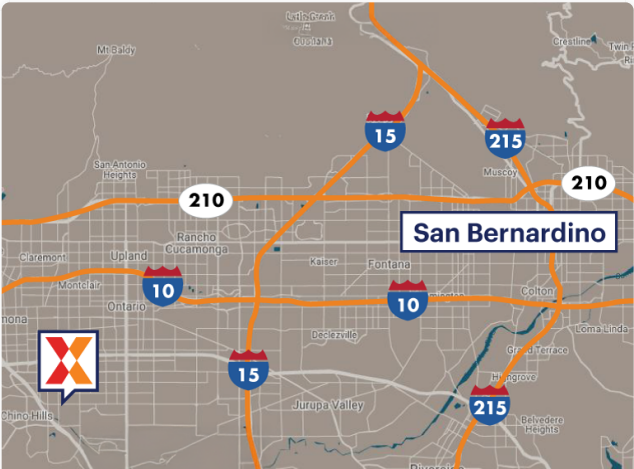


# Chino Spectrum Towne Center

San Bernardino   Riverside-San Bernardino-Ontario, CA   461,246 Sq Ft

3801 - 4097 Grand Avenue | Chino, CA 91710

33.9954, -117.7182



| Demographics | 1 Mile    | 3 Miles   | 5 Miles   |
|--------------|-----------|-----------|-----------|
| Population   | 9,263     | 115,257   | 282,389   |
| Daytime Pop. | 18,317    | 10,811    | 253,121   |
| Households   | 2,951     | 34,675    | 82,742    |
| Income       | \$163,532 | \$146,682 | \$135,491 |

Source: Synergos Technologies, Inc. 2024



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3801 - 4097 Grand Avenue | Chino, CA 91710

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## Available Spaces

|       |              |       |             |
|-------|--------------|-------|-------------|
| A000B | 10,400 Sq Ft | P007D | 1,153 Sq Ft |
| A000G | 35,000 Sq Ft | P009A | 2,700 Sq Ft |
| A000J | 35,000 Sq Ft | S001A | 2,075 Sq Ft |
| A000M | 17,756 Sq Ft | S001B | 2,100 Sq Ft |
| P006A | 1,890 Sq Ft  | S002B | 3,426 Sq Ft |

## Current Tenants

Space size listed in square feet

|        |                                |        |          |                                |       |
|--------|--------------------------------|--------|----------|--------------------------------|-------|
| A000A  | Kohl's                         | 87,558 | P007C    | Ike's Love and Sandwiches      | 1,292 |
| A000C  | Big 5 Sporting Goods           | 15,000 | P008A1   | The Vitamin Shoppe             | 3,500 |
| A000D  | H Mart                         | 30,000 | P008A2   | SchoolsFirst Federal Credit Un | 3,000 |
| A000F  | Five Below                     | 9,460  | P008B    | SoCal Smiles Orthodontics      | 1,500 |
| A000K  | Marshalls                      | 25,000 | P008C    | Crumbl Cookies                 | 2,000 |
| A000P  | Beverages & More / BevMo!      | 12,000 | P009B    | AT&T Mobility                  | 2,300 |
| A000Q  | ULTA Beauty                    | 10,000 | P009C1C2 | Visionworks                    | 2,985 |
| A00H1  | Tilly's                        | 10,625 | P009D    | Hula Tang Shave Ice            | 1,000 |
| A00H2  | SKECHERS                       | 10,602 | P009E    | Everbowl                       | 1,000 |
| P0003  | All American Express Carwash   | 5,000  | S001C    | Music N Smart                  | 2,100 |
| P0004  | U.S. Bank National Association | 3,000  | S001D    | Kids Dental Specialist         | 2,161 |
| P0005  | Del Taco                       | 2,700  | S002A    | Banfield Pet Hospital          | 3,174 |
| P0010  | In-N-Out Burgers               | 3,000  | S002C    | Kut N Beauty                   | 3,379 |
| P0011  | Raising Cane's Chicken Fingers | 6,430  | S002D    | HHD (Heuk Hwa Dang)            | 2,000 |
| P0012  | Crazy Buffet                   | 7,500  | S003A    | Lane Bryant                    | 4,000 |
| P0013  | Red Robin                      | 6,926  | S003B    | J. Crew                        | 6,085 |
| P0014A | Mattress Firm                  | 8,800  | S003C    | Carter's                       | 5,000 |
| P0014B | Happy Nails & Spa              | 1,600  | S004A1   | The Pampered Peach             | 1,500 |
| P0015  | Olive Garden                   | 7,680  | S004A2   | Palm Beach Tan                 | 1,500 |
| P0016A | GameStop                       | 1,250  | S004B    | Massage Envy                   | 3,132 |
| P0016B | Kaya Threading                 | 1,250  | S004C    | Verizon Wireless               | 3,988 |
| P0016C | Fantastic Sam's                | 1,250  | S005A    | Sake2Me Sushi                  | 4,580 |
| P0016D | Proud Smile Dentistry          | 1,250  | S005C    | Teaspoon                       | 1,400 |
| P002A  | Aspire Salon Studios           | 5,000  | S005D    | Tamarind Restaurant            | 1,490 |
| P006B  | Pelicana Chicken               | 2,729  | S005E    | Pizzita Circle                 | 1,890 |
| P006C  | Panda Express                  | 1,870  | S005F    | Philly's Best of Chino         | 1,340 |
| P007A  | Starbucks                      | 1,500  | S006A    | Skin Suite RX                  | 1,470 |
| P007B  | The Katsu Bar                  | 2,000  | NAP01    | Sam's Club                     | 0     |
|        |                                |        | NAP02    | Walmart                        | 0     |

This site plan is for illustrative and information purposes only, showing the general layout of the shopping center; and is not a legal survey. Brixmor makes no representation or warranty that the shopping center is exactly as depicted as site conditions and tenant mix are subject to change over time.

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