

# ±17,272 SF CHINO HILLS ANCHOR FOR LEASE

15890 Soquel Canyon Pwky, Chino Hills, CA 91709



TOWNEPLACE  
SUITES  
MARRIOTT

Providence  
Urgent Care

YOUR NAME HERE

Firestone  
since 1926 COMPLETE AUTO CARE

±17,272 SF  
FOR LEASE

WELLS  
FARGO

THE DENTAL OFFICE  
ON SOQUEL CANYON

Carbon Health

F45  
TRAINING

YOUR NAME HERE

Los Serranos Country Club Dr

Soquel Canyon Pkwy

SANTA BARBARA  
IN CHINO HILLS



±28,256 CPD



Chino Hills High School

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PROGRESSIVE  
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## Presented By



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## SOQUEL CANYON CROSSINGS HIGHLIGHTS

- **High-Traffic, Signalized Hard Corner Location:** Situated at the northeast corner of Soquel Canyon Parkway & Los Serranos Country Club Drive, this fully signalized hard corner delivers exceptional visibility with multiple ingress/egress access. The intersection commands strong traffic counts of **±28,256 CPD**.
- **Anchor Sized Free Standing Building Designed for Major Tenant:** The building spans approximately **±17,272 SF** originally occupied by Rite Aid. This is a rare anchor size space in Chino Hills ideal for a dominant user or a national brand seeking scale.
- **Affluent Chino Hills Demographics:** Capitalize on the exceptionally high average household incomes of **\$177,078** within a one-mile radius, ensuring a strong base of high-spending consumers.
- **Excellent Regional Access with Top Performing Retail Synergy:** Soquel Canyon Crossings is in close proximity to CA State Route 71 and is adjacent to a top-performing Albertsons, which ranks **#1 out of 17 locations within a 15-mile radius**, according to Placer.ai.
- **Exceptional Signage & Branding Opportunities:** The property offers multiple high-visibility signage opportunities, including top placement on two large pylons signs and prominent building signage visible from Soquel Canyon Parkway and Los Serranos Country Club Drive.

