

LABAND VILLAGE

14220-14270 Chino Hills Parkway, Chino Hills, CA 91709

**±5,128 SF
FOR LEASE**
(Can Be Demised Into
±2,000 - ±3,128 SF)

MAN DENTAL
pure
headspa
pure
face spa

**ORANGE LIGHT
CHRISTIAN PRESCHOOL**
The Pilates Circle

STATER BROS.
markets

**±1,092 SF
FOR LEASE**

PUNCH IT UP FITNESS
Thai Corner
HERBAL NAILS
六兩面 300g Noodles
Nami LASH ART

CIRCLE K

Mobil

Chino Hills Pkwy

Grand Ave



±38,914 CPD

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EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE

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PROPERTY HIGHLIGHTS

- **Stater Bros. Anchored Center in Affluent Community:** Anchored by Stater Bros, Laband Village benefits from the affluent Chino Hills community with an average household income of over \$190,160 within a one-mile radius.
- **±1,092 SF - ±5,128 SF of second-generation retail space,** including two end caps with excellent visibility, one fronting Grand Avenue and the other fronting Chino Hills Parkway.
- **Key Location in Chino Hills:** Located at the intersection of two highly traveled thoroughfares, Grand Avenue & Chino Hills Parkway, Laband Village has an advantage of high traffic counts stemming from all directions with an estimated 38,914 CPD.
- **Convenient Access:** Entering Laband Village is convenient with two points of ingress and egress on both Grand Ave & Chino Hills Parkway.
- **Large Amount of Residential in Close Proximity:** Over 240,498 people reside within a five-mile radius to Laband Village. In addition to the residents of Chino Hills shopping at Laband Village, the center neighbors the communities of Diamond Bar and Phillips Ranch.
- **Adjacent to English Springs Park:** Across the street from Laband Village is the gorgeous 8.2-acre English Springs Park which includes a beautiful pond, a playground, two basketball courts, a volleyball court, and numerous picnic tables and gazebos.

SITE PLAN

■ Available
 ■ Potentially Available
 ▲ Curbside Pick-up



TENANT	SQ FT
1 Available	1,092
2 Nami Lash Art	1,092
3 Herbal Nail & Spa	1,943
5 Thai Corner	971
6 Punch It Up Fitness	6,213
7 Amazing Barbershop	1,094
8 Soon Hee Ne Two Zone	1,215
9 300g Noodles	1,215
10 Stater Bros. Markets	43,235
11 Orange Light Preschool	4,240
12 The Pilates Crew	1,667
13 PURE Head Spa	1,764
14 Man Dental	1,250
15 Available	5,128
16 PURE Face Spa	1,233

