



# 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
- » Close to 90,000 cars per day pass The Commons at the intersection of Chino Hills Parkway, Ramona Avenue and State Route 71

### AFFLUENT DEMOGRAPHICS, MASTER-PLANNED COMMUNITY

- » 11,686 people within the 1-mile trade area, with an Average Household Income of \$97,127
- » 67,996 people within the 3-mile trade area, with an Average Household Income of \$118,727
- » 228,547 people within the 5-mile trade area, with an Average Household Income of \$113,531

**432,000**  
Square Feet

**Intersection**  
SEC Chino Hills Pkwy & Ramona Ave

**30,176 CPD**  
Traffic count: at intersection of  
Chino Hills Parkway at Ramona Ave

**86,376 CPD**  
Traffic count: 71 Freeway



# Drive Time Demographics

10 Minute Drive Time



123,848

2021 POPULATION



128,918

2021 DAYTIME POPULATION

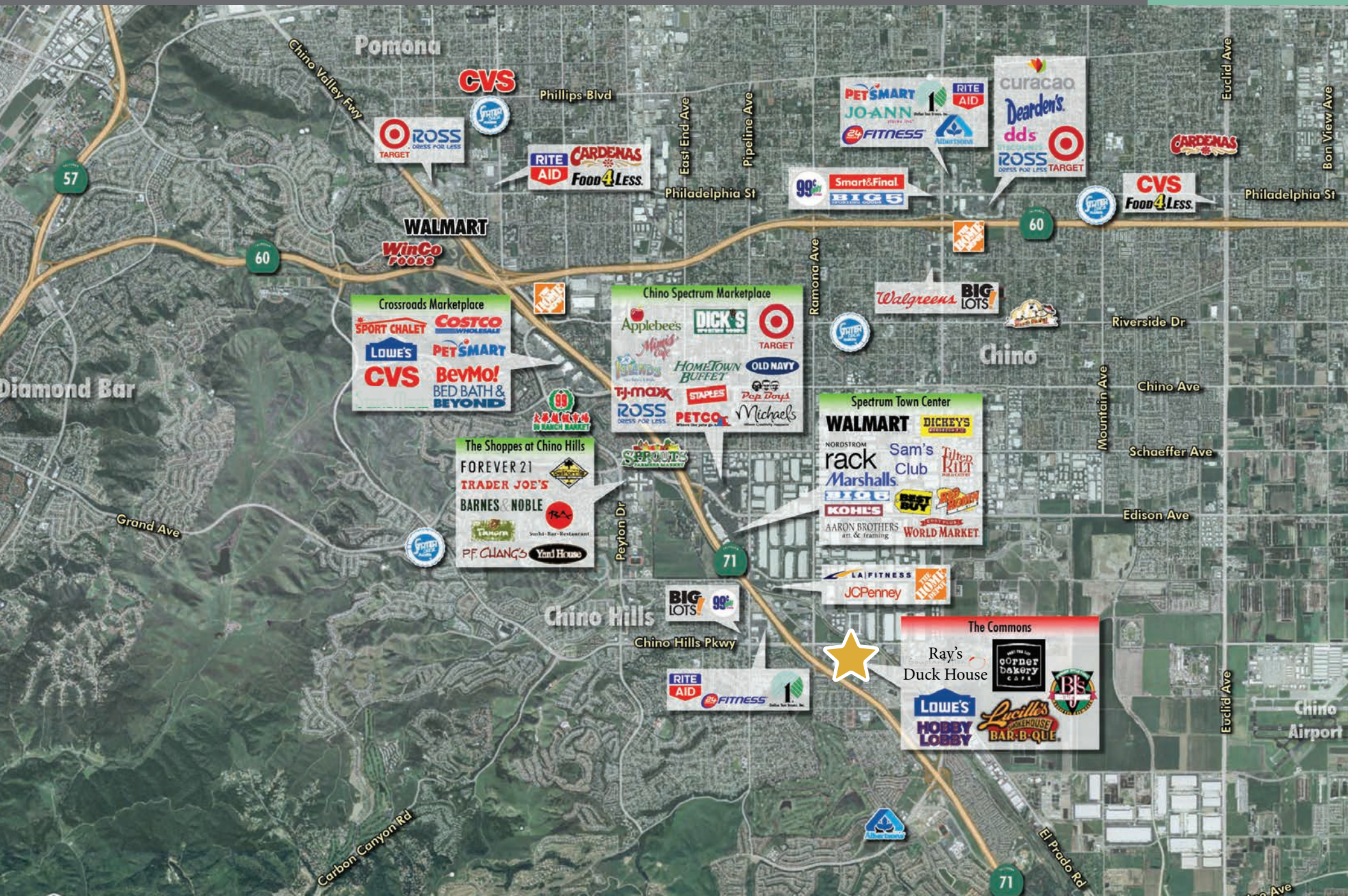


\$115,954

2021 AVG HH INCOME



# Trade Area



# Site Plan



Building 4517



BJ's Restaurant



Lucille's BBQ



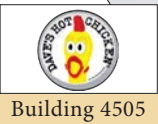
2nd Gen Restaurant



Building 4665



Building 4721



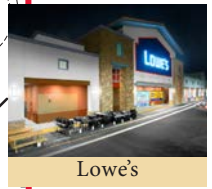
Building 4505



Building 4511



Building 4711



Lowe's

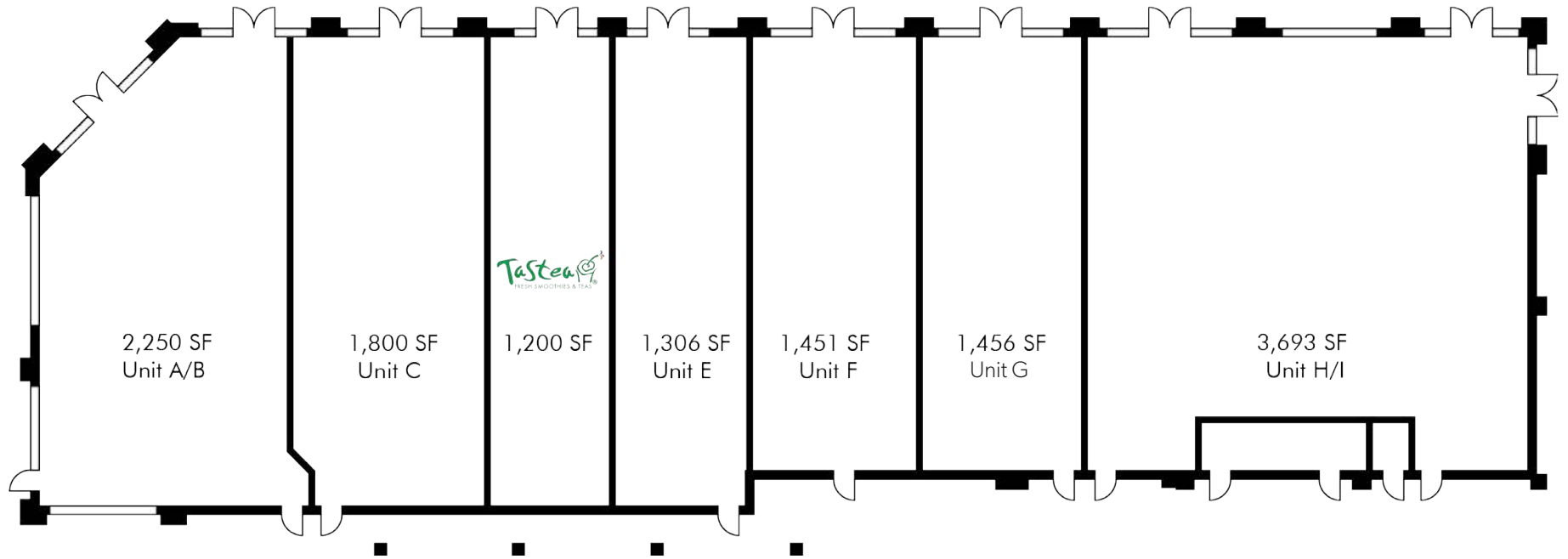
VACANT SUITE

PROPOSED



# Floor Plan

Building 4711



Square footages and dimensions are estimates only.



