

# 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**  
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**Lewis Retail Centers**

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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 |   | 1 mi radius | 3 mi radius | 5 mi radius |
|--------------------------|---|-------------|-------------|-------------|
| Chino Hills, CA 91709    |   |             |             |             |
| 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.