±5,128 SF END CAP AVAILABLE

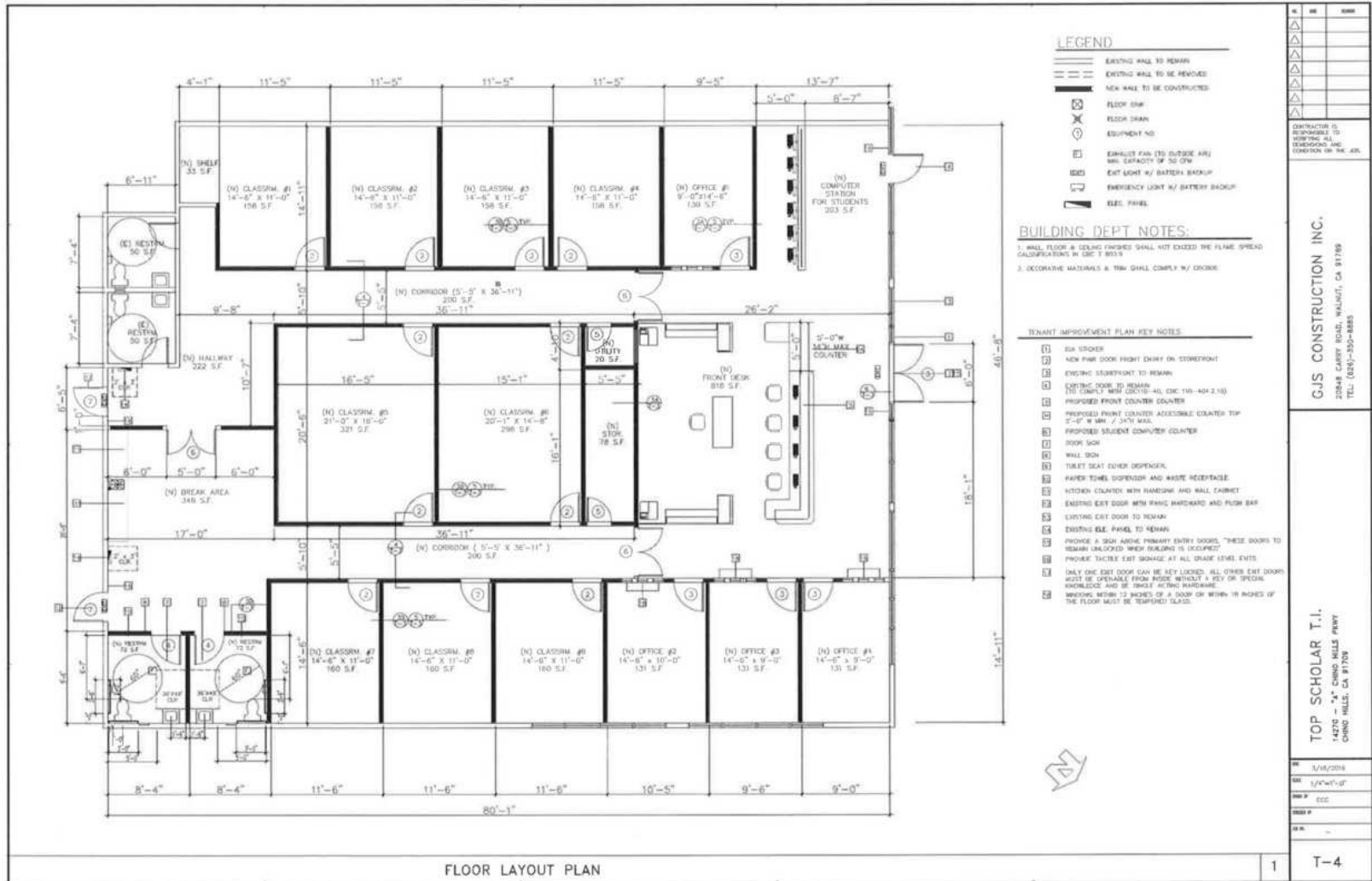


±5,128 SF | 14270 Chino Hills Pkwy A, Chino Hills, CA 91709

±5,128 SF END CAP INTERIOR PHOTOS



±5,128 SF END CAP FLOOR PLAN



*Floor plan is for illustrative purposes only. Tenant to verify independently.

