

THE COMMONS AT CHINO HILLS

SEC CHINO HILLS PKWY & RAMONA AVE



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
- Approximately 87,000 cars per day pass The Commons at the intersection of Chino Hills Parkway, Ramona Avenue and State Route 71

AFFLUENT DEMOGRAPHICS, MASTER-PLANNED COMMUNITY

- More than 10,685 people within the 1-mile trade area, with an Average Household Income of \$78,921
- More than 91,803 people within the 3-mile trade area, with an Average Household Income of \$98,400
- More than 221,093 people within the 5-mile trade area, with an Average Household Income of \$92,258
- The average household income for the City of Chino Hills is \$115,573.

432,000
Square Feet

INTERSECTION
SEC Chino Hills Pkwy & Ramona Ave

19,740 CPD
Traffic count: Chino Hills Parkway

79,000 CPD
Traffic count: 71 Freeway





DEMOGRAPHICS

3 MILE RADIUS



92,172

2015
POPULATION



72,890

DAYTIME
EMPLOYMENT



\$92,305

2015 AVG HH
INCOME



\$76,956

2015 MEDIAN
HH INCOME





TRADE AREA



SITE PLAN



Please mark a selection, sign and fax back.

- OK to print.
- Correct and resend proof
- Correct and print

(sign here)

(date)

VACANT SUITE



TENANT ROLL



50,000 SF

Site	Tenants
Anchor	Lowe's
Anchor	Toys R Us
Anchor	Hobby Lobby
MM 1	20,000 SF VACANT
MM 2	18,000 SF VACANT
MM 3	12,000 SF VACANT
R1	BJ's Restaurant
R2	Lucille's Smokehouse BBQ
R3	Soup Plantation/The Pretty Kitty
R4	Farou Food
P1	Arby's
Bldg 4505	Wahoo's Fish Tacos
Bldg 4505	Yogurtland
Bldg 4505	Diamond & Design
Bldg 4505 - Unit A-1	Jimmy John's Subs
Bldg 4505 - Unit A-2	Pho Mai Vietnamese
Bldg 4517 - Unit A	Corner Bakery
Bldg 4517 - Unit C	Waba Grill
Bldg 4517 - Unit E	Manila Bay Seafood
Bldg 4511	2,500 SF VACANT
Bldg 4511	Surgery Center
Bldg 4511	Medical Office
S7-A1	Orange Theory Fitness
S7-A2	2,200 SF VACANT
Bldg 4721	Sam's Buffet
Bldg 4665 - Unit A	Ichu Kawa
Bldg 4665 - Unit D	Avion Dental
Bldg 4665 - Unit G/H	Frame Salon
Bldg 4665 - Unit E	Johnny's Lashes
Bldg 4665 - Unit F	Savi Nails & Spa
Bldg 4665 - Unit J	The Broiler
Bldg 4711 - Unit A	Dog Haus
Bldg 4711 - Unit B	Project Pie
Bldg 4711 - Unit C	Tastea
Bldg 4711 - Unit D	Creamistry
Bldg 4711 - Unit F	1,451 SF Security Office
Bldg 4711 - Unit G	1,456 SF VACANT
Bldg 4711 - Unit H	1,396 SF VACANT
Bldg 4711 - Unit I	2,297 SF VACANT
Shops 6 - Unit A	2,676 SF VACANT
Shops 6 - Unit B	4,245 SF VACANT
Shops 6 - Unit C	4,245 SF VACANT
Shops 6 - Unit D	4,251 SF VACANT
Shops 6 - Unit E	1,628 SF VACANT



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