# SITE PLAN





# RETAILER & TRAFFIC GENERATOR MAP





# TOP PYLON SIGNAGE ON SOQUEL CANYON PARKWAY





# TOP PYLON SIGNAGE ON LOS SERRANOS COUNTRY CLUB DRIVE





# INTERIOR PHOTOS



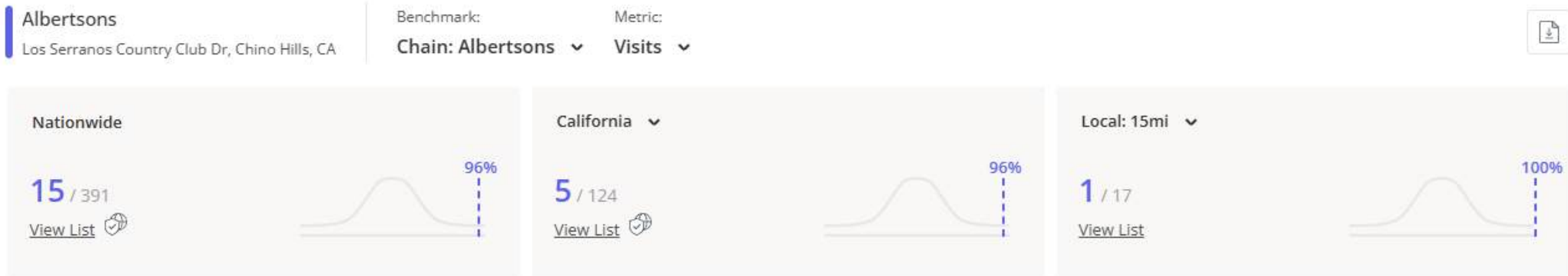


# SOQUEL CANYON CROSSINGS PHOTOS





# NEIGHBORING TO TOP PERFORMING ALBERTSONS



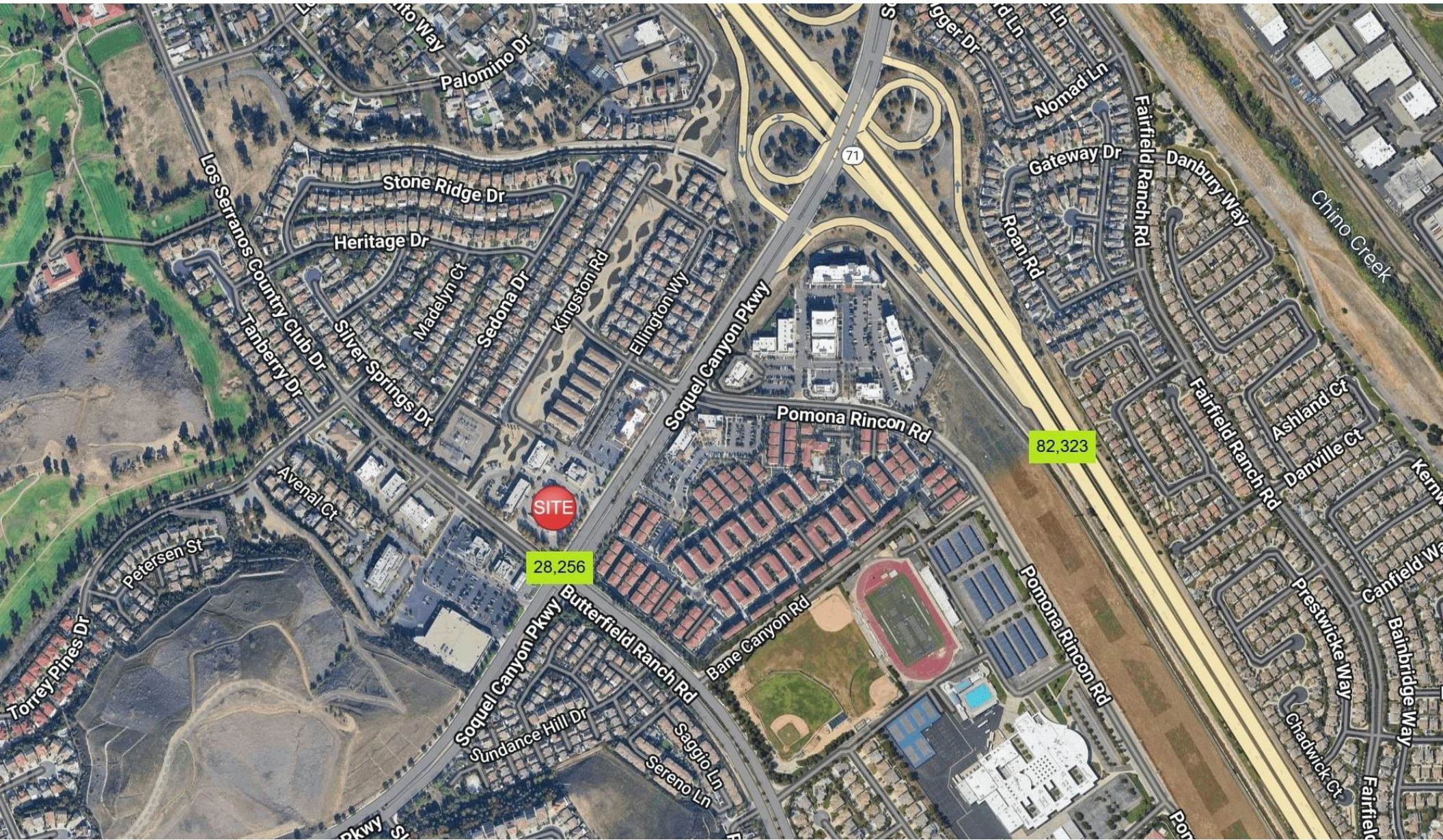
\* Coverage levels should be considered when comparing ranking results. [Learn more](#)

## TOP PERFORMING ALBERTSONS DRIVES TRAFFIC TO AREA

- Ranks in the top 3% of Albertsons nationwide.
- Among the top 4% of Albertsons in California.
- Attracts over 1.3M annual visits.
- (Source: Placer.ai)