±1,092 SF END CAP INTERIOR PHOTOS

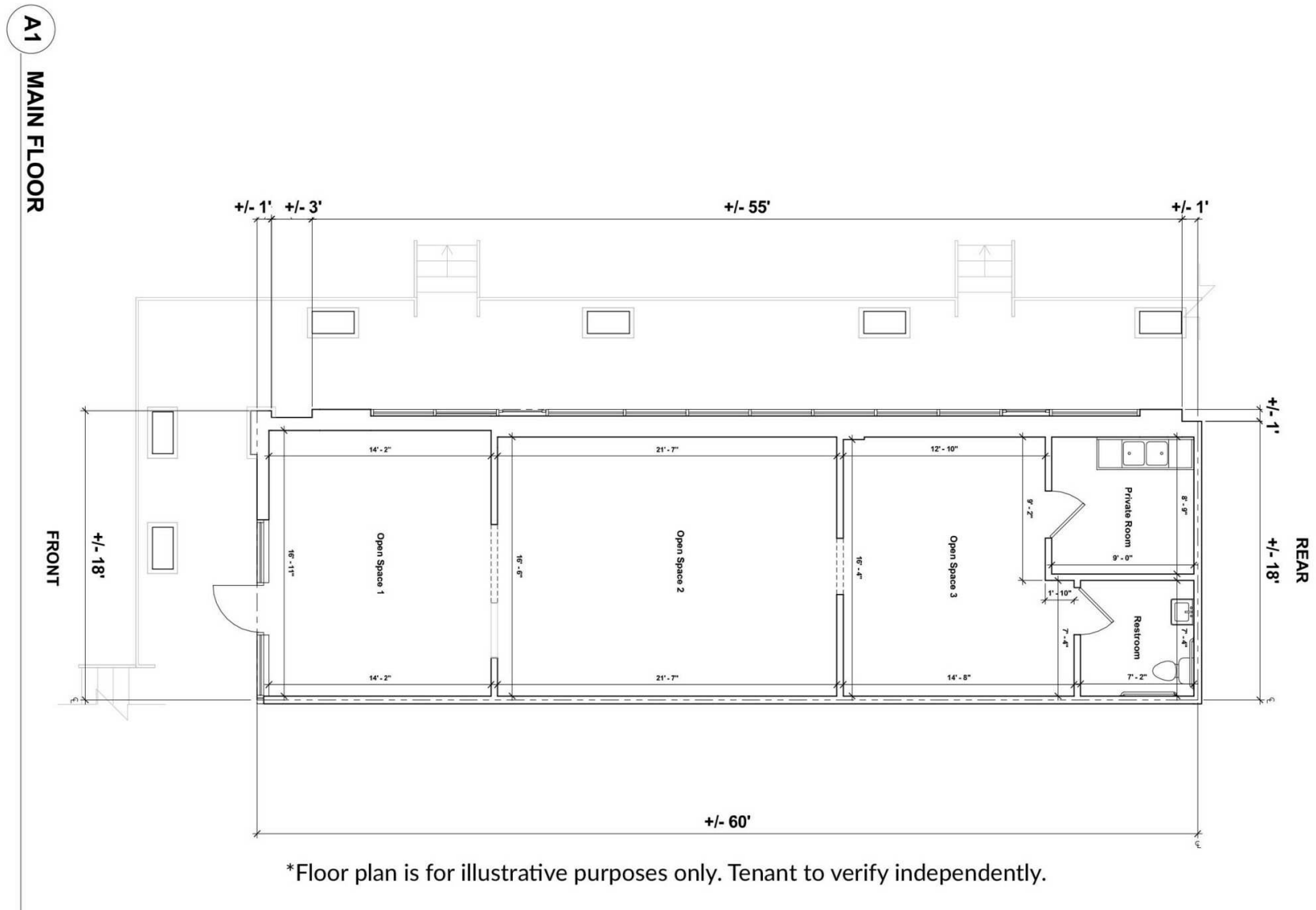


14230-D (Space 1, approximately 1,092 SF)



14230-D (Space 1, approximately 1,092 SF)

