

SANTA BARBARA AT CHINO HILLS

SOQUEL CANYON PARKWAY & POMONA RINCON ROAD, CHINO HILLS, CA



PROJECT FEATURES

- + Mixed-use project including a 15,600-square-foot retail center and a Lewis-developed 307-unit high density residential development
- + Easy access from State Route 71, the primary north/south freeway in the trade area
- + Adjacent to Chino Hills High School with approximately 3,000 students
- + Located in an affluent and established city
- + Great neighboring retailers that include Albertons, McDonald's and Rite Aid
- + On the "going to work" side of the street

DEMOGRAPHICS

Radius	1-Miles	3-Miles	5-Miles
Estimated Population	16,050	67,174	185,021
Estimated Avg. HH Income	\$100,573	\$110,470	\$107,312

TRAFFIC COUNT

71 Fwy at Soquel Canyon Rd. 104,500 AADT(201

Soquel Canyon Rd. 12,698 AADT (202)

Source: Inrix & Caltrans



LEWIS LEASING CONTACT
retailinfo@lewismc.com

Lewis Retail Centers

Offered by Lewis Management Corp., a licensed real estate broker, DRE License 01994759. This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your property advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

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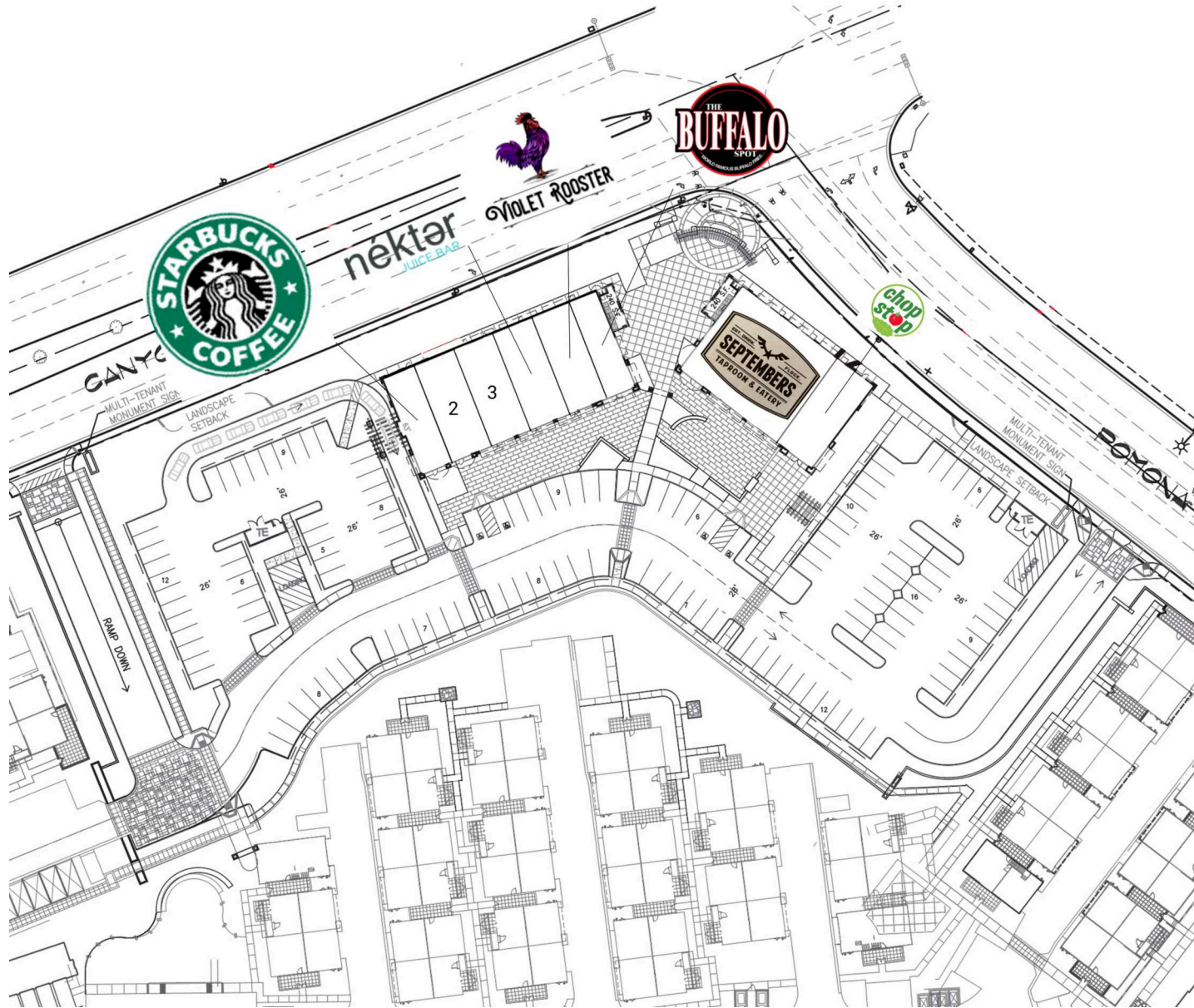
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TENANT	SQFT
1 Starbucks	2,076
2 Patron Barber Parlour	1,134
3 Excel Optometrist	1,134
4 Nektar Juice Bar	1,262
5 Violet Rooster	1,827
6 Buffalo Spot	1,418
7 Septembers Taproom ...	5,040
8 Chop Stop	1,260