# Tenant Roll



50,000 SF Proposed

17,045 SF Proposed

SITE		TENANTS
Anchor		Lowe's
Anchor	64,028 SF	VACANT (Divisible)
Anchor		Hobby Lobby
MM1	20,000 SF	PROPOSED
MM2	18,000 SF	PROPOSED
MM3	12,000 SF	VACANT
R1		BJ's Restaurant
R2		Lucille's Smokehouse BBQ
R3		Soup N Fresh
R3		The Pretty Kitty
R4		Farou Food
P1		Arby's
Bldg 4505 - Unit D		Dave's Hot Chicken
Bldg 4505 - Unit C		Yogurtland
Bldg 4505 - Unit B		D'Vine
Bldg 4505 - Unit A		Pho Mai Vietnamese
Bldg 4517 - Unit A		Corner Bakery
Bldg 4517 - Unit C		Waba Grill
Bldg 4517 - Unit E		Inchin's Bamboo Garden
Bldg 4511 - Unit E		Code Ninjas
Bldg 4511		Medical Office
S7-A1		Orange Theory Fitness
S7-A2		Mexican Restaurant
Bldg 4721		Ray's Duck House
Bldg 4665 - Unit A/B		VACANT 2nd GEN Restaurant
Bldg 4665 - Unit C		Lucky Massage
Bldg 4665 - Unit D/E		Avion Dental
Bldg 4665 - Unit F		Savi Nails & Spa
Bldg 4665 - Unit G/H		Frame Salon
Bldg 4665 - Unit I		VACANT 2nd GEN Restaurant
Bldg 4711 - Unit A/B	2,250 SF	VACANT
Bldg 4711 - Unit C	1,800 SF	VACANT
Bldg 4711 - Unit D		Tastea
Bldg 4711 - Unit E	1,307 SF	VACANT
Bldg 4711 - Unit F	1,451 SF	Security/ VACANT
Bldg 4711 - Unit G	1,456 SF	NOW AVAILABLE
Bldg 4711 - Unit H/I	3,693 SF	VACANT
Shops 6 - Unit A-C	11,166 SF	PROPOSED
Shops 6 - Unit D	5,879 SF	PROPOSED

# THE COMMONS at Chino Hills

SEC CHINO HILLS PKWY & RAMONA AVE



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