



Chino Hills Marketplace

Chino Hills, CA

Riverside-San Bernardino-Ontario (CA)



Matt Magnaghi

Leasing Representative

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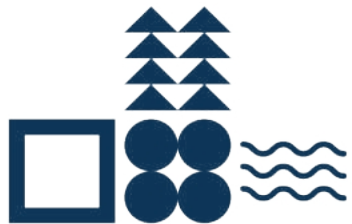


AERIAL

GROSS LEASABLE AREA (GLA) 310,612 SF

PARKING SPACES 1,701

PARKING RATIO 5.48 per 1,000 SF



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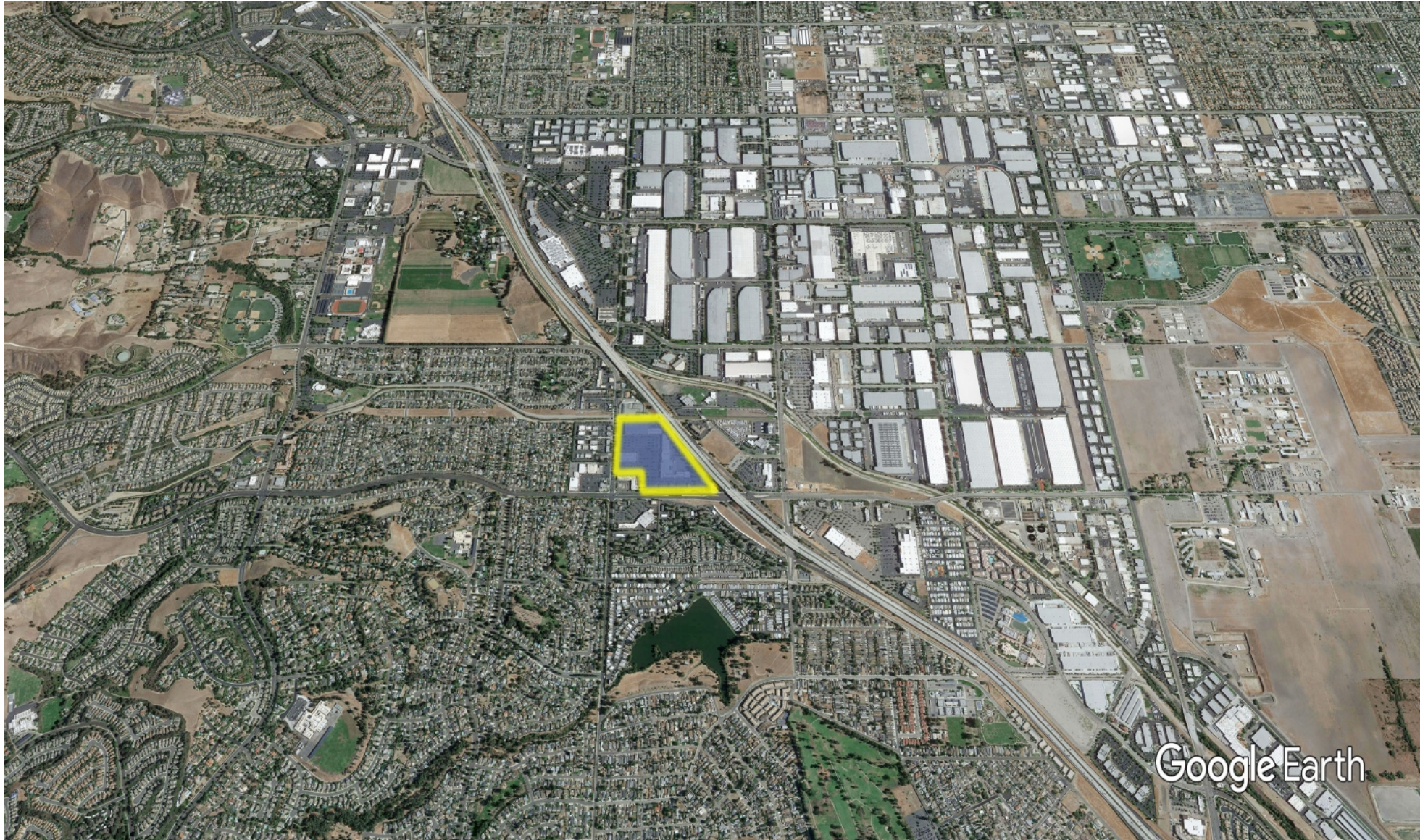
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DENSITY AERIAL