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SUMMARY PROFILE

2000-2010 Census, 2020 Estimates with 2025 Projections

Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 33.9639/-117.6919

RS1

15855 Soquel Canyon Pkwy

Chino Hills, CA 91709

1 mi radius 3 mi radius 5 mi radius

POPULATION	2020 Estimated Population	16,050	67,174	185,021
	2025 Projected Population	16,760	69,616	191,917
	2010 Census Population	11,468	51,911	155,534
	2000 Census Population	7,102	45,265	138,118
	Projected Annual Growth 2020 to 2025	0.9%	0.7%	0.7%
	Historical Annual Growth 2000 to 2020	6.3%	2.4%	1.7%
	2020 Median Age	34.0	35.2	35.5
HOUSEHOLDS	2020 Estimated Households	4,825	19,696	54,829
	2025 Projected Households	4,968	20,194	56,173
	2010 Census Households	3,205	14,289	44,057
	2000 Census Households	1,968	11,289	37,570
	Projected Annual Growth 2020 to 2025	0.6%	0.5%	0.5%
	Historical Annual Growth 2000 to 2020	7.3%	3.7%	2.3%
RACE AND ETHNICITY	2020 Estimated White	44.3%	52.2%	50.0%
	2020 Estimated Black or African American	7.1%	7.3%	6.3%
	2020 Estimated Asian or Pacific Islander	29.5%	23.5%	22.4%
	2020 Estimated American Indian or Native Alaskan	0.6%	0.6%	0.8%
	2020 Estimated Other Races	18.4%	16.4%	20.4%
	2020 Estimated Hispanic	39.9%	38.4%	44.1%
INCOME	2020 Estimated Average Household Income	\$100,573	\$110,470	\$107,312
	2020 Estimated Median Household Income	\$113,803	\$104,571	\$100,137
	2020 Estimated Per Capita Income	\$30,232	\$33,329	\$32,318
EDUCATION (AGE 25+)	2020 Estimated Elementary (Grade Level 0 to 8)	2.5%	4.0%	5.6%
	2020 Estimated Some High School (Grade Level 9 to 11)	3.7%	5.1%	7.1%
	2020 Estimated High School Graduate	18.1%	20.9%	21.0%
	2020 Estimated Some College	21.2%	21.6%	21.7%
	2020 Estimated Associates Degree Only	8.6%	9.3%	9.4%
	2020 Estimated Bachelors Degree Only	31.5%	27.0%	24.1%
	2020 Estimated Graduate Degree	14.4%	12.1%	11.2%
BUSINESS	2020 Estimated Total Businesses	348	3,477	6,841
	2020 Estimated Total Employees	3,146	32,062	57,870
	2020 Estimated Employee Population per Business	9.1	9.2	8.5
	2020 Estimated Residential Population per Business	46.2	19.3	27.0

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.