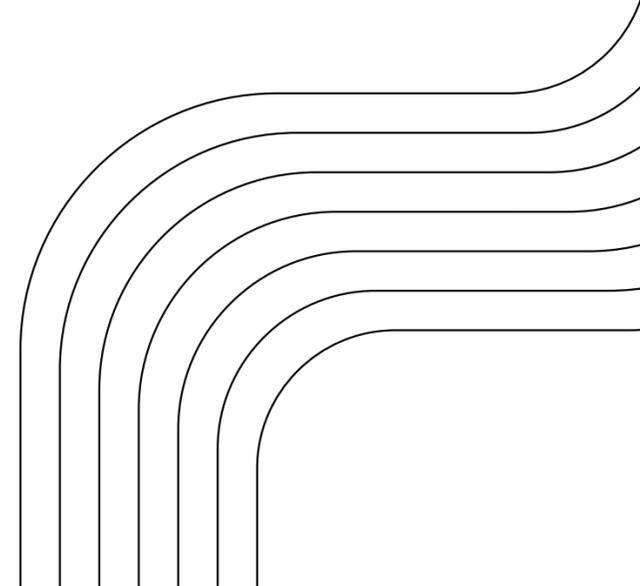


2090 Chino Hills Pkwy. Chino Hills, CA, 91709

*Plug and Play School Site
With 10 Classrooms for 242 Students
For Sale or Lease*