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■ Available ■ Potentially Available



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TENANT	SQ FT	TENANT	SQ FT	TENANT	SQ FT	TENANT	SQ FT
2 24 Hour Fitness	35,000	22 Smart & Final	47,616	42 Circle K	3,800	62 Available	1,456
3 Dollar Tree	15,494	23 Nothing Bundt Cakes	2,200	43 The Habit Burger Grill	2,000	63 Woodstone Pizzeria	3,300
4 Kahoots	9,347	24 Chino Hills Optometry	1,275	44 JPMorgan Chase Bank	6,383	64 Tan BBQ Restaurant	1,519
5 Goodwill	15,469	25 Help U Sell Prestige Prop.	750	45 Grotto Treasures	1,050	65 California Dentistry & Braces	2,100
6 Pets 'N' Vets Animal Hospital	3,000	26 KBY Aesthetics	1,438	46 Eco Cleaners	1,610	66 Baskin Robbins	1,300
7 Z&W DingSheng Inc.	3,500	27 NutriShop	960	47 Hand & Stone Massage and Facia	3,500	67 Tomo 7 Sushi	2,275
8 Rockstars of Tomorrow	2,500	28 Nail Story	790	48 Juice 'N' Bowls	1,050	68 SmileLand Orthodontics	1,555
9 Precision Sound	3,194	29 Chino Hills Barber	750	49 Starbucks	1,600	69 Sumi Beauty Salon	1,300
10 Wilding Wallbeds	2,283	30 Master Tobacco	750	50 Noodology	1,460	70 Glowzy Nail Bar	1,300
11 Phenix Salon Suites	4,567	31 VIP Dentistry	1,250	51 Threading Salon	915	71 Supercuts	1,300
12 Avis	1,816	32 Domino's Pizza	1,250	52 The UPS Store	1,193	72 Champions Martial Arts	1,300
13 Outie Pets Grooming	1,150	33 Magic Wok	1,500	53 Korean Restaurant	1,200	73 CosmoProf	2,310
14 U.S. Best Tutors	1,040	34 Chino Hills ADHC Inc.	5,829	54 Luxweet Cafe	969	74 Available	2,870
15 Pounds Off Medical Center	1,200	35 Legend Hot Chicken	1,700	55 Available	1,220	75 MusicAlley School of Music	3,300
16 Sharkey's Cuts for Kids	1,437	36 Lineage Trading Company	2,911	56 Baja Style Ceviche Bar	2,400	76 Available	1,586
17 Available	1,050	37 ASN Depot	3,910	57 Wingstop	1,220	77 Chino Hills Oral Surgery Cente	2,400
18 Available	1,050	38 Just Tires	4,799	58 Kalaveras	4,392	78 AFC Urgent Care	2,800
19 Boot Barn Western and Work Wea	10,434	39 Carl's Jr.	3,528	59 Available	2,592		
20 Turner's Outdoorsman	8,880	40 Taco Bell	2,224	60 Ivy Leaf Academy	2,592		
21 Available	23,830	41 El Pollo Loco	2,268	61 Mes Amis	1,556		

Disclaimer: This site plan shows the approximate location, square footage, and configuration of the shopping center and adjacent areas, and is only illustrative of the size and relationship of the stores and common areas generally, all of which are subject to change. The showing of any names of tenants, parking spaces, square footage, curb-cuts or traffic controls shall not be deemed to be a representation or warranty that any tenants will be at the shopping center, the square footage is accurate, or that any parking spaces, curb-cuts or traffic controls do or will continue to exist. Moreover, any demographics set forth in this flyer are for illustrative purposes only and shall not be deemed a representation by Landlord or their accuracy. Availability of this property for rent is subject to prior rental or withdrawal of the property from the market at any time without notice.

