



CHINO HILLS MARKETPLACE

Chino Hills Pkwy at Pipeline Ave, Chino Hills, CA

Located along Hwy 71, Chino Hills Marketplace is a major shopping hub for area residents, catering to both the surrounding neighborhoods with daily-needs retailers, as well as the regional trade area with specialty stores. The City of Chino Hills enjoys the San Bernardino County's second-highest income level and consistent residential growth. The trade area has a strong workplace population.

**WEINGARTEN
REALTY®**

PROPERTY SIZE 310,812 SQ. FT.

LAT/LONG 33.98369 N, -117.71345 W

TRAFFIC COUNTS CHINO HILLS PKWY & PIPELINE AVE - 50,390

CONTACT

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This site plan is presented solely for the purpose of identifying the approximate location and size of the building, and intended for use as a reference only.

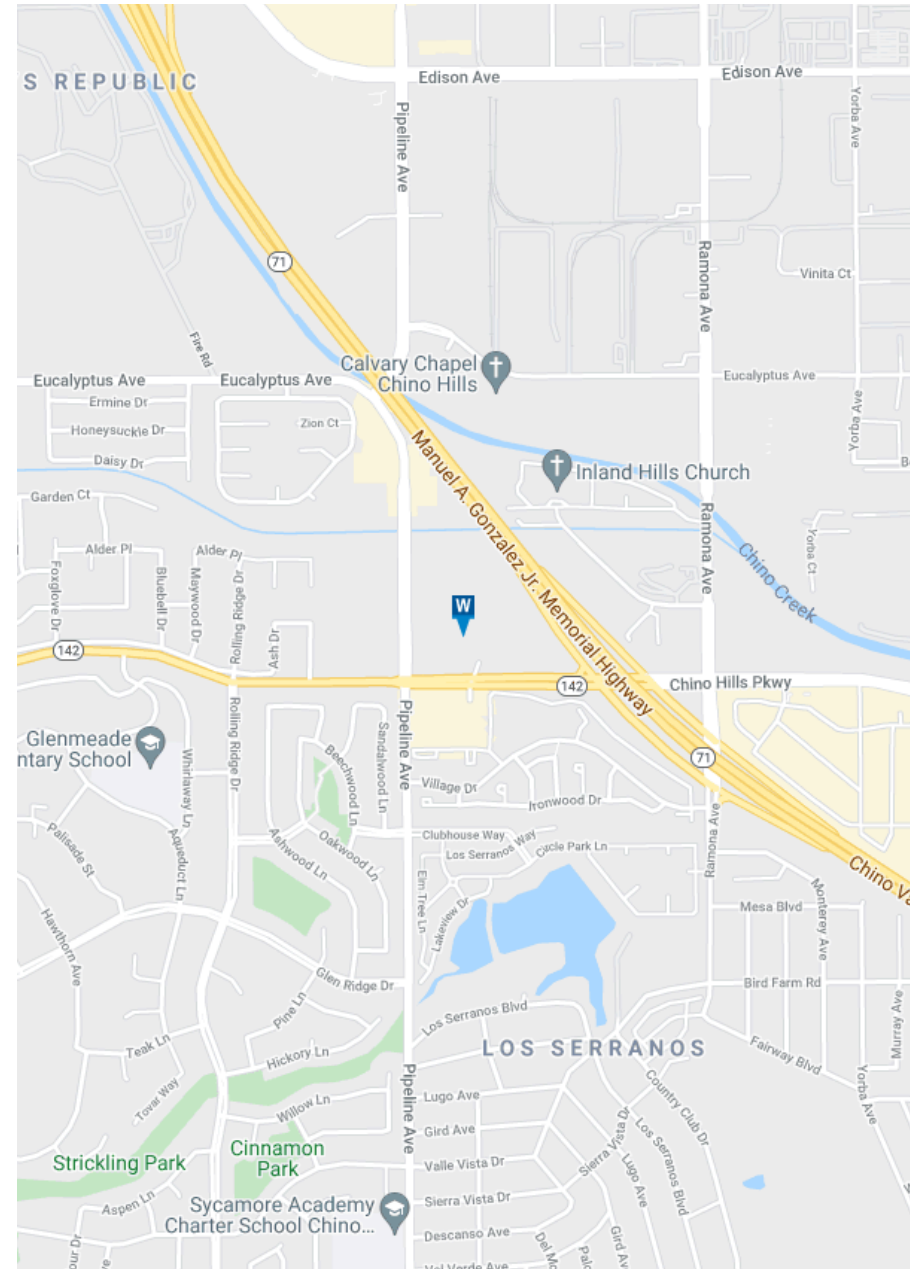
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TENANT LIST