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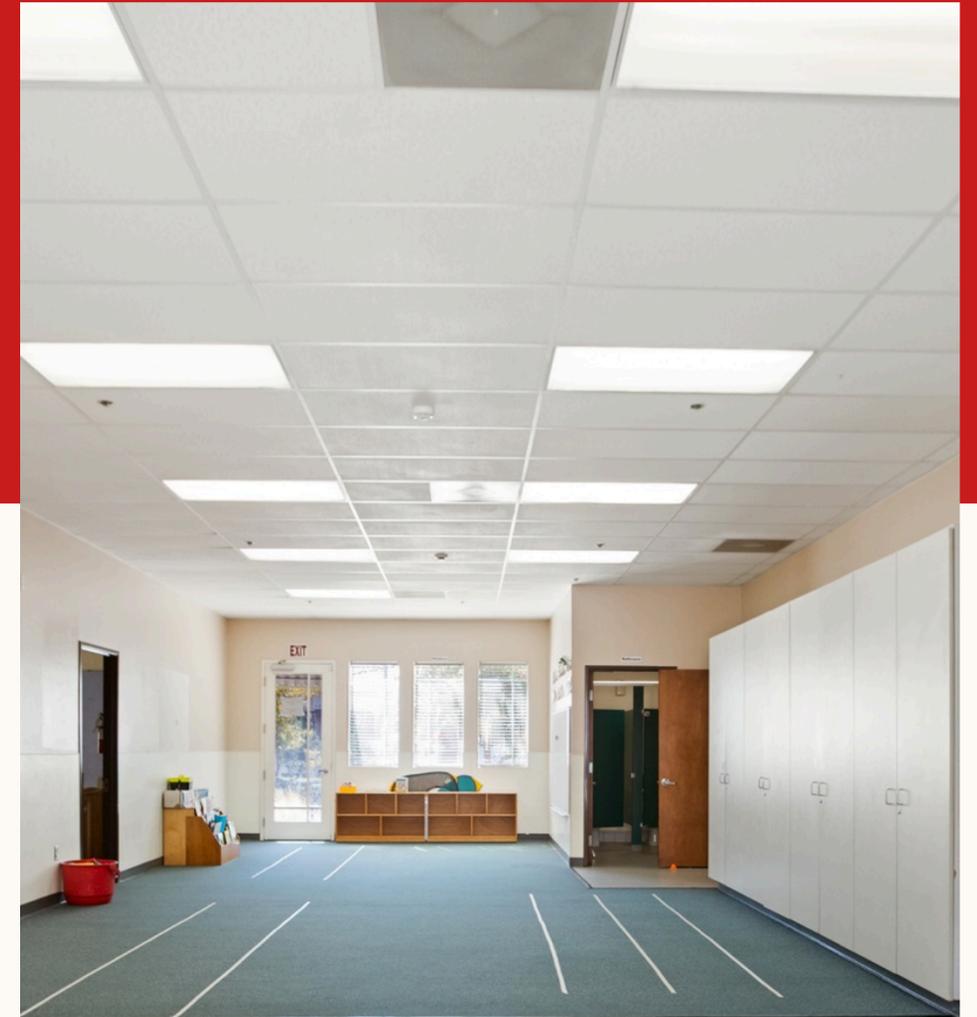
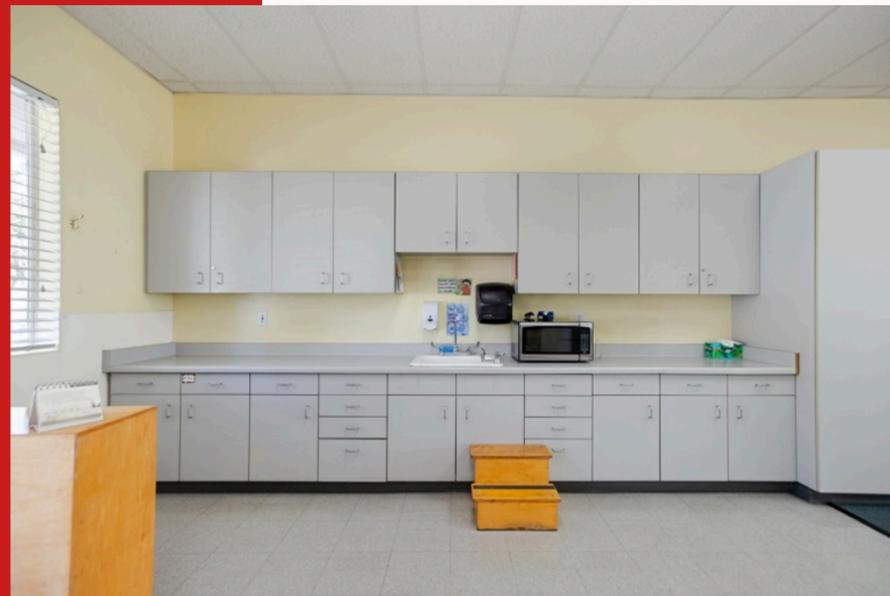
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Executive Summary

