

CHINO HILLS MARKETPLACE

JR ANCHOR & SHOP SPACES FOR LEASE

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EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE

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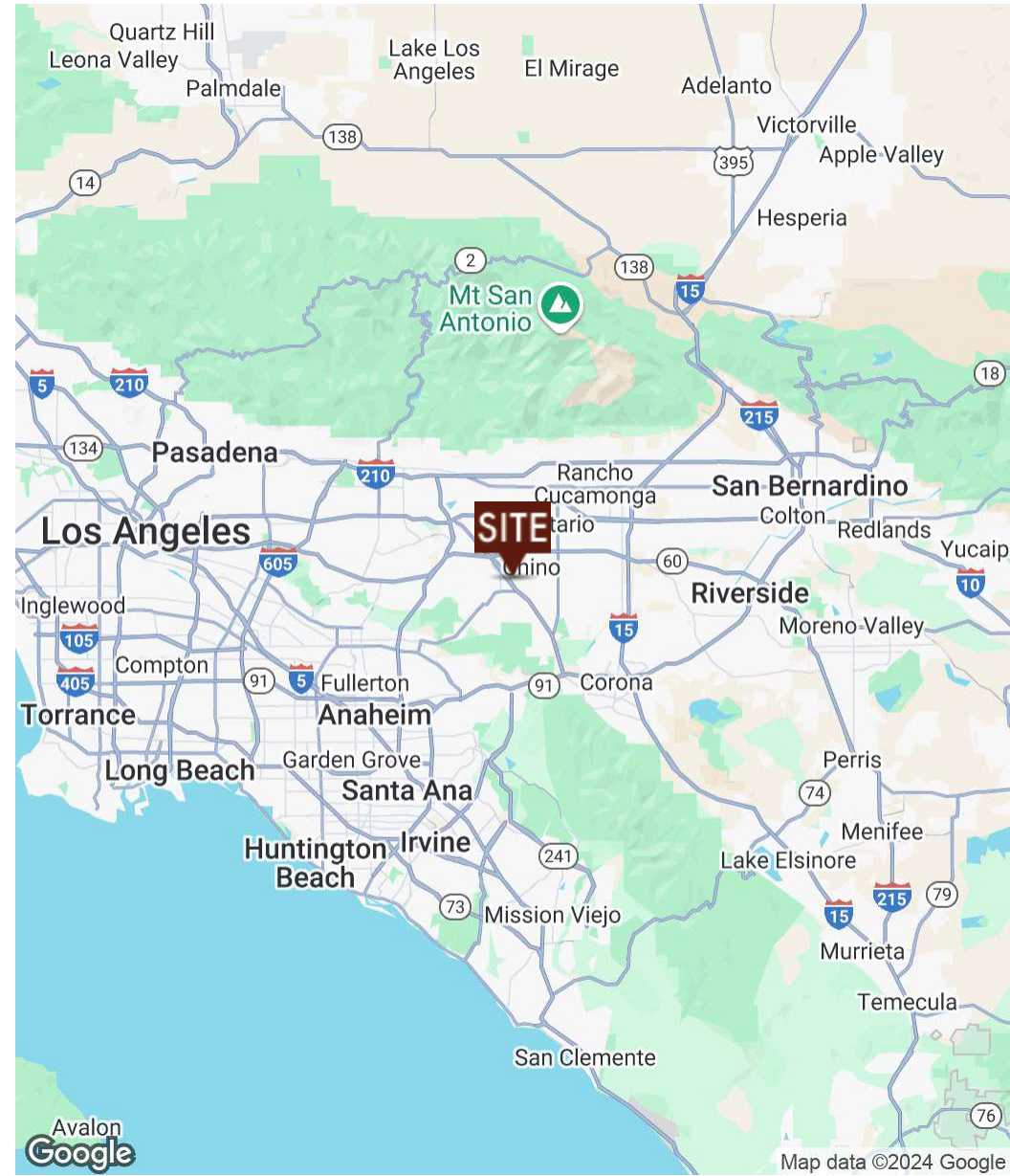
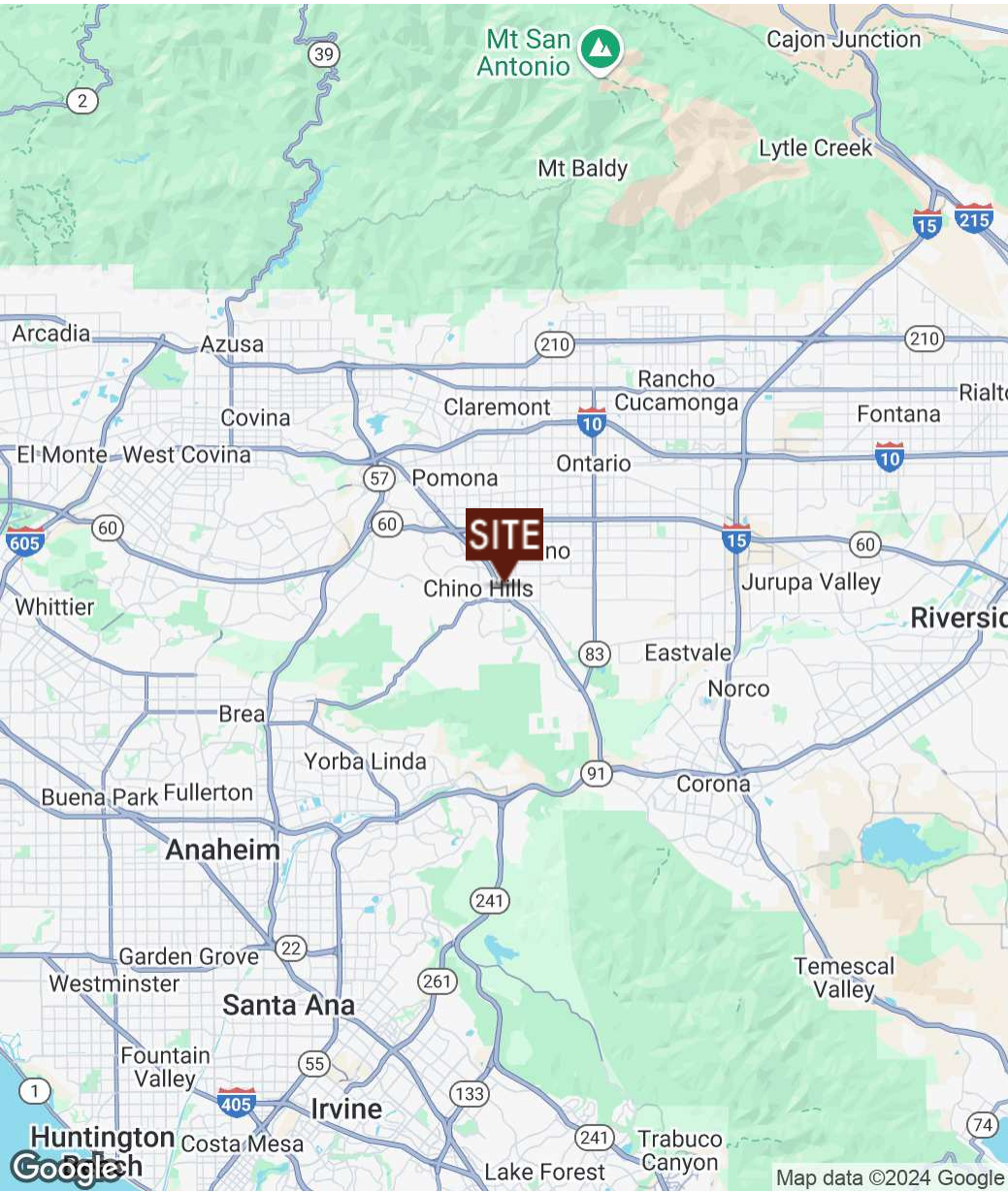
PROPERTY OVERVIEW



