

FOR LEASE

Fairfield Ranch Retail Center

15390 Fairfield Ranch Rd | Chino Hills, CA 91709

 SRS

MOTIVATED LANDLORD | STRONG TI ALLOWANCE AVAILABLE — \$/SF FLEXIBLE



Improved Restaurant End-Cap Opportunity

1,192 SF
Available

Former Subway space with existing
build-out and improvements in place



DESCRIPTION

- Immediate proximity to daily needs residential communities and daytime workforce from industrial warehouses
- Strong incomes over \$140k in the immediate area
- Benefits from major thoroughfares (SR-71, Central Ave), which boosts visibility and ease of access for drive-by business
- Recently renovated building and landscaping
- Come join established co-tenants; Los Primos Mexican Food and Donut Shop

CONTACT

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 **THE PRESERVE
AT CHINO**

Community Developments

Chino Hills Census Housing Data

Total Housing	26,068
Total Household	24,929

Currently Under Developments

10 Communities	421 Units
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Est. Units within the next 2-5 yrs

23 Communities	6,204 Units
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Industrial Developments

4 Business Centers	6,656,076 SF
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EST DEMOGRAPHICS

1 Mile

Population	9,958
Avg Household Income	\$142,594
Daytime Population	6,881

3 Miles

Population	75,096
Avg Household Income	\$145,909
Daytime Population	47,750

5 Miles

Population	203,719
Avg Household Income	\$139,552
Daytime Population	84,509

*Source: Esri 2025

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