

FOR LEASE

# GORDON RANCH MARKETPLACE

2569 A-1 CHINO HILLS PKWY | CHINO HILLS | CA

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## PROPERTY INFO

- + ±15,300 sq. ft. (Divisible) space available in this highly trafficked lifestyle center which is geared toward Chino Hills families
- + Availability is a former Fresh & Easy location with many existing FF&E in place
- + Surrounded by strong population density with more than 71,000 people within 3 miles, with affluent AHHI of \$126,446
- + Strategically located in the heart of desirable Chino Hills, and located on Chino Hills Pkwy, which is one of the primary arterials in the trade area
- + Easily accessible to the 71 freeway with over 92,000 AADT
- + Co-tenants include: McDonald's, Leslie's Pool Supplies, GoodEarth Montessori School and 3 Point Play Zone

## 2019 Demographics

	1 Mile	3 Miles	5 Miles
Population	14,534	71,749	236,085
Avg HH Income	\$145,293	\$126,446	\$109,118
Avg Housing Value	\$826,710	\$728,047	\$662,985

## Traffic Counts

Chino Hills Pkwy & Hawk Rd  
(0.2 mi SE of site) ±22,278 ADT

Eucalyptus Ave & Chino Hills Pkwy ±8,237 ADT

## CONTACT US

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## SITE PLAN



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