

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
- » 7,996 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

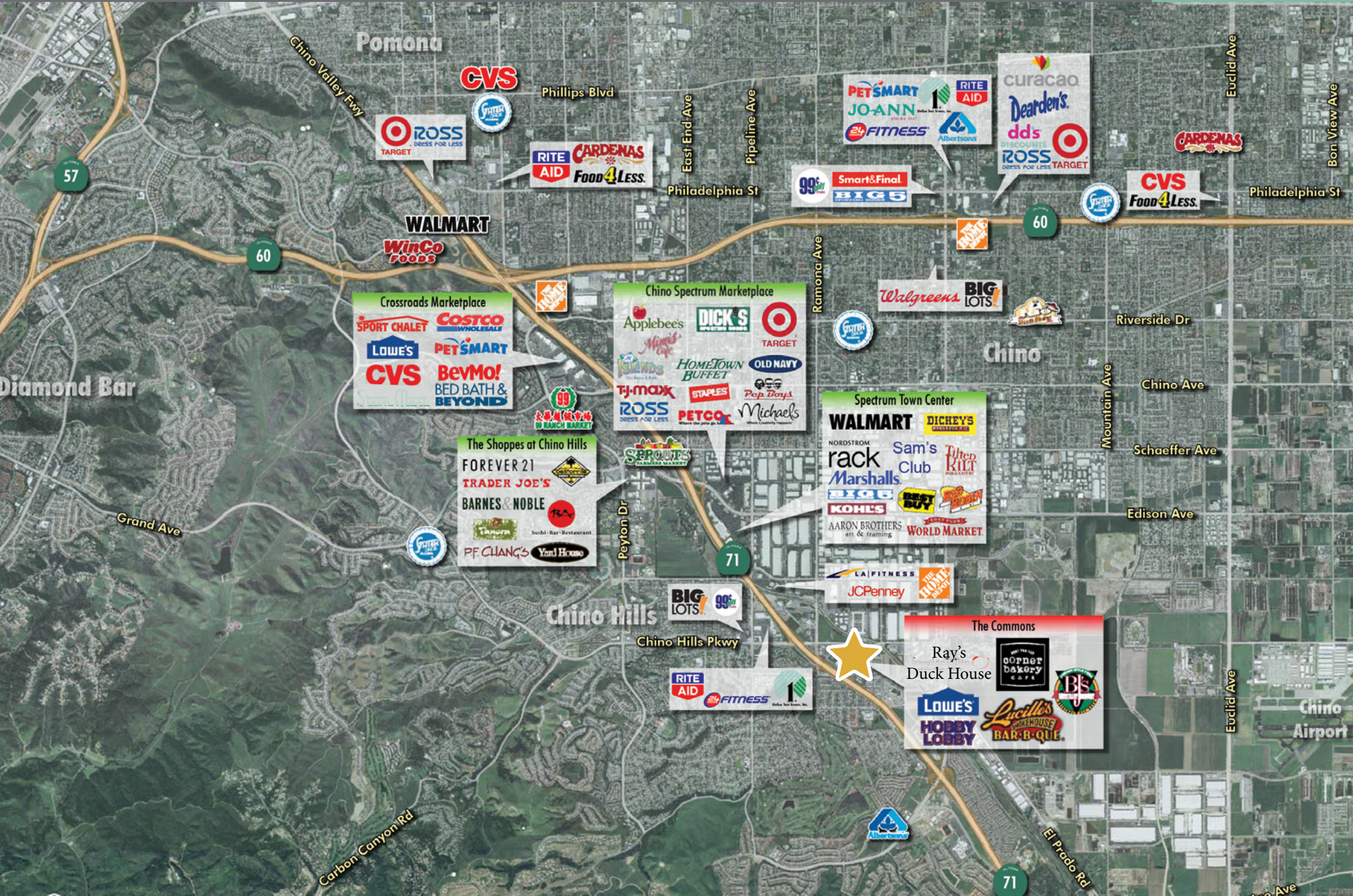


\$115,954

2021 AVG HH INCOME



Trade Area



Pomona

Chino Valley Fwy

Phillips Blvd

East End Ave

Pipeline Ave

Philadelphia St

Euclid Ave

Bon View Ave

Philadelphia St

57

60

60

WALMART

WinCo FOODS

Crossroads Marketplace

SPORT CHALET COSTCO WHOLESALE
 LOWE'S PET SMART
 CVS BevMo! BED BATH & BEYOND

Chino Spectrum Marketplace

Applebees DICK'S TARGET
 ISLANDS HOME TOWN BUFFET OLD NAVY
 TJ-maxx STAPLES Pep Boys
 ROSS PETCO Michaels

Ramona Ave

Walgreens BIG LOTS!

