

# AVAILABLE FOR LEASE



**CHINO HILLS PLAZA**  
14600 PIPELINE AVE, CHINO, CA 91710



## PROPERTY FEATURES

- High Average Household income neighborhood center.
- Located at Pipeline Avenue & Eucalyptus Avenue Intersect.
- Direct ingress at the signalized intersection of the Pipeline Avenue & 71-FW underpass.
- Multiple points of Ingress/Egress North & Southbound along Pipeline Ave.
- Join a wide array of neighboring accompanying Tenants, including: Wholesale Nutrition, Fit Body Bootcamp, Body Essentials Day Spa, Chino Hills Pizza Company, Super Sergios Mexican Restaurant and more.
- Shop space available directly along Pipeline Avenue at ingress-egress access points.

## 5 MILE RADIUS DEMOS

**237,643**  
POPULATION



**\$137,118**

AVERAGE  
HOUSEHOLD  
INCOME

**DAYTIME**  
DEMOGRAPHICS

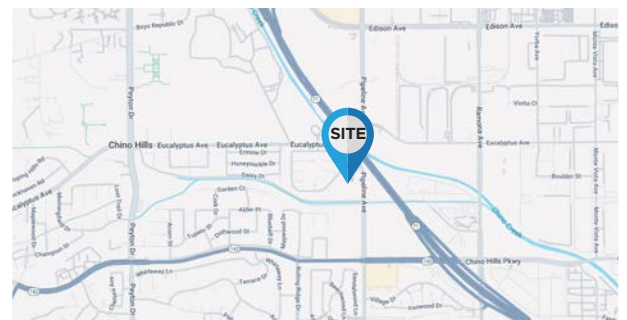
**149,634**

## TRAFFIC COUNTS

**±27,203 CPD At Eucalyptus Ave & Pipeline Ave**



**±101,582 CPD On I-71 Freeway**



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**Jay Nichols**  
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This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your property advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Revised: April 30, 2026 7:49 AM

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AVAILABILITIES		
1	HR STAFFING	±2,050 SF
2	AVAILABLE JULY 1, 2026	±1,500 SF



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**CHINO HILLS PLAZA**  
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**Ruben S. Ayala High School**  
2,639 STUDENTS



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