HIGHLIGHTS

- Chino Hills Marketplace is a power center anchored by Smart & Final Extra! and 24-Hour Fitness consisting of over 70 Tenants with approximately 310,612 SF of leasable space.
- Located in the heart of Chino Hills, visible from State Highway 71, at the Northeast corner of Chino Hills Parkway and Pipeline Ave.
- Leasing opportunities include a jr. anchor box ±23,830 SF, ±2,592 SF prime end cap, a ±3,300 SF 2nd generation restaurant, and shop spaces ranging in size from ±1,050 SF- ±2,592 SF.
- Access is convenient with five points of ingress and egress including a signalized intersection on Chino Hills Parkway.
- Over ±52,900 CPD are averaged at the intersection of Chino Hills Parkway & Pipeline Ave bringing an abundance of shoppers to the Chino Hills Marketplace.
- High household incomes in the Chino Hills trade area, averaging \$163,994 within a three-mile radius.

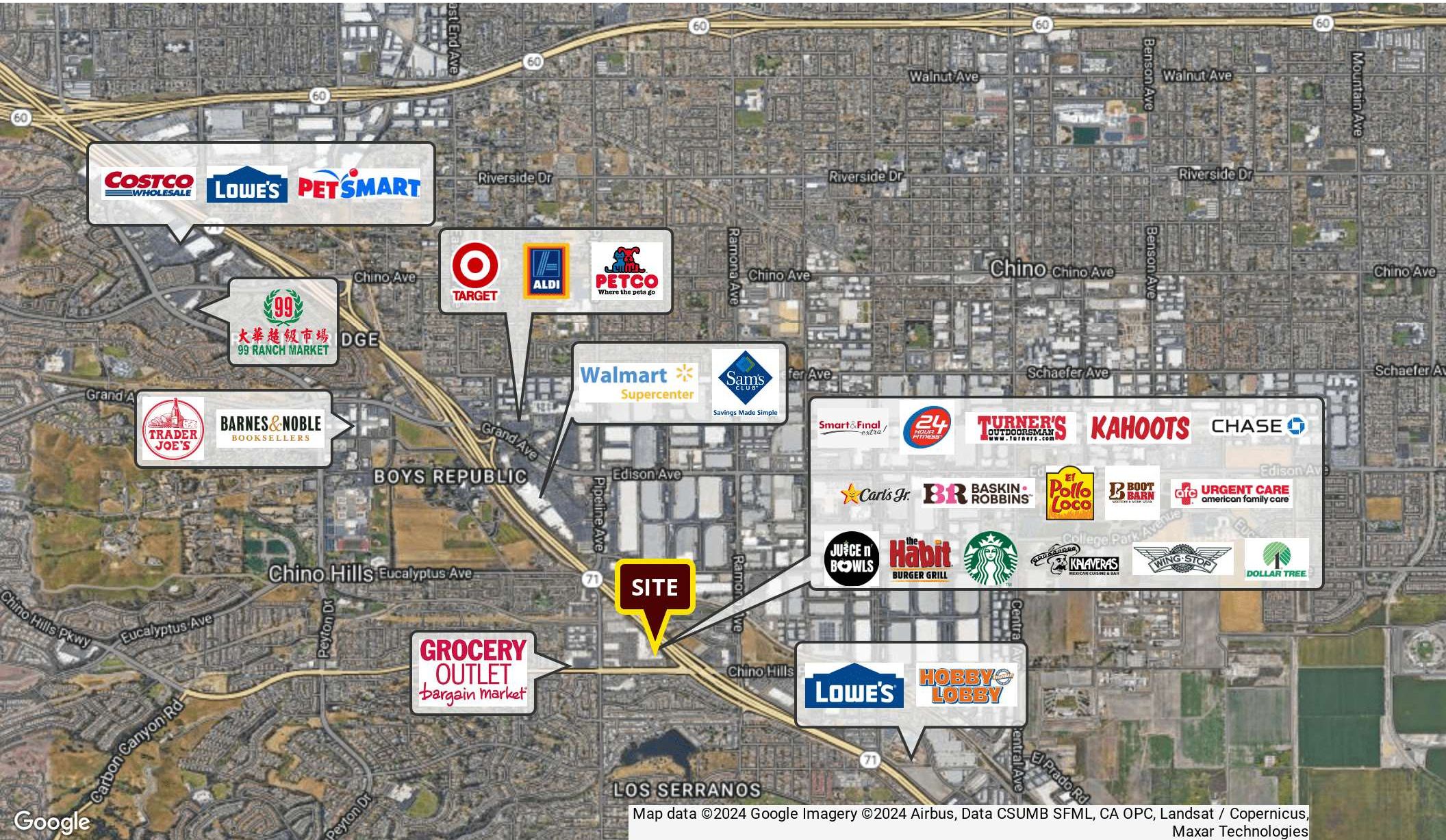
LOCATION MAPS



SITE PLAN



RETAILER MAP



JR. ANCHOR BOX ±23,830 SF



ADDITIONAL CHINO HILLS MARKETPLACE PHOTOS



ADDITIONAL CHINO HILLS MARKETPLACE PHOTOS



DEMOGRAPHICS

	1 mi	3 mi	5 mi
POPULATION			
2023 Total Population	10,979	97,105	232,668
2023 Total Households	3,511	28,244	65,827
2023 Average Household Size	3.1	3.4	3.5
2023 Median Age	36.6	36.4	35.8
INCOME			
2023 Average Household Income	\$145,730	\$163,994	\$148,916
2023 Median Household Income	\$101,034	\$113,164	\$106,354
2023 Per Capita Income	\$46,800	\$47,970	\$42,446
BUSINESS SUMMARY			
2023 Total Businesses	1,045	5,148	8,635
2023 Total Employees	10,935	47,242	72,415
ETHNICITY BREAKDOWN			
2023 White	4,313	28,884	65,735
2023 Asian	1,848	28,711	54,386
2023 African American	415	5,807	15,406
2023 Hispanic	5,375	41,882	119,591
2023 Other	2,198	17,196	54,957

