

CHINO HILLS MARKETPLACE

# JR ANCHOR & SHOP SPACES FOR LEASE

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**PROGRESSIVE**  
REAL ESTATE PARTNERS

## Presented By



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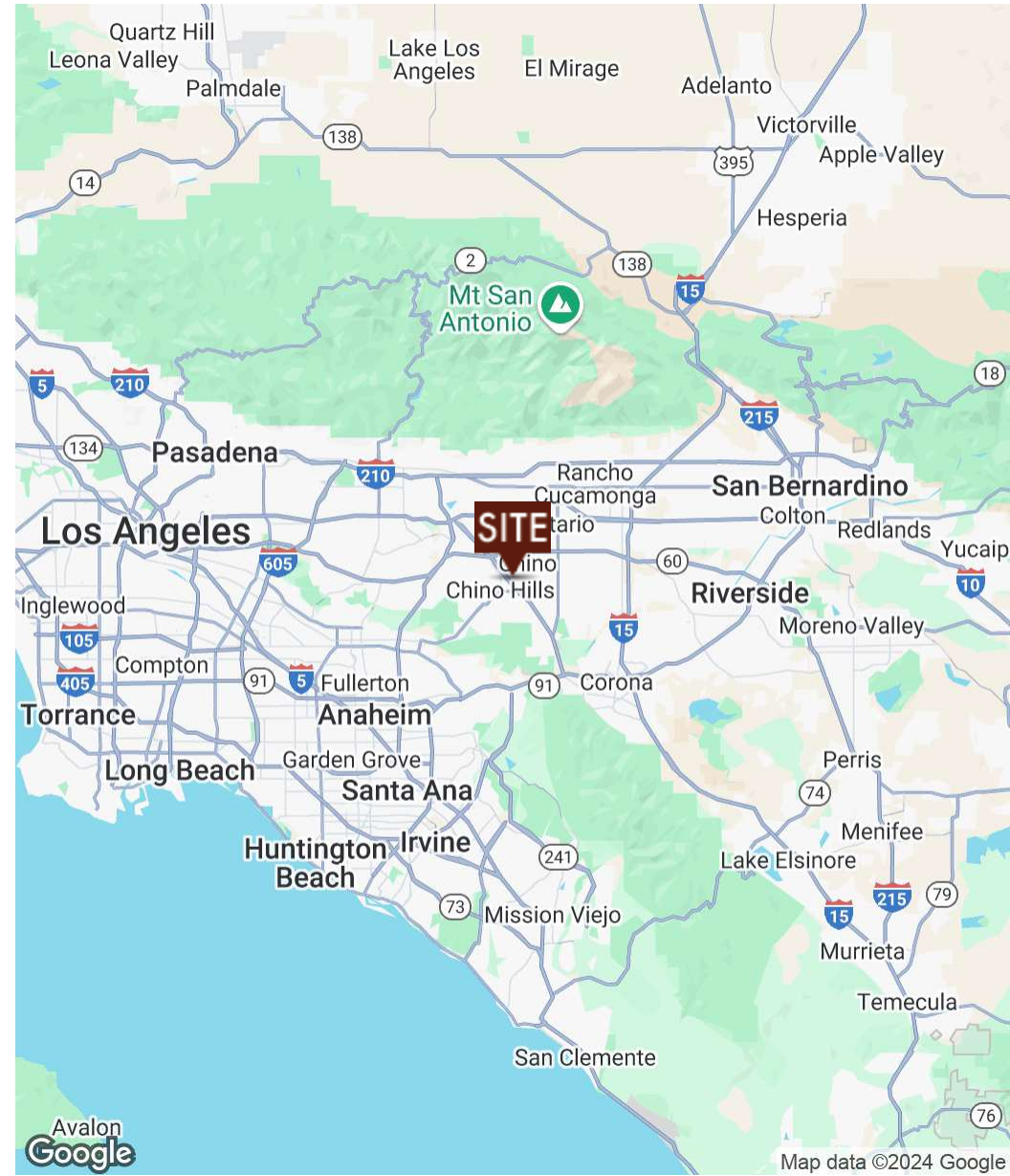
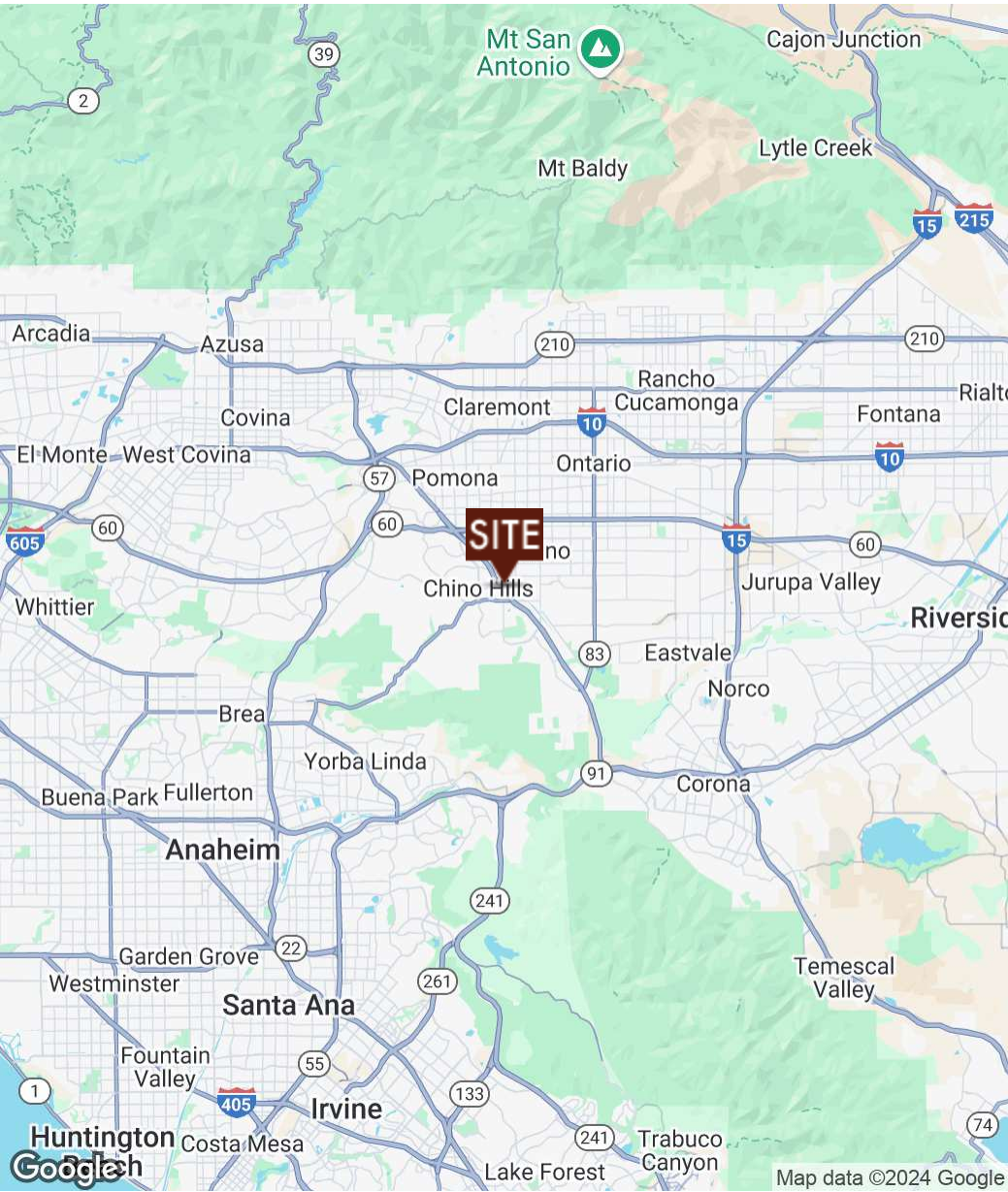
# PROPERTY OVERVIEW



