



For lease

NWC Chino Hills Pkwy. & Pipeline Ave. | Chino Hills, CA
750-7,692 SF Available

Property Highlights

- Easy access from State Route 71 with over 85,000 CPD, the primary north/south freeway through the trade area.
- The Average Household Income for the City of Chino Hills is in excess of \$132,000.
- Close to 59,000 CPD pass through this intersection.
- More than 98,000 people within 3 miles with incomes in excess of \$147,000.
- High identity, high traffic location.

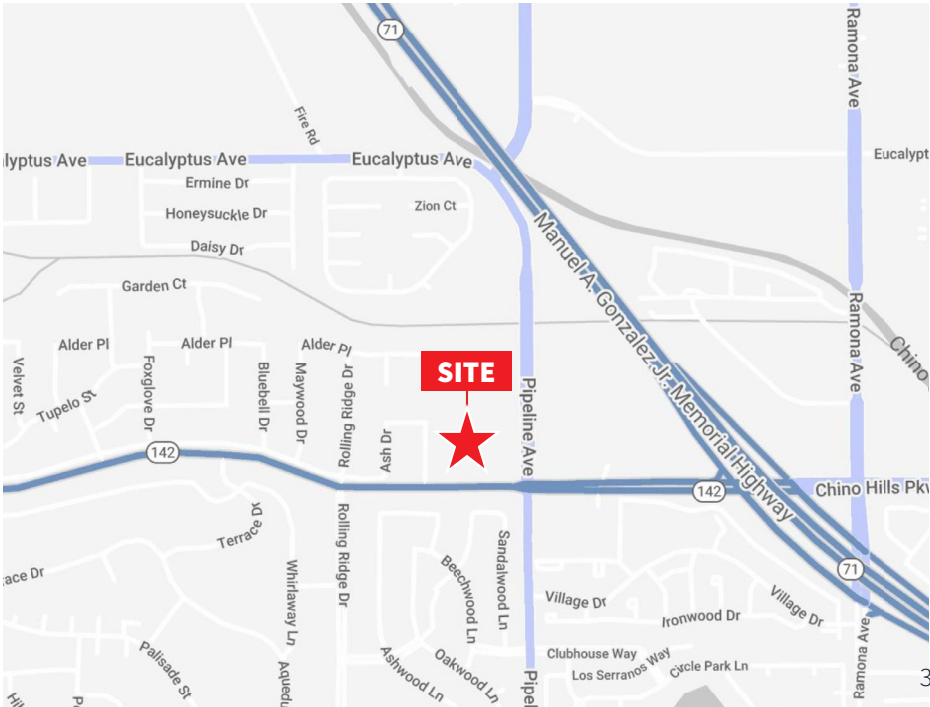


	1 mile	3 miles	5 miles
Estimated population	11,243	98,174	235,568
Daytime population	17,505	85,940	106,307
Estimated households	3,812	30,443	70,111
Average household income	\$130,511	\$147,393	\$135,296

