

Chino Spectrum Towne Center

3801 - 4097 Grand Avenue | Chino, CA 91710

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

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

Anchored by H Mart, Kohl’s, Best Buy, Nordstrom Rack, Marshalls, and with shadow anchors Walmart Supercenter and Sam’s Club, this power center includes numerous national & regional retailers and restaurants, including, DSW, BevMo, Ulta Beauty, Tilly’s, Skechers, Crumbl, In-N-Out, J. Crew Factory and Raising Cane’s, among others

Highly trafficked center drawing an estimated 15M annual visits (Placer.ai 2025), placing it in the top 15 power centers in the U.S., with the Walmart Supercenter ranking as the 3rd most visited location in the state

Chino Spectrum Towne Center serves a growing community with a strong demographic profile, including average household incomes of \$146K and 36% college-educated persons within a 3-mile radius

Located on Highway 71/Chino Valley Freeway, with over ½ mile of frontage, the center has excellent visibility to over 90K vehicles/day, with regional access to communities in the San Gabriel Valley and Inland Empire provided by Highway 60/Pomona Freeway



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Available Spaces

| | | | | | |
|-------|--------------|------|-------|-------------|------|
| A000B | 10,400 Sq Ft | 360° | S002B | 3,426 Sq Ft | 360° |
| P007D | 1,153 Sq Ft | 360° | | | |

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 |
| A000G | Best Buy | 35,000 | P008C | Crumbl Cookies | 2,000 |
| A000J | Nordstrom Rack | 35,000 | P009A | Baja Fish Tacos | 2,700 |
| A000K | Marshalls | 25,000 | P009B | AT&T Mobility | 2,300 |
| A000M | DSW | 17,756 | P009C1C2 | Visionworks | 2,985 |
| A000P | Beverages & More / BevMo! | 12,000 | P009D | Hula Tang Shave Ice | 1,000 |
| A000Q | ULTA Beauty | 10,000 | P009E | Everbowl | 1,000 |
| AO0H1 | Tilly's | 10,625 | S001A | GoldUnion-Buy Sell Gold Jewelr | 2,075 |
| AO0H2 | SKECHERS | 10,602 | S001B | Onsen | 2,100 |
| P0003 | All American Express Carwash | 5,000 | S001C | Music N Smart | 2,100 |
| P0004 | U.S. Bank National Association | 3,000 | S001D | Kids Dental Brands | 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 |
| P006A | Kinaree Eatery | 1,890 | S005E | L&L Hawaiian Barbecue | 1,890 |
| P006B | Pelicana Chicken | 2,729 | S005F | Philly's Best of Chino | 1,340 |
| P006C | Panda Express | 1,870 | S006A | Skin Suite RX | 1,470 |
| P007A | Starbucks | 1,500 | NAP01 | Sam's Club | 0 |
| P007B | The Katsu Bar | 2,000 | 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. 1787