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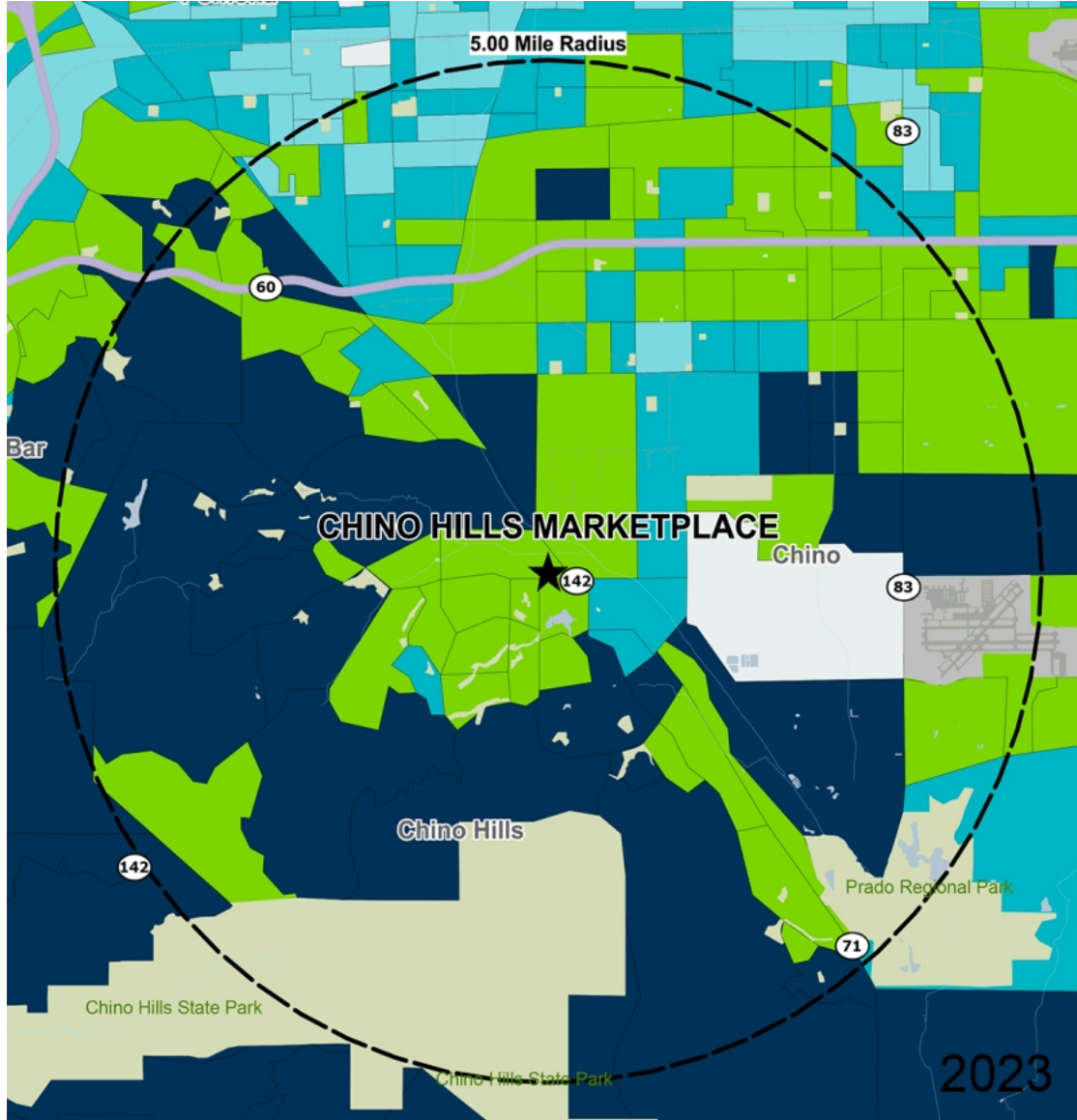


COMPETITION MAP

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by Block Group

Demographics

2022 ESTIMATES	1-MILE	3-MILES	5-MILES
Population	13,972	99,084	243,959
Daytime Pop	15,235	98,792	213,951
Households	4,292	28,391	68,145
Average HH Income	\$108,956	\$121,512	\$114,448
Median HH Income	\$87,531	\$100,572	\$93,789
Per Capita Income	\$33,500	\$35,294	\$32,336

Average Household Income

Popstats, 4Q 2022, Trade Area Systems

- \$150K and up
- \$75K - \$100K
- \$100K - \$150K
- \$50K - \$75K
- \$0K - \$50K



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