

Crossroads Marketplace

12945-13161 PEYTON DRIVE | CHINO HILLS, CA

Features

- Located in the heart of affluent Chino Hills Trade Area
- Prime freeway exposure with easy access to 71, 91, 60, and 10 freeways
- Excellent co-tenancy with **Best Buy**, **Sport Chalet**, **PetsMart**, **Costco**, and **Lowe's Home Improvement**

Demographics

- **Population**
 City of Chino Hills: 78,957
 3 miles: 137,002
 5 miles: 361,831
- **Average Family HH Income**
 City of Chino Hills: \$106,825
 3 miles: \$94,878
 5 miles: \$83,451

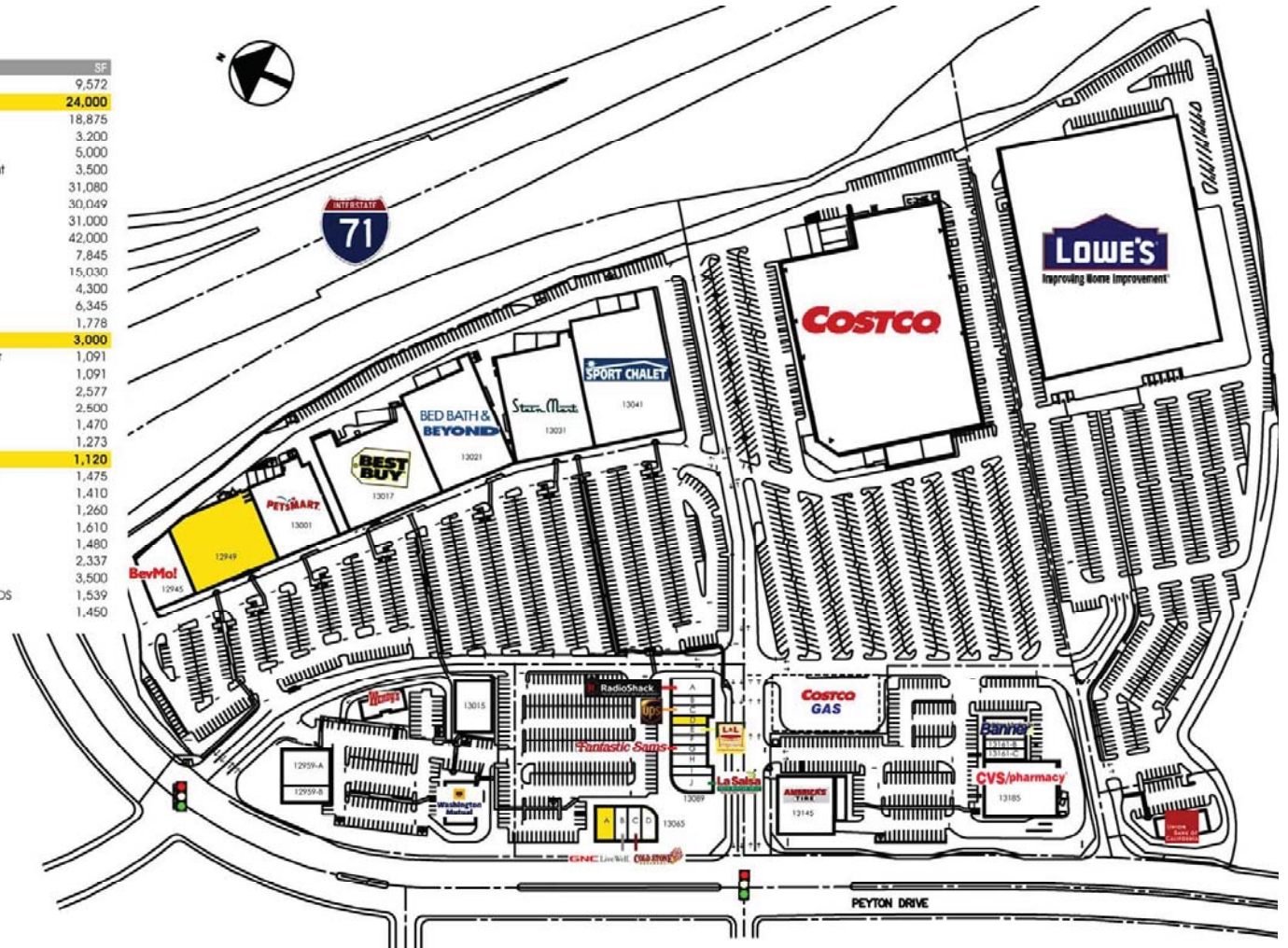
Source: City of Chino Hills & Claritas

Traffic Counts

- 71 Freeway
 Northbound: 92,000 AADT
 Southbound: 87,000 AADT

Source: CalTrans, 2007

Suite	Tenant	SF
12945	Beverages & More!	9,572
12949	Available	24,000
13001	PetsMart	18,875
13005	Wendy's	3,200
13011	Washington Mutual	5,000
13015	Fazoli's Italian Restaurant	3,500
13017	Best Buy	31,080
13021	Bed Bath & Beyond	30,049
13031	Stein Mart	31,000
13041	Sport Chalet	42,000
13145	America's Discount Tire	7,845
13181	CVS Pharmacy	15,030
13225	Union Bank	4,300
12959-A	Peppino's	6,345
12959-B	World Wraps	1,778
13065-A	Available	3,000
13065-B	General Nutrition Center	1,091
13065-C	Cold Stone Creamery	1,091
13065-D	Dolce Salon	2,577
13089-A	Radio Shack	2,500
13089-B	Solaris Tan	1,470
13089-C	The UPS Store	1,273
13089-D	Available	1,120
13089-E	L&L Hawaiian Barbecue	1,475
13089-F	Rolling Rice	1,410
13089-G	Fantastic Sams	1,260
13089-H	Star Nails	1,610
13089-I	What's Brew'n	1,480
13089-J	La Salsa	2,337
13161-A	Banner Mattress	3,500
13161-B	Jose Enrique Arevalo, DDS	1,539
13161-C	Verizon	1,450



This site plan shows landlord's plan for the configuration of the shopping center as of the date of this plan only, and it shall not be deemed to be a representation by landlord regarding (a) the particular buildings, (b) the configuration, location, or floor area of any particular building or space, or (c) the proposed use or occupancy of any particular building or space.