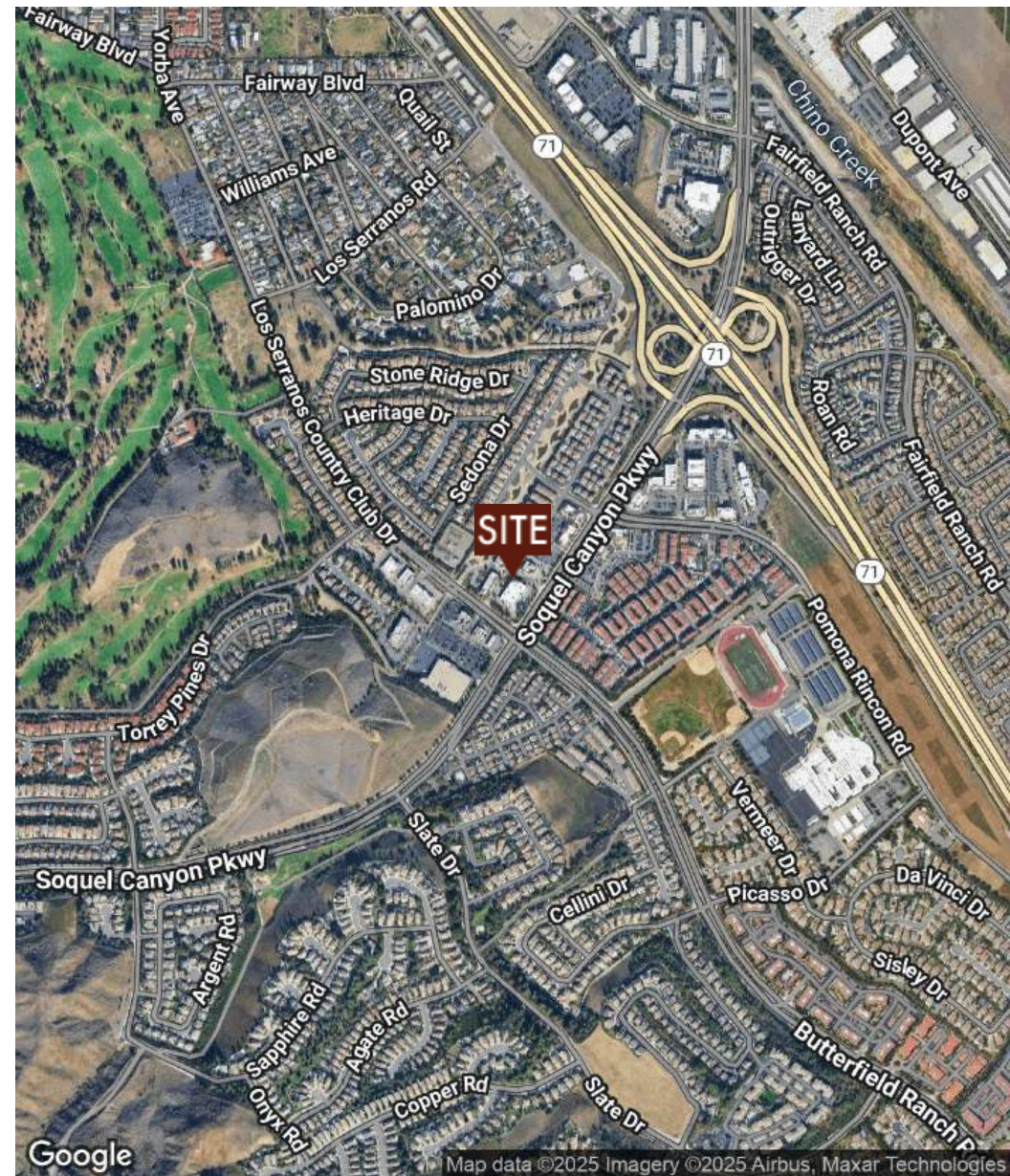
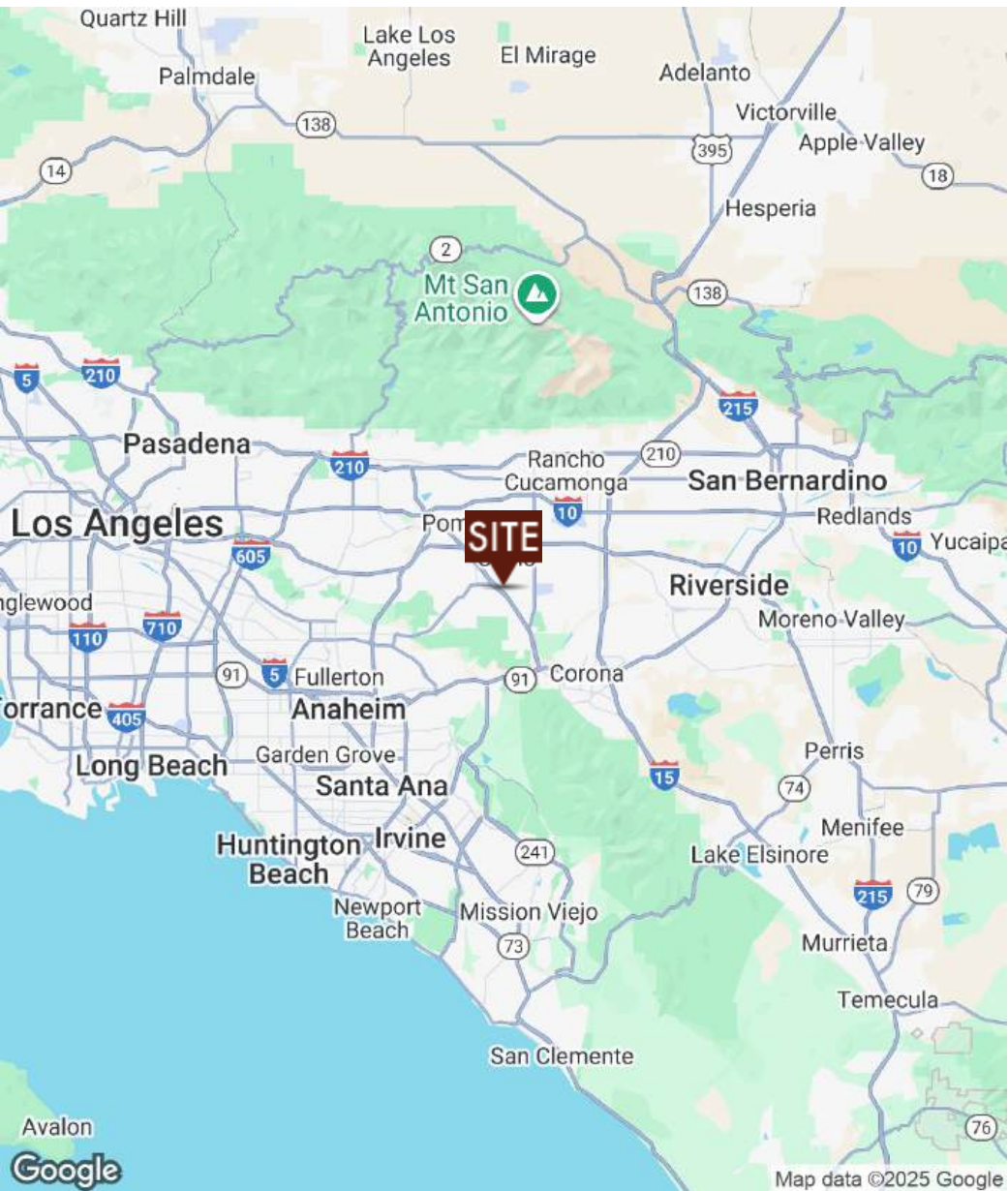