## 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.

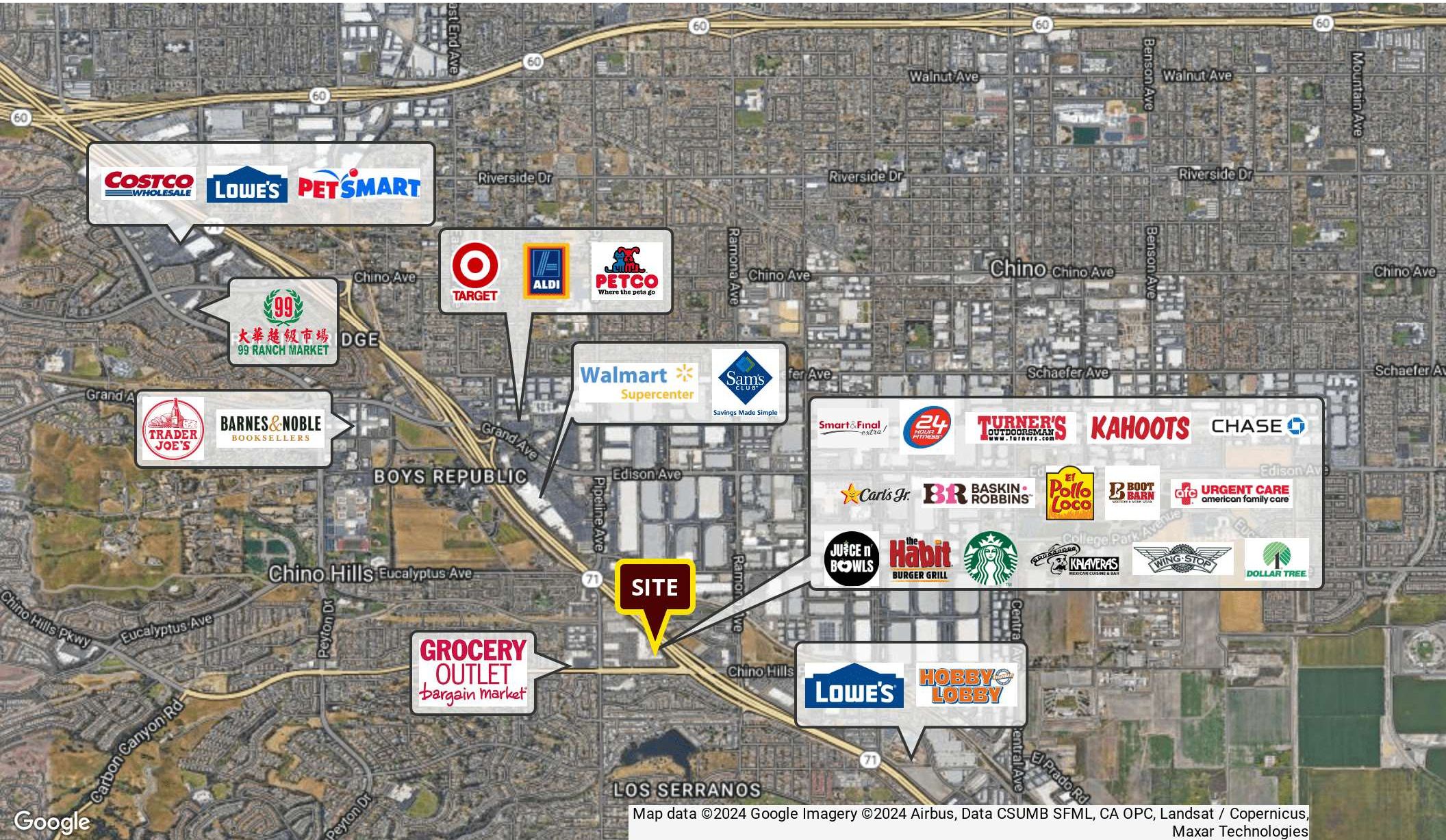
# LOCATION MAPS



# SITE PLAN



# RETAILER MAP



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# JR. ANCHOR BOX ±23,830 SF



# ADDITIONAL CHINO HILLS MARKETPLACE PHOTOS





# ADDITIONAL CHINO HILLS MARKETPLACE PHOTOS



# DEMOGRAPHICS

	1 mi	3 mi	5 mi
<b>POPULATION</b>			
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
<b>INCOME</b>			
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
<b>BUSINESS SUMMARY</b>			
2023 Total Businesses	1,045	5,148	8,635
2023 Total Employees	10,935	47,242	72,415
<b>ETHNICITY BREAKDOWN</b>			
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