A0A	Las Cascadas	4,392 SF	B0R	Nutrishop	960 SF	F0A	24 Hour Fitness	35,000 SF
A0D	Wingstop	1,220 SF	B0S	Available	1,438 SF	F0B	Dollar Tree	15,494 SF
A0F	Mr. Fish Grill	2,400 SF	B0T	Help U Sell	750 SF	F0C	Kahoot's Animals	
A0H	Royal Thai Restaurant	1,220 SF	B0V	Chino Hills Optometry	1,275 SF	F0D	and Supplies	9,347 SF
A0J	Luxweet Cafe	969 SF	B0W	Nothing Bundt Cakes	2,200 SF	G0A	Available	2,800 SF
A0K	Korean Restaurant	1,200 SF	COA	Smart & Final Grocer	47,616 SF	G0C	Chino Hills Oral Surgery Center	2,400 SF
A0L	The UPS Store	1,193 SF	COH	Rite Aid Pharmacy	23,830 SF	G0D	Available	1,586 SF
A0M	Threading Salon	915 SF	D0C	Turner's Outdoorsman	8,880 SF	G0E	MusicAlley School of Music	3,300 SF
A0N	MISO Cafe	1,460 SF	D0H	Boot Barn Western and Work Wear	10,434 SF	G0H	Xscape Pods	2,870 SF
A0P	Starbucks	1,600 SF	D0L	Foot Massage	1,050 SF	G0J	CosmoProf	2,310 SF
A0R	Sustain Juicery	1,050 SF	D0M	Lee's Tailoring	1,050 SF	G0K	Z-Ultimate Self Defense Studio	1,300 SF
A0S	Hand & Stone Massage	3,500 SF	D0N	Available	1,437 SF	G0L	Supercuts	1,300 SF
A0U	Marketplace Cleaners	1,610 SF	D0R	Pounds Off Medical Center	1,200 SF	G0M	Nail Bar Salon	1,300 SF
A0W	Liberty Tax	1,050 SF	D0T	U.S. Best Tutors	1,040 SF	G0N	Sumi Beauty Salon	1,300 SF
A0X	Chase Bank	6,383 SF	E0A	Qutie Pets	1,150 SF	G0P	SmileLand Orthodontics	1,555 SF
B0A	Goodyear Tires	4,799 SF	E0B	Avis	1,816 SF	G0R	Hayaci Japanese	2,275 SF
B0C	ASN Depot	3,910 SF	E0E	Phenix Salon Suites	4,567 SF	G0S	Baskin Robbins	1,300 SF
B0E	Lineage Trading Company	2,911 SF	E0F	Wilding Wallbeds	2,283 SF	G0T	California Family Dentistry	2,100 SF
B0F	RAN BBQ	1,700 SF	E0H	Precision Sound	3,194 SF	G0U	Subway	1,519 SF
B0H	Adult Day Health Care	5,829 SF	E0K	Rockstars of Tomorrow	2,500 SF	G0V	Stonefire Pizzeria	3,300 SF
B0K	Magic Wok	1,500 SF	E0L	Shanghainese Noodle Restaurant	3,500 SF	G0W	NAR Mediterranean Grill	1,556 SF
B0L	Domino's Pizza	1,250 SF	E0N	Pets 'N' Vets Animal Hospital	3,000 SF	G0X	Available	2,592 SF
B0M	Chino Hills Dental	1,250 SF				G0Y	Tutoring Center	2,592 SF
B0N	Master Tobacco	750 SF				G0Z	Yangdong Kim	1,456 SF
B0P	Chino Hills Barber	750 SF						
B0Q	Pro Nails	790 SF						

Demographic Summary	1.00 Mile Radius	2.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Population	13,857	44,594	96,354	238,982
Average Household Income	\$96,966	\$108,918	\$109,981	\$102,268
Population Trends				
2000 Population	13,194	39,219	83,618	199,931
2010 Population	12,855	41,297	88,709	214,955
2020 Population	13,857	44,594	96,354	238,982
2025 Population	14,761	47,639	103,916	259,917
Absolute Growth 2010 to 2020'	7.8%	7.98%	8.62%	11.18%
Projected Growth 2020 to 2025'	6.53%	6.83%	7.85%	8.76%
Race & Ethnicity				
% White	37.36%	33.95%	28.9%	24.51%
% Black	3.02%	3.9%	4.62%	4.59%
% Asian	13.77%	21.94%	23.26%	18.74%
% Other	2.89%	3.21%	3.15%	2.68%
% Hispanic	42.96%	37.01%	40.08%	49.48%
Income & Education				
Median Household Income	81,373	94,873	92,794	84,103
Average Household Income	\$96,966	\$108,918	\$109,981	\$102,268
% College Graduates	41.53%	49.89%	45.91%	38.51%
Age				
Median Age	36.9	37.3	37	36
% Age < 18	22.27%	22.11%	21.97%	23.08%
% Age 65 +	13.95%	13.22%	12.61%	12.43%
Households & Housing				
Households	4,282	13,340	27,708	66,747
Average Household Size	3.23	3.31	3.37	3.49
Median Housing Value	\$800,936	\$909,991	\$915,179	\$826,450
% Owner Occupied Housing	71.03%	73.47%	71.23%	68.57%
% Renter Occupied Housing	25.43%	23.26%	25.33%	27.7%
% Vacant Housing	3.54%	3.27%	3.44%	3.73%
Workplace & Workers				
Number of Businesses	536	1,720	3,054	4,771
% White Collar	64.02%	69.45%	69.6%	64.65%
% Blue Collar	35.98%	30.55%	30.4%	35.35%



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