



For Lease

Fairfield Ranch Retail Center

**15390 Fairfield Ranch Rd
Chino Hills, CA 91709**

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



IMPROVED RESTAURANT END-CAP AVAILABLE

1,192 SF

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

Est Demographics

1 MILE

Population	9,898
Avg Household Income	\$149,721
Daytime Population	7,536

3 MILE

Population	74,058
Avg Household Income	\$149,578
Daytime Population	50,777

5 MILE

Population	205,389
Avg Household Income	\$144,679
Daytime Population	89,146

Source: 2026 esri



About the Property

- 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

SRS REAL ESTATE PARTNERS

The information presented was obtained from sources deemed reliable; however, SRS does not guarantee its completeness or accuracy.

Traffic Counts

Central Ave	±12,400 CPD
SR-71	±92,500 CPD

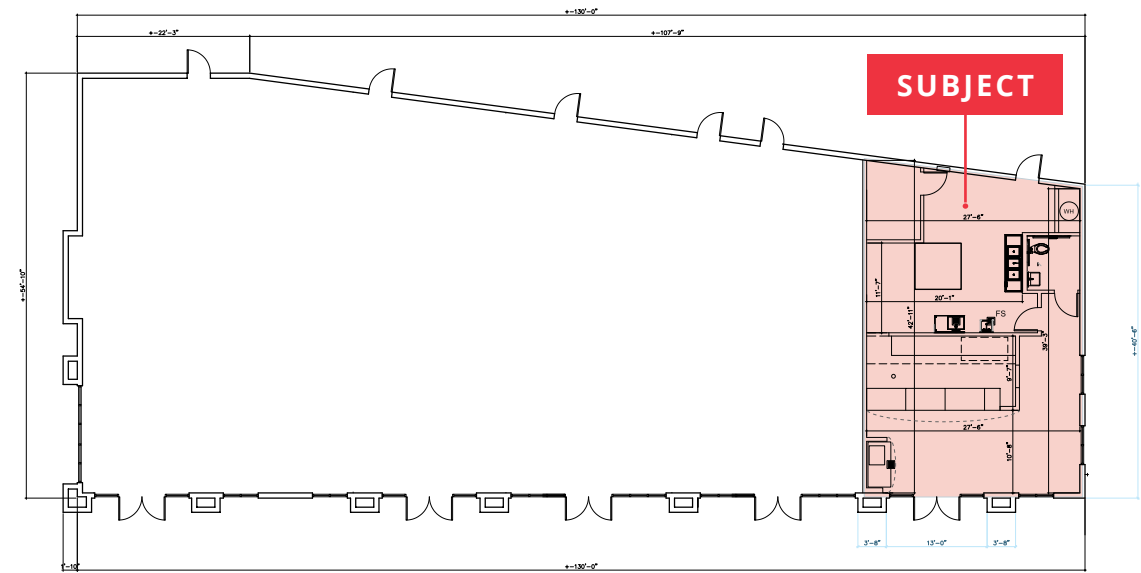
Source: CoStar

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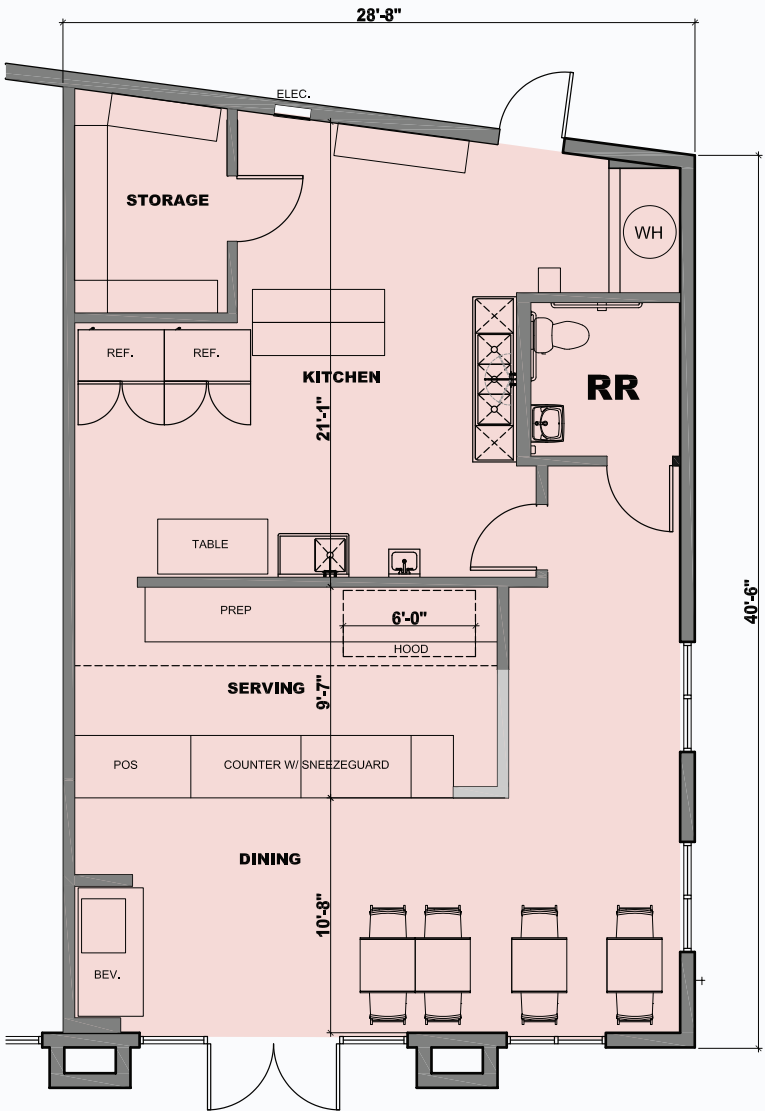
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1,192 SF AVAILABLE

* Proposed QSR Layout





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

Est. Units within the next 2-5 yrs

23 Communities 6,204 Units

Industrial Developments

4 Business Centers 6,656,076 SF



THE PRESERVE
AT CHINO

approx.
5,435 ACRES

Site

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