# TRAFFIC COUNTS





# LOCATION MAP







## CHINO HILLS TRADE AREA INFORMATION

Chino Hills is a thriving suburban community in the western Inland Empire, known for its strong demographics, expanding residential base, and connectivity to Orange, Los Angeles, and San Bernardino Counties. The city's trade area draws from a population exceeding 169,000 within a 5-mile radius, supported by an average household income of approximately \$177,078 within a 1-mile radius, which is one of the highest in the Inland Empire.

Soquel Canyon Crossings is approximately one and half miles from the BAPS Shri Swaminarayan Mandir, one of the largest and most architecturally stunning hand-carved traditional Hindu stone temples in North America, attracting thousands of visitors each week from across Southern California.

Additionally, Big League Dreams Sports Park is also in close proximity to Soquel Canyon Crossings, and is a large scale sports facilities uniquely designed to replicate famous major league fields most players only dream of playing on. These facilities give athletes the opportunity to feel like they're playing on iconic fields such as Angel Stadium, Fenway Park, Wrigley Field, Tiger Stadium, Dodger Stadium, Yankee Stadium, and more.

The Chino Hills community benefits from excellent freeway access via the 71 and 60 Freeways, connecting to major job hubs in Chino, Ontario, Pomona, and Diamond Bar. Top-rated public schools and abundant parks further enhance Chino Hills' reputation as a highly desirable live-work-play destination.



**\$177,078**

Average Household  
Income within 1 Mile

**169,024**

Population within  
5 Miles

**±14.8M**

Visits to Chino Hills  
Retail Node  
(Placer.ai)



# DEMOGRAPHICS

	1 mi	3 mi	5 mi
<b><u>POPULATION</u></b>			
2025 Total Population	16,787	60,623	169,024
2025 Median Age	35.6	37.3	36.7
2025 Total Households	4,469	17,419	50,628
2025 Average Household Size	3.3	3.2	3.2
<b><u>INCOME</u></b>			
2025 Average Household Income	\$177,078	\$156,897	\$148,145
2025 Median Household Income	\$142,539	\$126,048	\$121,825
2025 Per Capita Income	\$54,141	\$46,747	\$44,594
<b><u>BUSINESS SUMMARY</u></b>			
2025 Total Businesses	371	3,584	7,425
2025 Total Employees	2,839	35,972	61,598

