

# SANTA BARBARA AT CHINO HILLS

SOQUEL CANYON PARKWAY & POMONA RINCON ROAD, CHINO HILLS, CA



## PROJECT FEATURES

- + Mixed-use project including a 15,600-square-foot retail center and a Lewis-developed 307-unit high density residential development
- + Easy access from State Route 71, the primary north/south freeway in the trade area
- + Adjacent to Chino Hills High School with approximately 3,000 students
- + Located in an affluent and established city
- + On the "going to work" side of the street

## DEMOGRAPHICS

Radius	1-Miles	3-Miles	5-Miles
Estimated Population	14,347	60,236	169,858
Estimated Avg. HH Income	\$166,832	\$151,618	\$143,895

## TRAFFIC COUNT

71 Fwy at Soquel Canyon Rd. 79,033 CPD

Pomona Rincon Rd.

9,326 CPD

Soquel Canyon Rd. 20,661 CPD

Source: Inrix



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JUICE BAR

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**LEWIS**  
**RETAIL CENTERS**

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TENANT	SQFT
1 Starbucks	2,076
2 Patron Barber Parlour	1,134
3 Excel Optometrist	1,134
4 Nekter Juice Bar	1,262
5 Violet Rooster	1,827
6 Available	1,418
7 Septembers Taproom ...	5,040
8 Available	1,260



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Summary Profile

2010-2020 Census, 2024 Estimates with 2029 Projections  
Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 33.964/-117.6919

15912 Pomona Rincon Rd Chino Hills, CA 91709	1 mi radius	3 mi radius	5 mi radius
Population			
2024 Estimated Population	14,347	60,236	169,858
2029 Projected Population	13,962	58,776	166,668
2020 Census Population	15,390	61,705	174,124
2010 Census Population	12,394	52,579	155,388
Projected Annual Growth 2024 to 2029	-0.5%	-0.5%	-0.4%
Historical Annual Growth 2010 to 2024	1.1%	1.0%	0.7%
2024 Median Age	35.0	37.0	36.5
Households			
2024 Estimated Households	4,427	17,827	50,891
2029 Projected Households	4,376	17,649	50,681
2020 Census Households	4,604	18,298	52,203
2010 Census Households	3,465	14,511	43,926
Projected Annual Growth 2024 to 2029	-0.2%	-0.2%	-
Historical Annual Growth 2010 to 2024	2.0%	1.6%	1.1%
Race and Ethnicity			
2024 Estimated White	27.0%	31.3%	30.3%
2024 Estimated Black or African American	6.5%	6.9%	6.4%
2024 Estimated Asian or Pacific Islander	37.0%	31.0%	27.0%
2024 Estimated American Indian or Native Alaskan	0.9%	1.0%	1.1%
2024 Estimated Other Races	28.5%	29.9%	35.1%
2024 Estimated Hispanic	36.2%	37.6%	44.4%
Income			
2024 Estimated Average Household Income	\$166,832	\$151,618	\$143,895
2024 Estimated Median Household Income	\$128,223	\$119,603	\$117,440
2024 Estimated Per Capita Income	\$51,479	\$44,921	\$43,152
Education (Age 25+)			
2024 Estimated Elementary (Grade Level 0 to 8)	6.5%	5.2%	6.6%
2024 Estimated Some High School (Grade Level 9 to 11)	4.0%	5.4%	5.9%
2024 Estimated High School Graduate	18.1%	20.9%	21.4%
2024 Estimated Some College	14.6%	17.1%	19.9%
2024 Estimated Associates Degree Only	6.6%	9.1%	8.9%
2024 Estimated Bachelors Degree Only	28.8%	27.1%	24.7%
2024 Estimated Graduate Degree	21.4%	15.2%	12.6%
Business			
2024 Estimated Total Businesses	429	3,675	7,400
2024 Estimated Total Employees	3,434	38,035	62,207
2024 Estimated Employee Population per Business	8.0	10.4	8.4
2024 Estimated Residential Population per Business	33.5	16.4	23.0