

FAIRFIELD RANCH

FOR LEASE

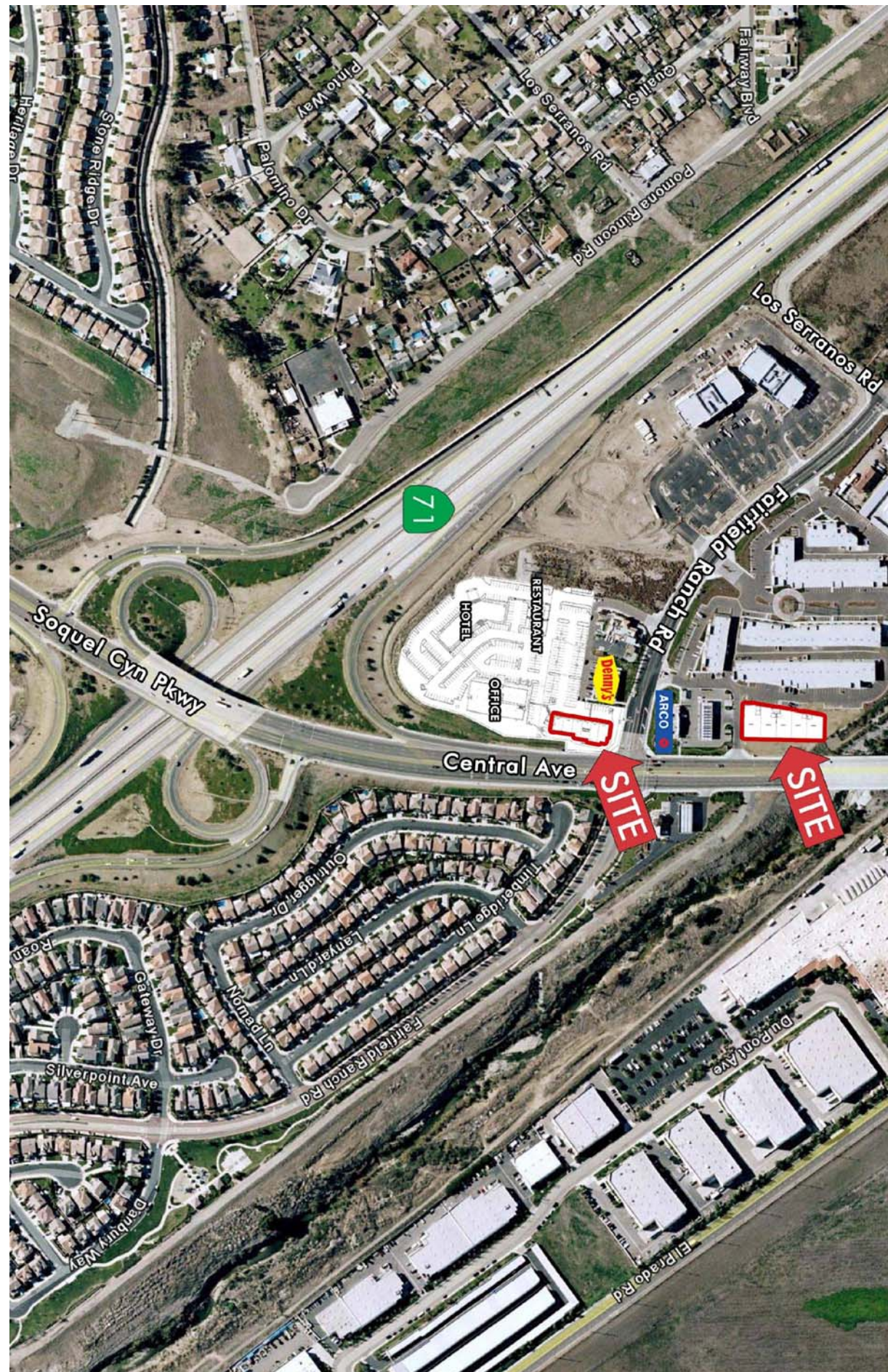
NWC & SWC FAIRFIELD RANCH ROAD &
CENTRAL AVENUE • CHINO HILLS, CA



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Another quality
development by



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Features

- New construction nearing completion
- Adjacent to Fairfield Ranch Business Center featuring ±150,000 SF of Class "A" office
- Located on the 71 freeway with easy access to the 91, 241, and 60 freeways
- Strong daytime employment with ±1,000 professionals employed in immediate proximity to site