Chino

Riverside Dr

Mountain Ave

Chino Ave

Schaeffer Ave

Edison Ave

Grand Ave

The Shoppes at Chino Hills

FOREVER 21
 TRADER JOE'S
 BARNES & NOBLE
 SUSHI BAR RESTAURANT
 PF CHANG'S Yard House

Peyton Dr

71

Chino Hills

Chino Hills Pkwy

BIG LOTS! 99¢

RITE AID
 24 FITNESS

Spectrum Town Center

WALMART DICKEY'S
 NORDSTROM rack Sam's Club Tilted Kilt
 Marshalls BEGGY
 KOHL'S AARON BROTHERS art & framing WORLD MARKET

LA FITNESS JCPenney

The Commons

Ray's Duck House
 THE CORNER BAKERY CAFE
 LOWE'S HOBBY LOBBY
 Lucille's BAR-B-QUE

Chino Ave

Euclid Ave

Chino Airport

71

El Prado Rd

Site Plan



Building 4505



Building 4511



Building 4517



BJ's Restaurant



Lucille's BBQ



Soup N Fresh



Building 4665



Building 4721



Building 4711



Lowe's

VACANT SUITE

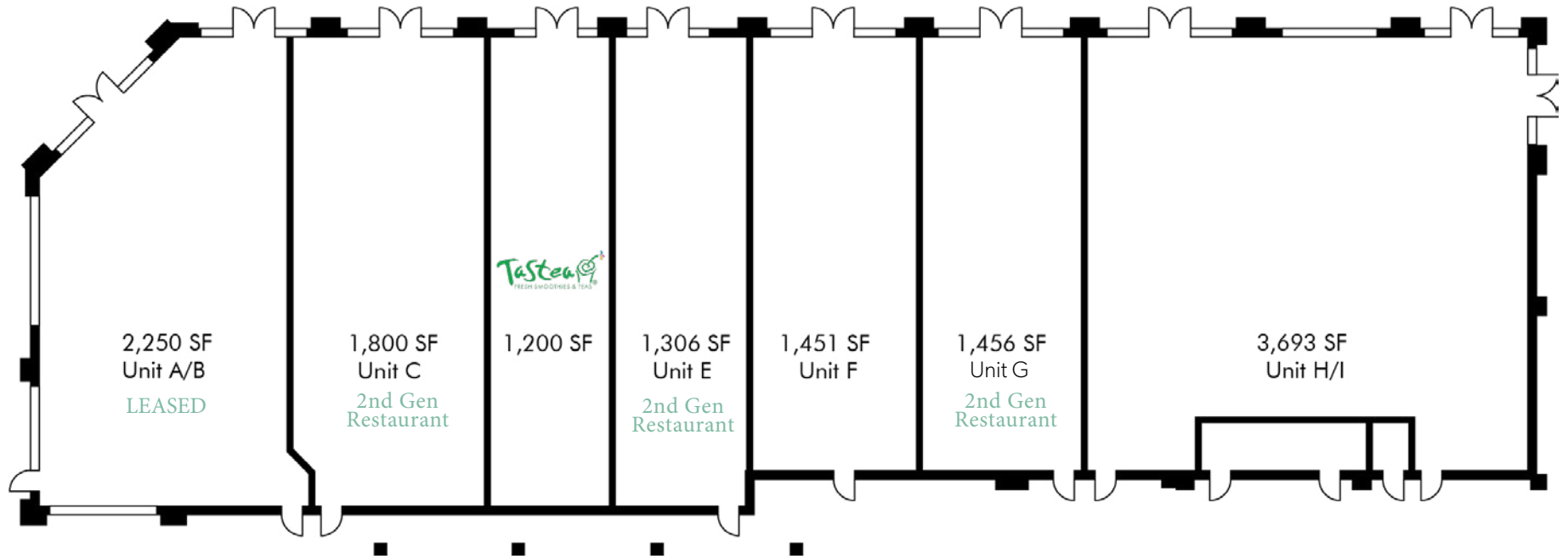
PROPOSED



10/20/22

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		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		2nd GEN Restaurant
Bldg 4711 - Unit A/B	2,250 SF	Leased
Bldg 4711 - Unit C	1,800 SF	VACANT 2nd GEN Restaurant
Bldg 4711 - Unit D		Tastea
Bldg 4711 - Unit E	1,307 SF	VACANT 2nd GEN Restaurant
Bldg 4711 - Unit F	1,451 SF	Security/ VACANT
Bldg 4711 - Unit G	1,456 SF	VACANT 2nd GEN Restaurant
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

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