±1,092 SF END CAP FLOOR PLAN



ADDITIONAL PHOTOS



TRAFFIC GENERATOR MAP - IMMEDIATE VICINITY

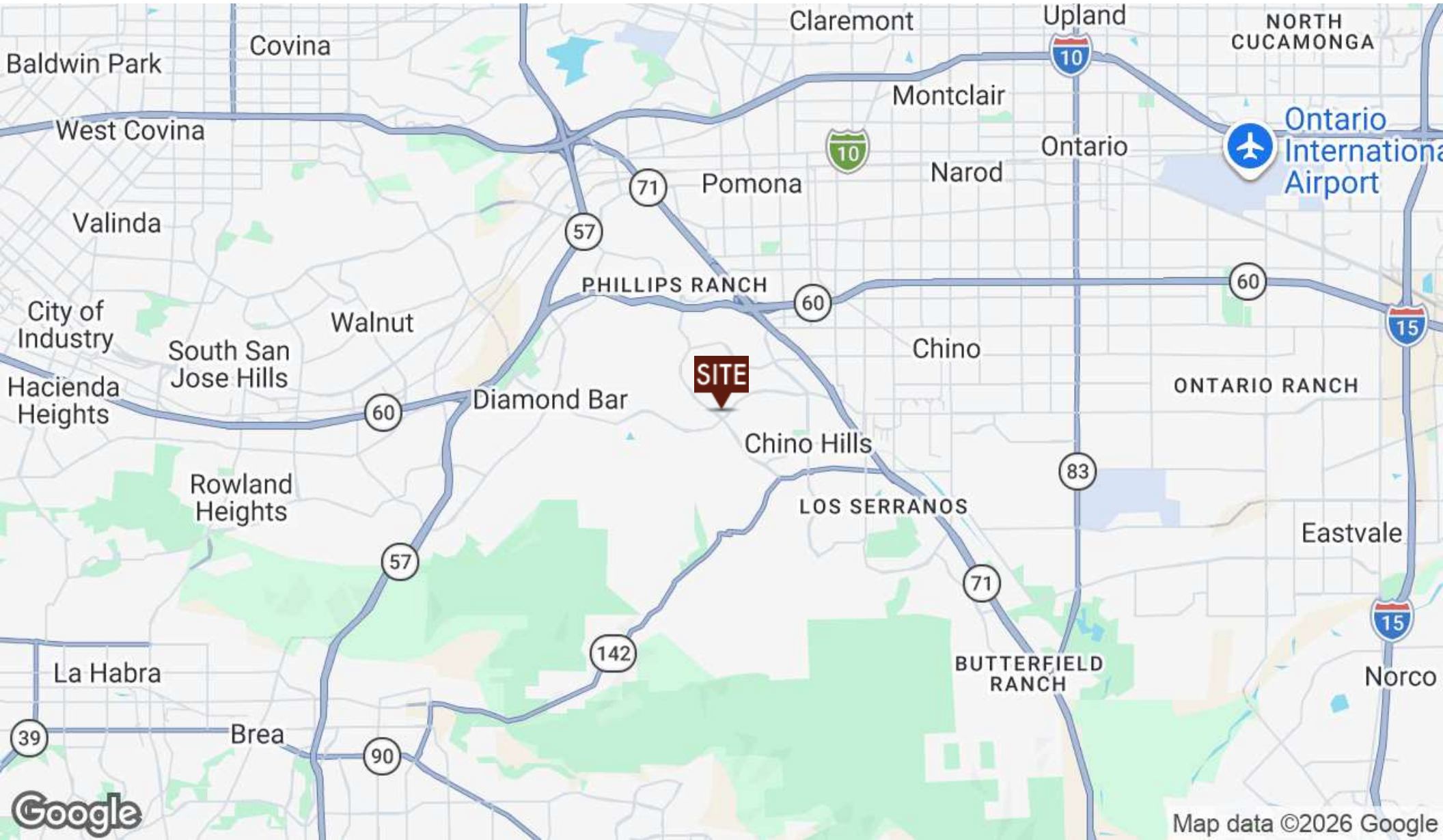


RETAILER MAP - TRADE AREA

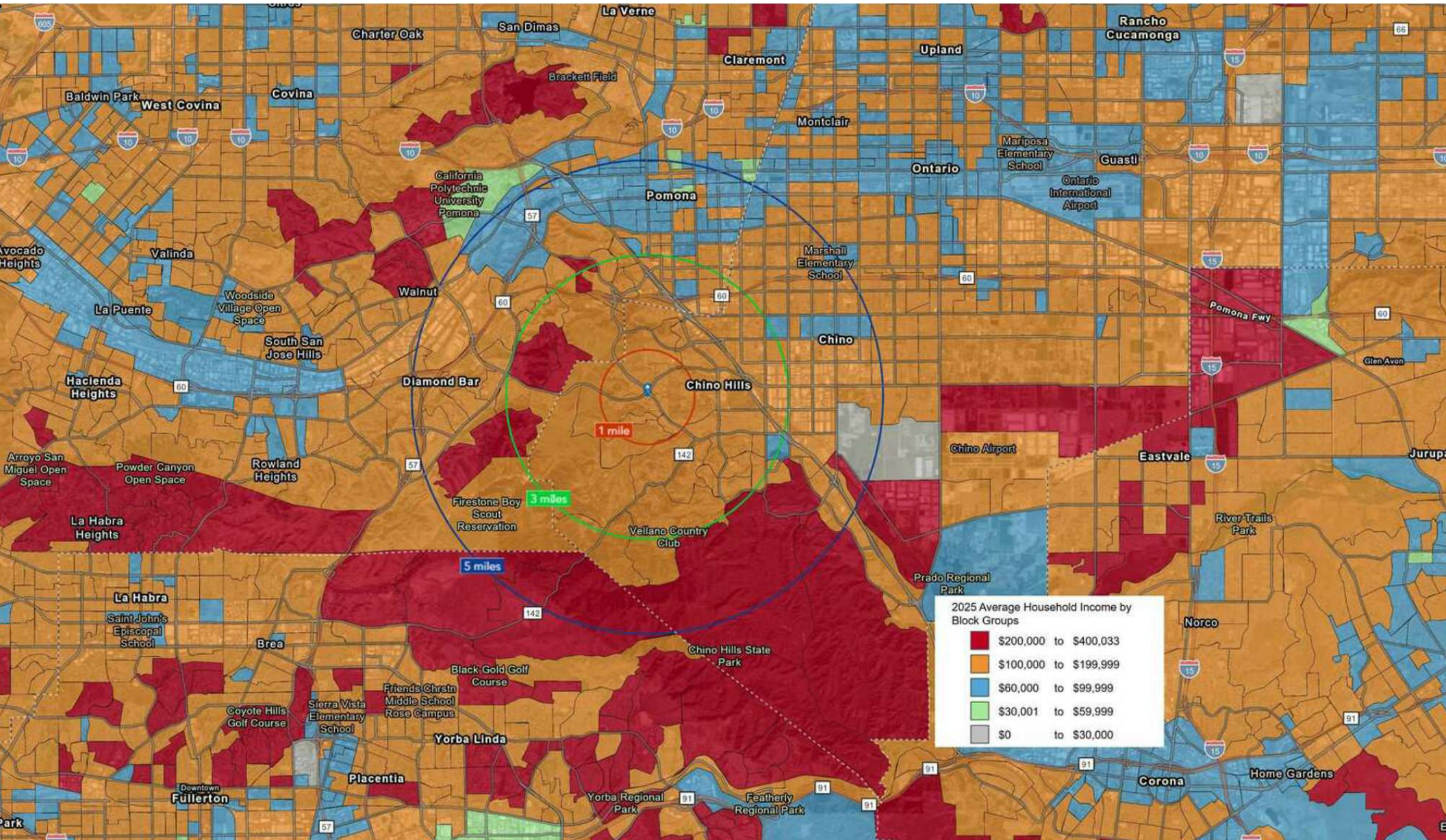


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LOCATION MAPS



AVERAGE HOUSEHOLD INCOME



DEMOGRAPHICS

	1 mi	3 mi	5 mi
POPULATION			
2025 Total Population	11,279	77,965	240,498
2025 Median Age	41.3	40.2	37.4
2025 Total Households	3,563	24,884	73,583
2025 Average Household Size	3.2	3.1	3.2
INCOME			
2025 Average Household Income	\$190,167	\$156,585	\$133,084
2025 Median Household Income	\$149,695	\$124,243	\$105,920
2025 Per Capita Income	\$60,069	\$50,091	\$40,851
BUSINESS SUMMARY			
2025 Total Businesses	351	3,520	11,892
2025 Total Employees	1,801	25,395	100,784

