

# CHINO HILLS RESTAURANT

## ±1,500 SF RESTAURANT FOR LEASE

3410 Grand Ave STE C, Chino Hills, CA 91709



±1,500 SF  
Restaurant For Lease

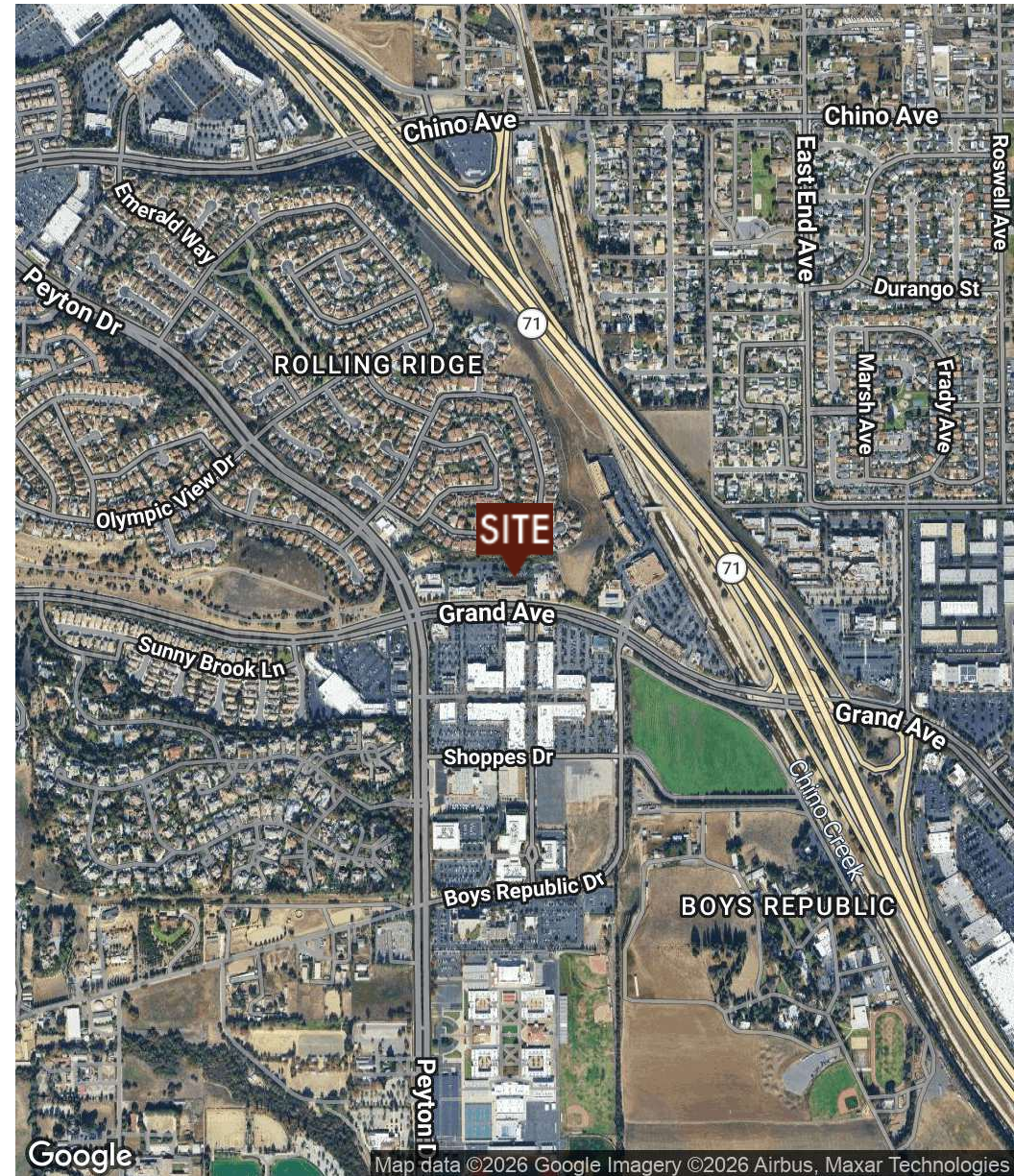
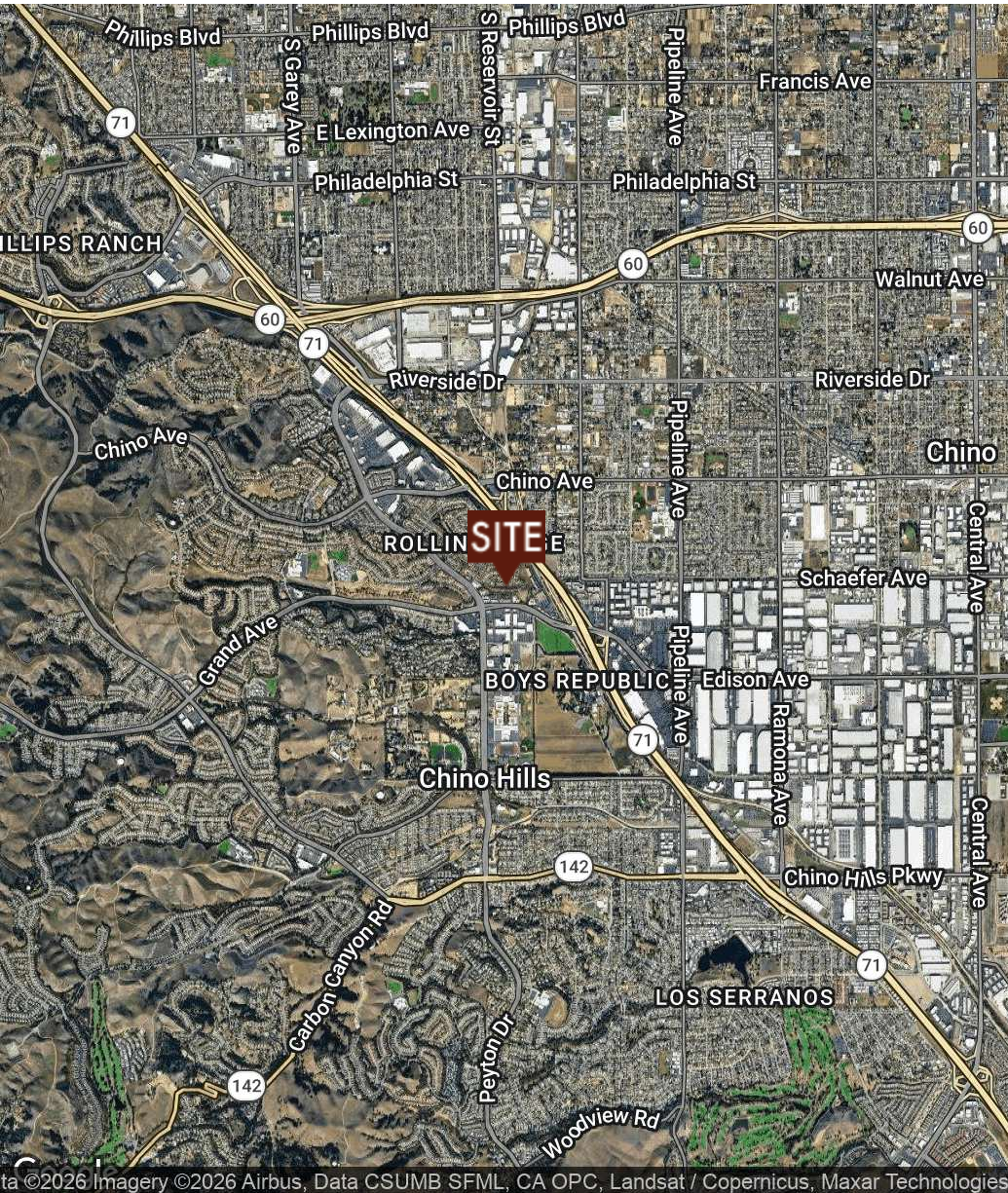
Grand Ave (±30,000 CPD)