Ashwill Associates is pleased to present a rare opportunity to purchase or lease a premier second-generation school/educational facility located at 2090 Chino Hills Parkway in Chino Hills. Purpose-built as a school, the property offers 13,487 SF of improvements on a 2.24-acre lot, featuring 10 classrooms (each with its own kitchenette and restrooms), 5 outdoor play yards with structures, and ample parking.

The site benefits from an existing Conditional Use Permit (CUP) for preschool operations, allowing immediate use for educational purposes. With its high-visibility location along Chino Hills Parkway, strong surrounding demographics, and turnkey condition, the property is an excellent fit for preschools, charter/private schools, daycare centers, or other institutional users.

This flexible offering provides a unique opportunity to secure a well-located, purpose-built facility in one of Southern California's most desirable communities.



Location

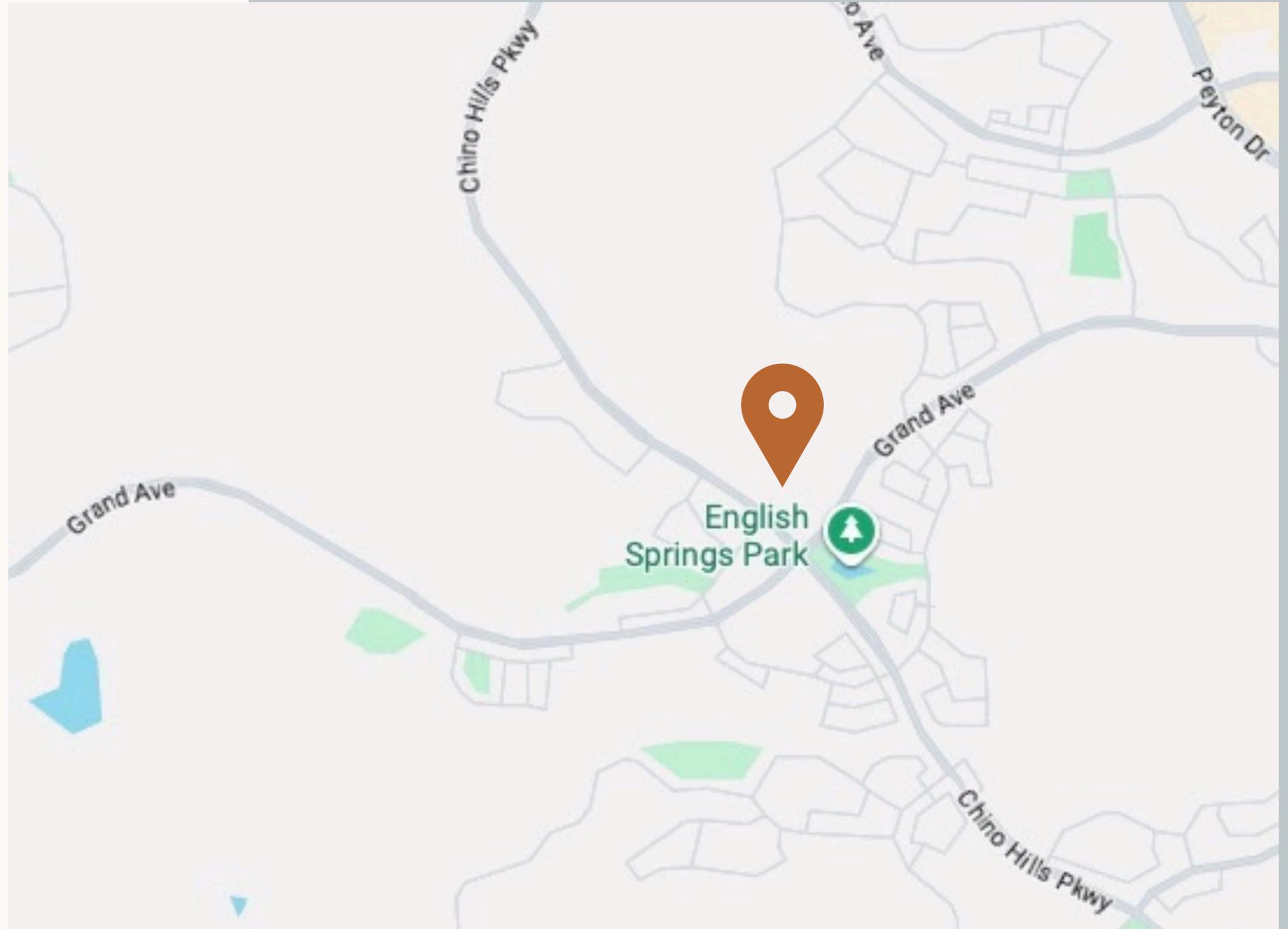
Conveniently located at the intersection of Grand Ave. and Chino Hills Parkway