Demographics

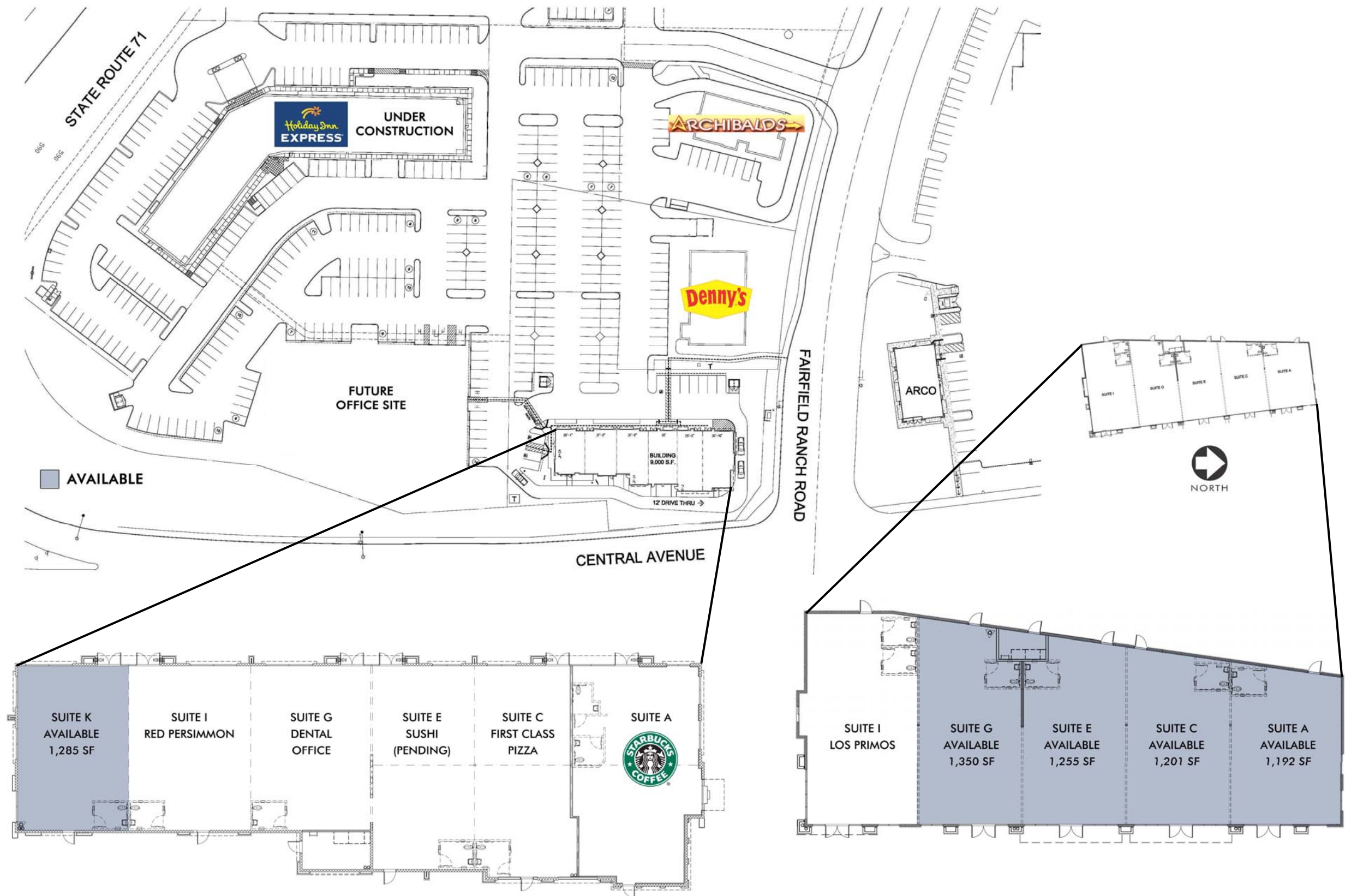
- Population
 - 1 mile: 5,631
 - 3 mile: 71,199
 - 5 mile: 190,738
- Avg. Family HH Income
 - 1 mile: \$70,552
 - 3 mile: \$98,695
 - 5 mile: \$95,293
- Daytime Population
 - 1 mile: 4,989
 - 3 mile: 43,517
 - 5 mile: 69,737

Source: Claritas, 2007 estimates

Traffic Counts

- On 71 Fwy at Soquel Cyn (Central Ave):
 - North of Soquel Cyn: 64,000 AADT
 - South of Soquel Cyn: 70,000 AADT

Source: CalTrans 2005



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.