

# THE RINCON

**FOR  
LEASE**

NEC SOQUEL CANYON PARKWAY AND  
POMONA RINCON ROAD, CHINO HILLS, CA









# LOCAL AERIAL

THE RINCON  
NEC SOQUEL CANYON PKWY  
AND POMONA RINCON RD,  
CHINO HILLS, CA

71

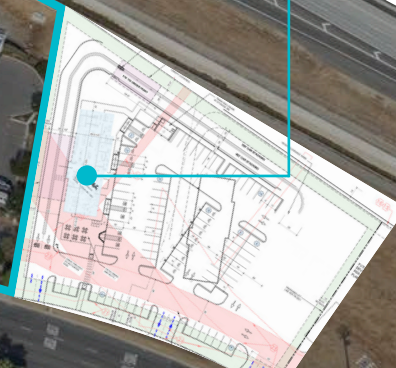
SOQUEL CANYON PKWY

75,500 CPD

71

POMONA RINCON RD

UNDER DEVELOPMENT





# SITE PLAN







## 2025 DEMOGRAPHICS

|   | 1 Mile    | 2 Miles   | 3 Miles   | 5 Miles   |
|---|-----------|-----------|-----------|-----------|
| Population                                | 12,360    | 32,107    | 60,877    | 174,286   |
| Daytime Population<br>(over 16 years old) | 7,194     | 20,825    | 56,133    | 111,912   |
| Avg HH Income                             | \$170,907 | \$161,462 | \$156,087 | \$147,869 |

## TRAFFIC COUNTS

|                       |            |
|-----------------------|------------|
| 71 Freeway            | 75,500 CPD |
| Soquel Canyon Parkway | 21,700 CPD |





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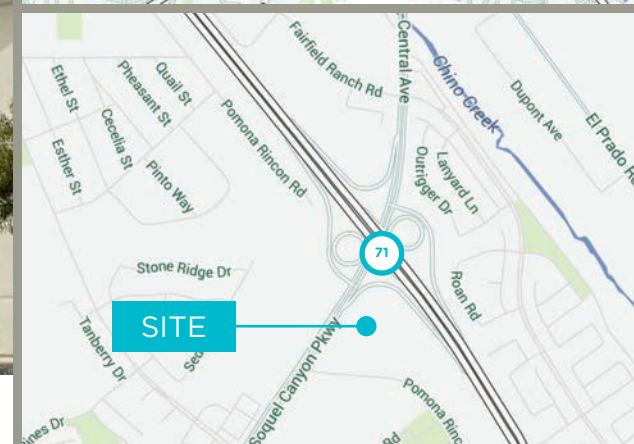
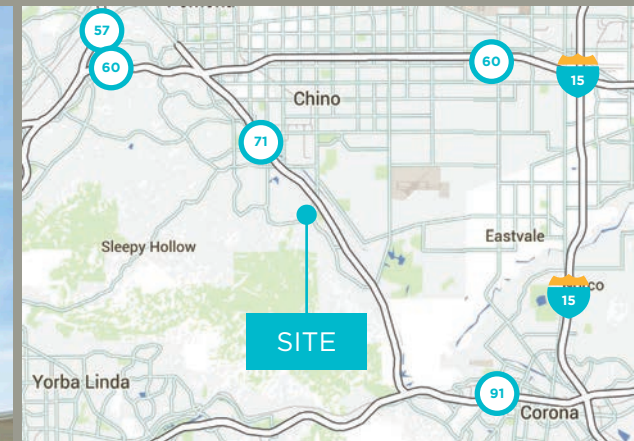
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