



For lease

NWC Chino Hills Pkwy & Pipeline Ave | Chino Hills, CA
750-1,250 SF Available

Property Highlights

- Easy access from State Route 71 with $\pm 83,000$ CPD, the primary north/south freeway through the trade area.
- The Average Household Income for the City of Chino Hills is in excess of \$132,000.
- Close to 37,000 CPD pass through this intersection.
- More than 88,000 people within 3 miles with incomes in excess of \$158,000.
- High identity, high traffic location.



	1 mile	3 miles	5 miles
Estimated population	12,032	88,875	221,436
Daytime population (16 years or over)	13,172	74,825	144,830
Estimated households	4,009	28,046	66,964
Average household income	\$139,457	\$158,162	\$145,861

Source: Sites USA 2026



Area Retailers

**HOBBY
LOBBY**

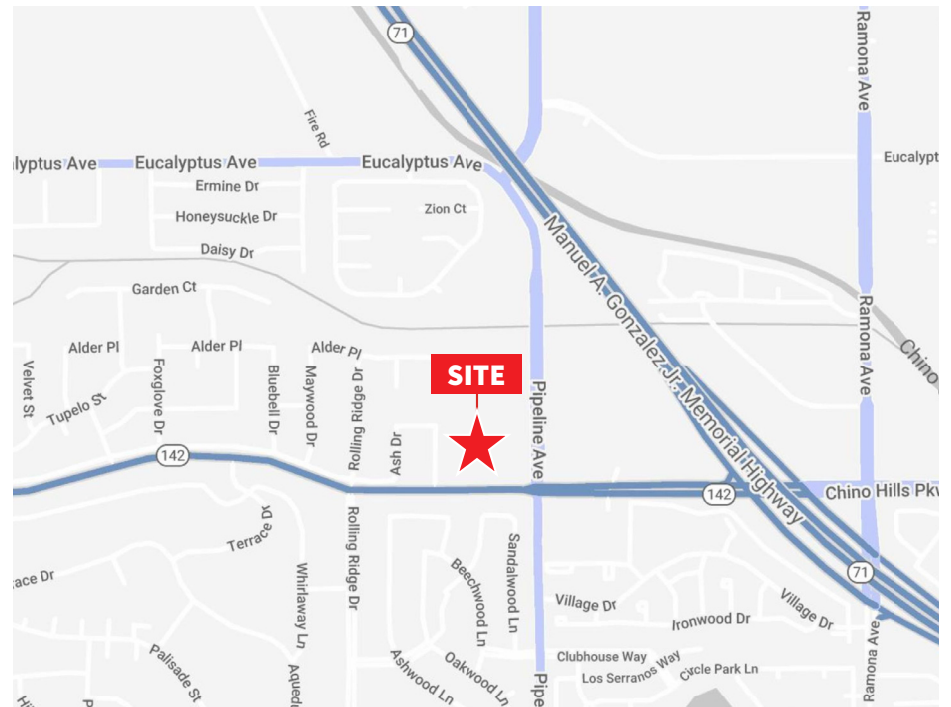
LOWE'S

**Lucille's
SMOKEHOUSE
BAR-B-QUE**

**Smart & Final
extra!**

FEED THE DAY
**corner
bakery**
CAFE

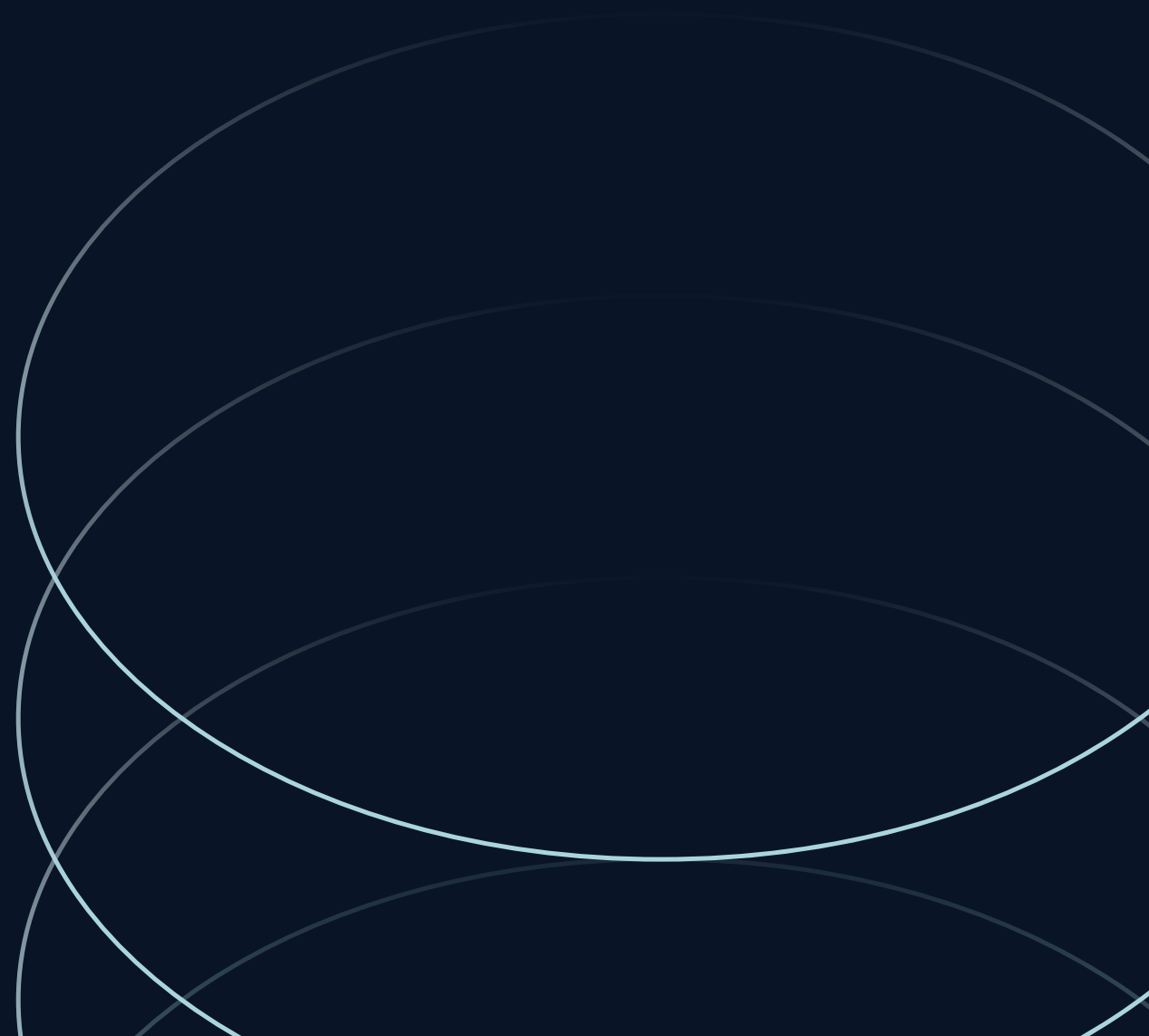
**BJ's
RESTAURANT
BREWHOUSE**





Local Aerial





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