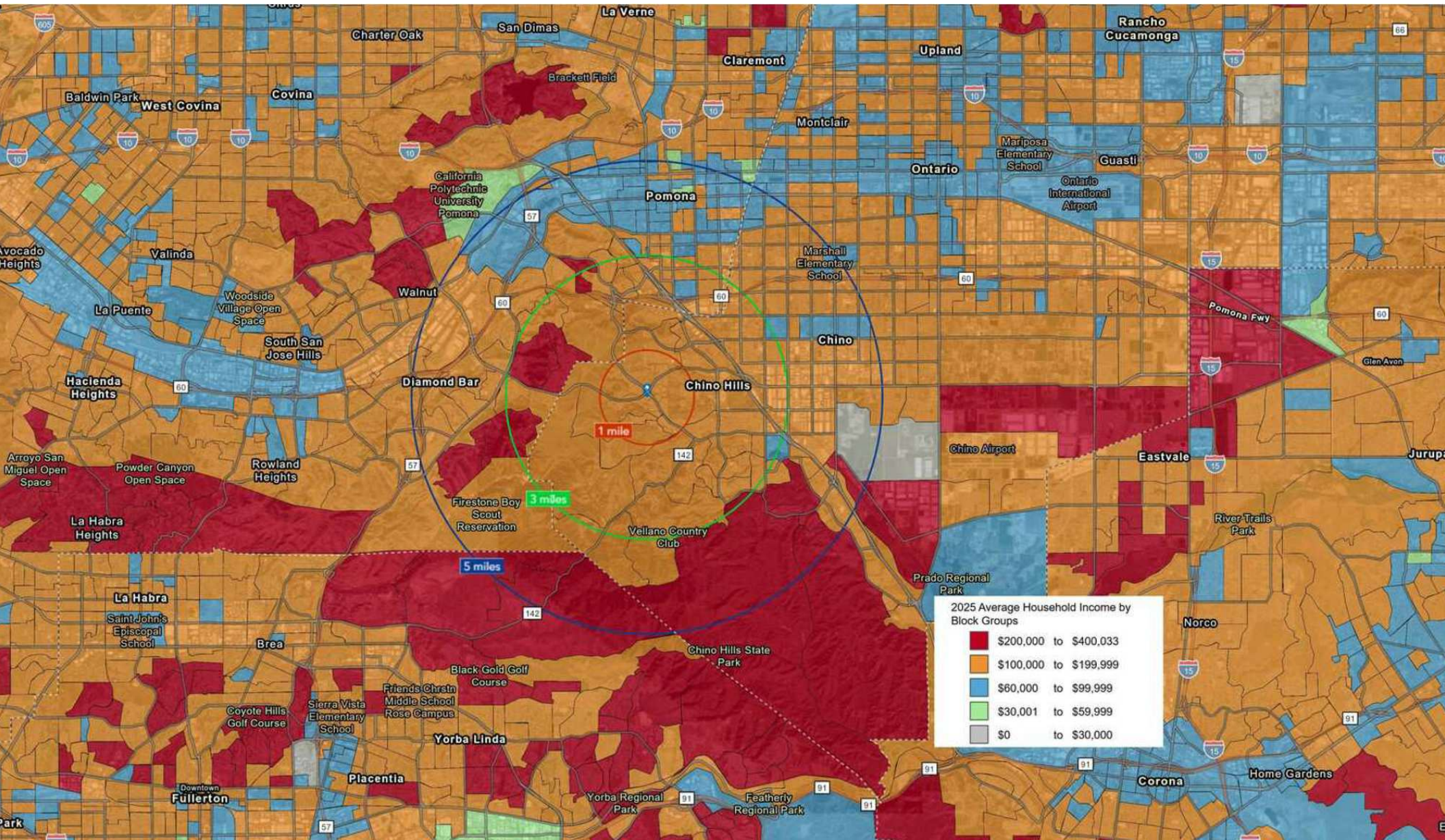
RETAILER MAP - TRADE AREA



LOCATION MAPS



AVERAGE HOUSEHOLD INCOME



DEMOGRAPHICS

	1 mi	3 mi	5 mi
<u>POPULATION</u>			
2025 Total Population	11,279	77,965	240,498
2025 Median Age	41.3	40.2	37.4
2025 Total Households	3,563	24,884	73,583
2025 Average Household Size	3.2	3.1	3.2

<u>INCOME</u>			
2025 Average Household Income	\$190,167	\$156,585	\$133,084
2025 Median Household Income	\$149,695	\$124,243	\$105,920
2025 Per Capita Income	\$60,069	\$50,091	\$40,851

<u>BUSINESS SUMMARY</u>			
2025 Total Businesses	351	3,520	11,892
2025 Total Employees	1,801	25,395	100,784