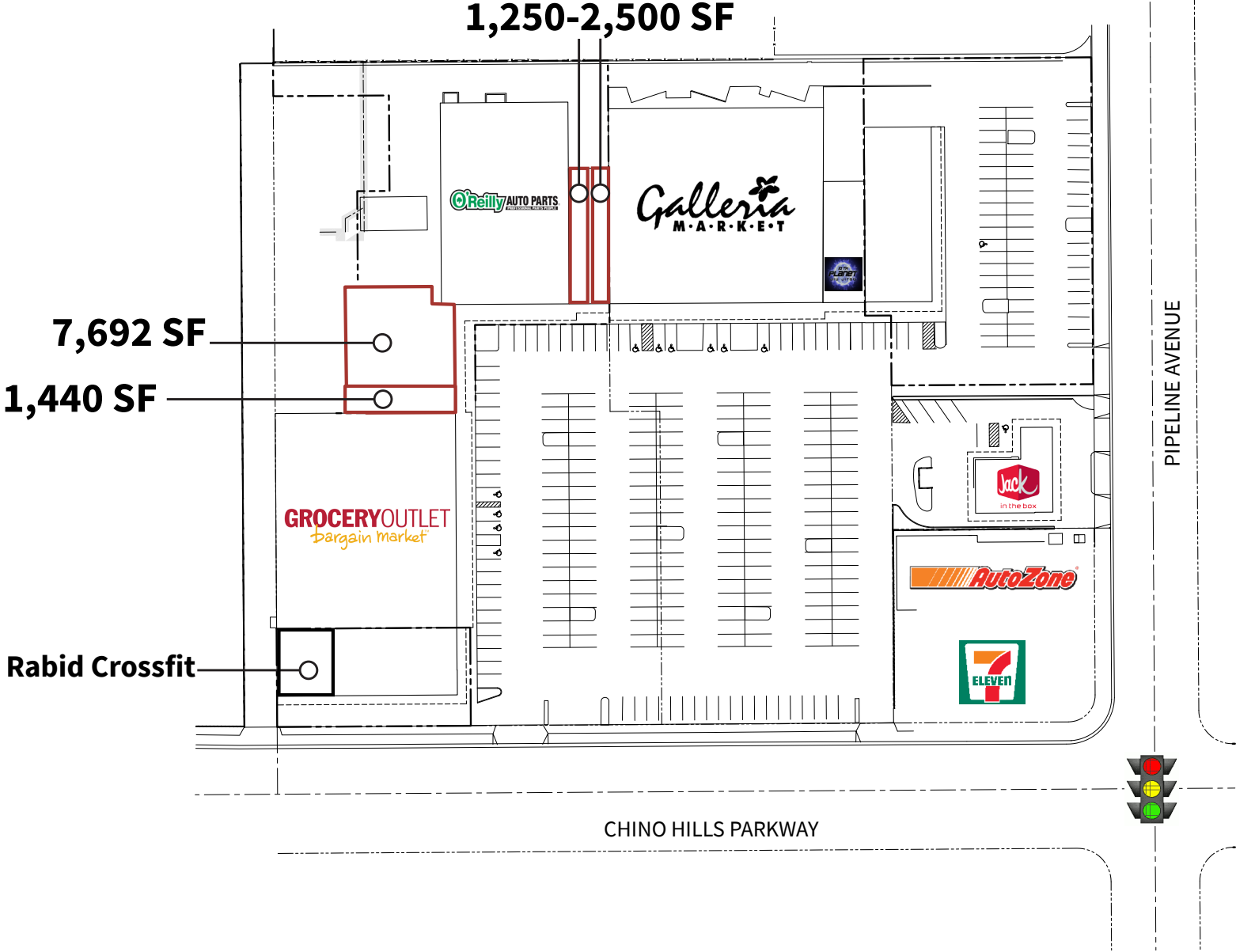
Source: Sites USA & ESRI



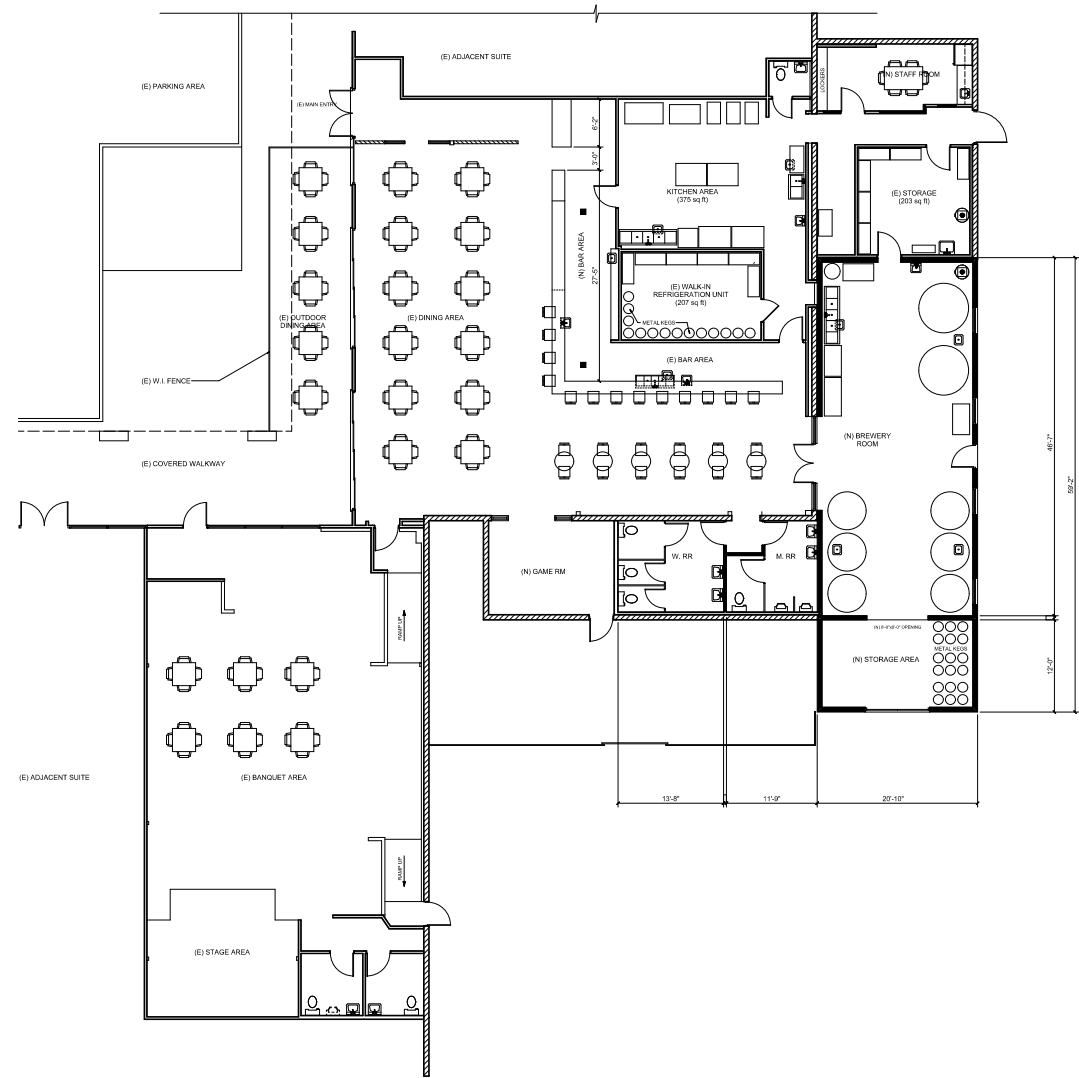
Area Retailers



Site plan



Space plan-4020 B Chino Hills Pkwy
7,692 SF



Local Aerial



Blake Kaplan*Managing Director*

blake.kaplan@jll.com

+1 909 702 3367

Lic. #02001158

Drew Olson*Senior Associate*

drew.olson@jll.com

+1 949 870 0565

Lic.#02051219

Erik Westedt*Managing Director*

erik.westedt@jll.com

+1 213 545 4500

Lic.#01372758