

THE COMMONS at Chino Hills

SEC CHINO HILLS PKWY & RAMONA AVE



2nd Generation
Restaurant
Space Available



CBRE

The Project



Property Highlights

HIGH IDENTITY, HIGH TRAFFIC LOCATION

- » Easy access from State Route 71, the primary north/south freeway through the trade area
- » The intersection of Chino Hills Parkway and Ramona Avenue just north of State Route 71
- » More than 2,307 feet of frontage on State Route 71, 373 linear feet of frontage on Ramona Avenue, and 1,908 linear feet of frontage on Chino Hills Parkway
- » Close to 90,000 cars per day pass The Commons at the intersection of Chino Hills Parkway, Ramona Avenue and State Route 71

AFFLUENT DEMOGRAPHICS, MASTER-PLANNED COMMUNITY

- » 11,686 people within the 1-mile trade area, with an Average Household Income of \$97,127
- » 67,996 people within the 3-mile trade area, with an Average Household Income of \$118,727
- » 228,547 people within the 5-mile trade area, with an Average Household Income of \$113,531

432,000
Square Feet

Intersection
SEC Chino Hills Pkwy & Ramona Ave

30,176 CPD
Traffic count: at intersection of
Chino Hills Parkway at Ramona Ave

86,376 CPD
Traffic count: 71 Freeway



Drive Time Demographics

10 Minute Drive Time



123,848

2021 POPULATION



128,918

2021 DAYTIME POPULATION



\$115,954

2021 AVG HH INCOME

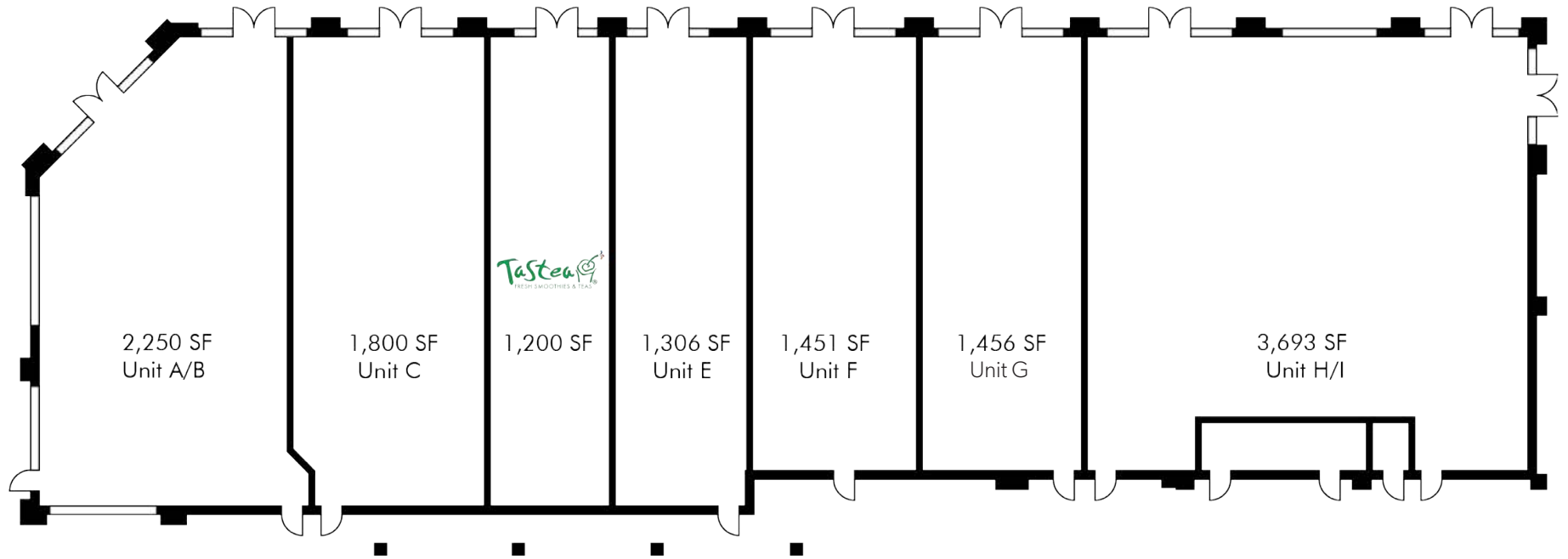


Site Plan



Floor Plan

Building 4711



Square footages and dimensions are estimates only.



Tenant Roll



50,000 SF Proposed

17,045 SF Proposed

SITE	TENANTS
Anchor	Lowe's
Anchor	64,028 SF VACANT (Divisible)
Anchor	Hobby Lobby
MM1	20,000 SF PROPOSED
MM2	18,000 SF PROPOSED
MM3	12,000 SF VACANT
R1	BJ's Restaurant
R2	Lucille's Smokehouse BBQ
R3	Soup N Fresh
R3	The Pretty Kitty
R4	Farou Food
P1	Arby's
Bldg 4505 - Unit D	Dave's Hot Chicken
Bldg 4505 - Unit C	Yogurtland
Bldg 4505 - Unit B	D'Vine
Bldg 4505 - Unit A	Pho Mai Vietnamese
Bldg 4517 - Unit A	Corner Bakery
Bldg 4517 - Unit C	Waba Grill
Bldg 4517 - Unit E	Inchin's Bamboo Garden
Bldg 4511 - Unit E	Code Ninjas
Bldg 4511	Medical Office
S7-A1	Orange Theory Fitness
S7-A2	Mexican Restaurant
Bldg 4721	Ray's Duck House
Bldg 4665 - Unit A/B	VACANT 2nd GEN Restaurant
Bldg 4665 - Unit C	Lucky Massage
Bldg 4665 - Unit D/E	Avion Dental
Bldg 4665 - Unit F	Savi Nails & Spa
Bldg 4665 - Unit G/H	Frame Salon
Bldg 4665 - Unit I	VACANT 2nd GEN Restaurant
Bldg 4711 - Unit A/B	2,250 SF VACANT
Bldg 4711 - Unit C	1,800 SF VACANT
Bldg 4711 - Unit D	Tastea
Bldg 4711 - Unit E	1,307 SF VACANT
Bldg 4711 - Unit F	1,451 SF Security/ VACANT
Bldg 4711 - Unit G	1,456 SF NOW AVAILABLE
Bldg 4711 - Unit H/I	3,693 SF VACANT
Shops 6 - Unit A-C	11,166 SF PROPOSED
Shops 6 - Unit D	5,879 SF PROPOSED

THE COMMONS at Chino Hills

SEC CHINO HILLS PKWY & RAMONA AVE



FOR MORE RETAIL INFORMATION, CONTACT:

CBRE

BRANDON BEAUCHEMIN
CBRE
Lic. 01338753
+1 909 418 2213
brandon.beauchemin@cbre.com

ERIK WESTEDT
JLL
Lic. 01372758
+1 213 545 4500
erik.westedt@jll.com

BLAKE KAPLAN
JLL
Lic. 02001158
+1 909 702 3367
blake.kaplan@jll.com

© 2024 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. CBRE, Inc. makes no guarantee, representation or warranty and accepts no responsibility or liability as to the accuracy, completeness, or reliability of the information contained herein. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such marks does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.