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**PROGRESSIVE**  
REAL ESTATE PARTNERS

# LOCATION MAP



# PROPERTY OVERVIEW



## HIGHLIGHTS

- ±1,500 SF second generation restaurant with hood, walk in, & sinks.
- Highly visible retail center located at a signalized intersection for easy ingress/egress access.
- Located across the street from The Shoppes of Chino Hills, and in the prime Downtown area of the city of Chino Hills, in close proximity to the 71 Freeway.
- Facing Grand Ave, a major thoroughfare in Chino Hills with ±30,000 cars per day.
- Great demographics with over \$152,240 average household income within a one mile radius, and a population of over 107,800 within a three mile radius.

# RETAILER MAP



# SITE PLAN



# INTERIOR PHOTOS | ±1,500 SF RESTAURANT



# ADDITIONAL PHOTOS



# TRAFFIC GENERATOR MAP



# DEMOGRAPHICS

	1 mile	2 mile	3 mile
<b><u>POPULATION</u></b>			
2025 Total Population	8,288	46,595	107,821
2025 Median Age	39.4	38.5	37.3
2025 Total Households	2,746	15,096	33,289
2025 Average Household Size	3.1	3.1	3.2
<b><u>INCOME</u></b>			
2025 Average Household Income	\$152,248	\$146,995	\$138,455
2025 Median Household Income	\$123,564	\$119,770	\$112,203
2025 Per Capita Income	\$49,466	\$46,403	\$42,196
<b><u>BUSINESS SUMMARY</u></b>			
2025 Total Businesses	940	2,941	5,489
2025 Total Employees	6,564	25,295	48,526
<b>ETHNICITY BREAKDOWN</b>			
2025 White	29.4%	29.8%	28.8%
2025 Asian	32.9%	29.1%	23.9%
2025 African American	4.8%	5.5%	5.3%
2025 Hispanic	40.8%	44.4%	51.6%
2025 Other	17.8%	20.3%	25.0%