Property Address

2090 Chino Hills Parkway
Chino Hills, CA, 91709

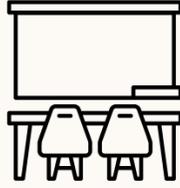
Traffic Counts

Grand Ave: 22,400 CPD
Chino Hills Pkwy: 24,900 CPD





Property Highlights



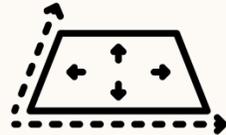
10 CLASSROOMS



5 OUTDOOR PLAY YARDS



APPROVED FOR 242 STUDENTS



2.24 AC LOT



13,487 SF SCHOOL SITE



54 PARKING SPACES



THRIVING NEIGHBORHOOD



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Chino Hills Stats

Demographics

Total Population: 77,237

Median Age: 39.6

% of Population under 17: 24.4%

Average Household Income

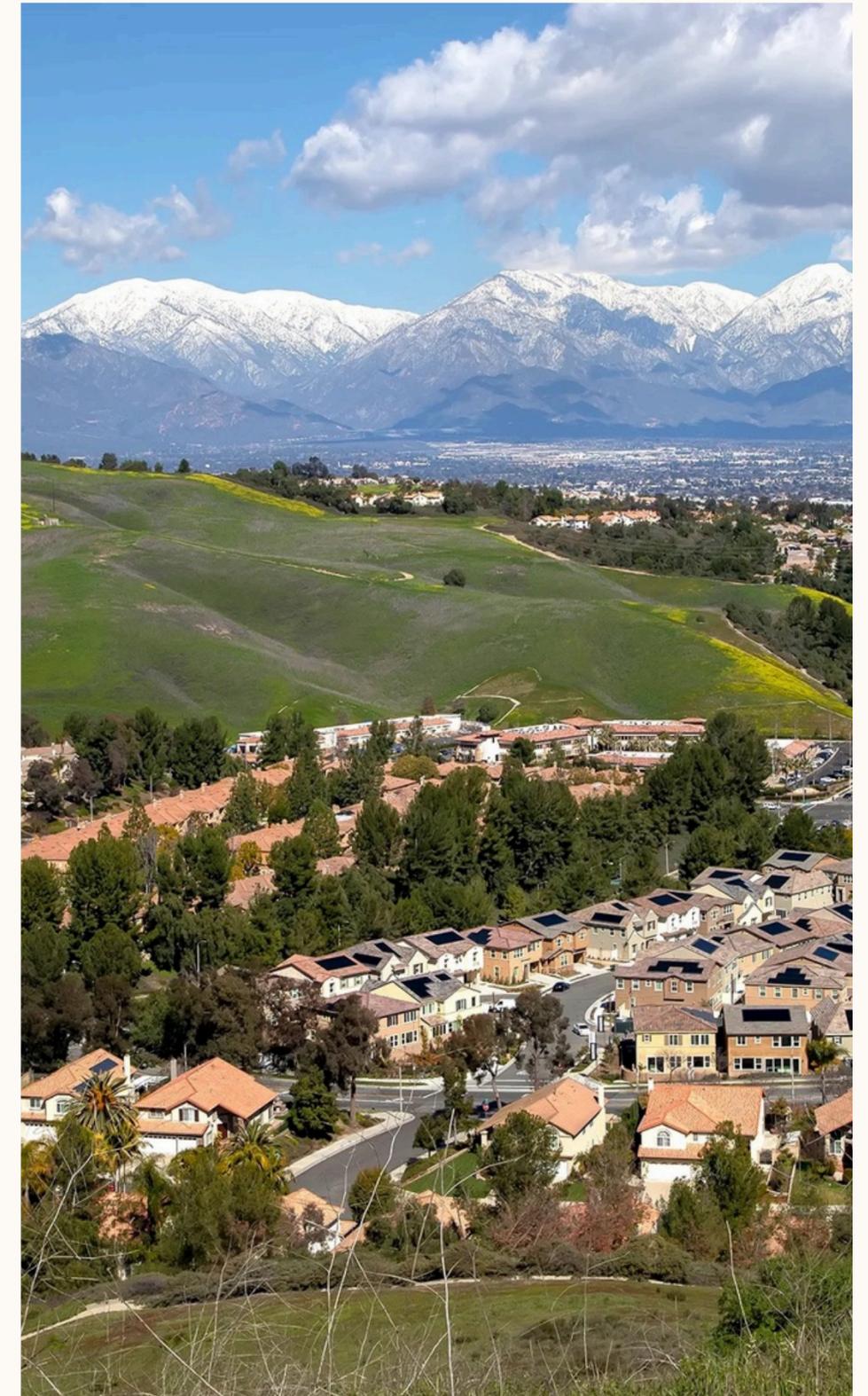
\$149,663

Median Home Price

\$1,050,000

Lifestyle Snapshot

- Safe and Family Oriented
- Affluent and Stable
- Abundant Recreation
- Convenient Access
- Strong Education Focus

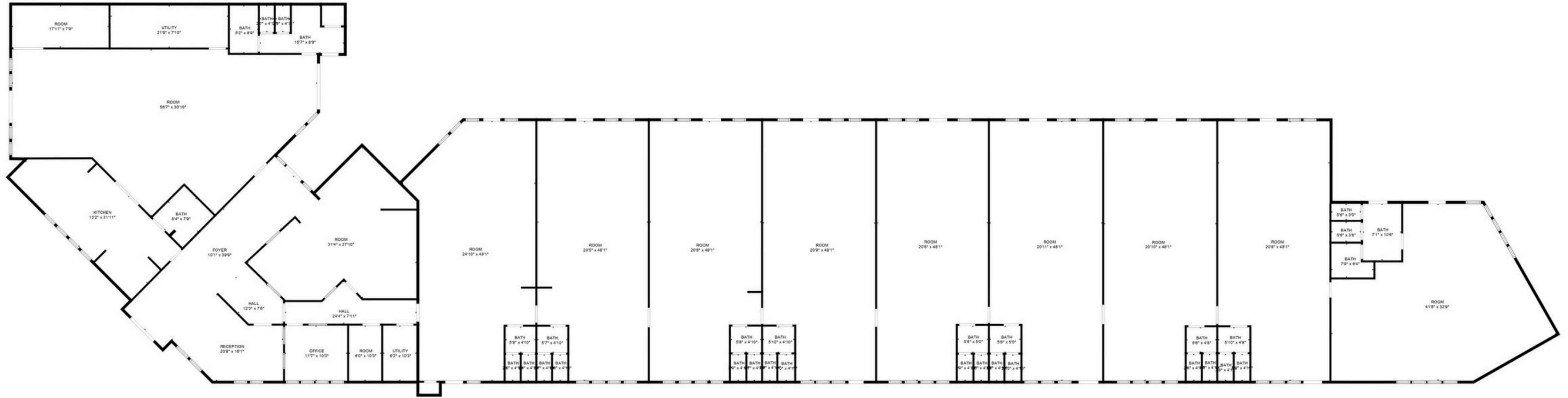


Left: Built-out check-in station.
Right: Library.



Right: Stage for readings and performances.
Left: Classrooms with kitchenettes, sink, and built-in storage.





Floor Plan

Featuring

- 10 Classrooms each with its own two-stall restrooms, kitchenette, and built-in storage
- Reception/check-in
- Admin office
- Admin Lounge
- Library
- Small multipurpose room
- Performance room with space



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Parcel Map



Chino Hills Pkwy

Chin

Grand Ave

2090

2092

2140



Outdoor Play

Outdoor play is a vital part of early childhood development, supporting physical health, social interaction, and cognitive growth. The property includes five separate outdoor play areas with high-end commercial play structures designed for children of various ages, ensuring safe and age-appropriate activities. An outdoor covered lunch area further enhances the campus by providing a comfortable setting for meals and group gatherings.



Plug & Play

This property represents a true “plug-and-play” opportunity for educational operators. With an existing Conditional Use Permit (CUP) already in place for preschool operations and the facility fully built out with classrooms, restrooms, kitchenettes, play yards, and support areas, a buyer or tenant can quickly open and operate without the delays and expense of securing new entitlements or undertaking major construction. This turnkey setup provides significant time and cost savings, allowing an operator to focus immediately on enrollment and program development.

Next Steps

For additional information regarding this unique opportunity, or to arrange a private tour of the property, please contact our team directly. We look forward to discussing how this premier educational facility can meet your needs and answering any questions you may have.



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