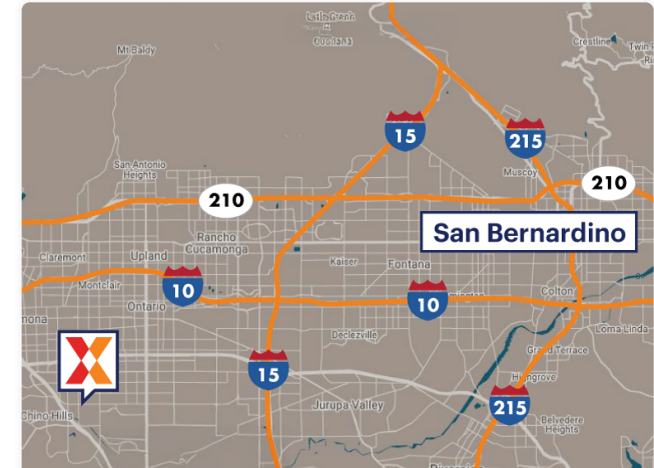


Chino Spectrum Towne Center

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°	A000P	12,000 Sq Ft
A000C	15,000 Sq Ft	360°	A000Q	10,000 Sq Ft
A000D	30,000 Sq Ft		A00H1	10,625 Sq Ft 360°
A000G	35,000 Sq Ft		A00H2	10,602 Sq Ft
A000K	25,000 Sq Ft		P007D	1,153 Sq Ft 360°
A000M	17,756 Sq Ft	360°	S002B	3,426 Sq Ft 360°

Current Tenants Space size listed in square feet

A000A	Kohl's	87,558	P008C	Crumbl Cookies	2,000
A000F	Five Below	9,460	P009A	Baja Fish Tacos	2,700
A000J	Nordstrom Rack	35,000	P009B	AT&T	2,300
P0003	All American Express Carwash	5,000	P009C1C2	Visionworks	2,985
P0004	U.S. Bank	3,000	P009D	Hula Tang Shave Ice	1,000
P0005	Del Taco	2,700	P009E	Everbowl	1,000
P0010	In-N-Out Burger	3,000	S001A	GoldUnion-Buy Sell Gold Jewelr	2,075
P0011	Raising Cane's	6,430	S001B	Onsen	2,100
P0012	Crazy Buffet	7,500	S001C	Music N Smart	2,100
P0013	Red Robin Gourmet Burgers	6,926	S001D	Kids Dental Brands	2,161
P0014A	Mattress Firm	8,800	S002A	Banfield Pet Hospital	3,174
P0014B	Happy Nails & Spa	1,600	S002C	Kut N Beauty	3,379
P0015	Olive Garden	7,680	S002D	HHD (Heuk Hwa Dang)	2,000
P0016A	GameStop	1,250	S003A	Lane Bryant	4,000
P0016B	Kaya Threading	1,250	S003B	J.Crew Factory	6,085
P0016C	Fantastic Sams	1,250	S003C	Carter's + OshKosh B'gosh	5,000
P0016D	Proud Smile Dentistry	1,250	S004A1	The Pampered Peach	1,500
P002A	Aspire Salon Studios	5,000	S004A2	Palm Beach Tan	1,500
P006A	Kinaree Eatery	1,890	S004B	Massage Envy	3,132
P006B	Pelicana Chicken	2,729	S004C	Verizon Wireless	3,988
P006C	Panda Express	1,870	S005A	Sake2Me Sushi	4,580
P007A	Starbucks	1,500	S005C	Teaspoon	1,400
P007B	Katsu Bar	2,000	S005D	Tamarind Restaurant	1,490
P007C	Ike's Love & Sandwiches	1,292	S005E	L&L Hawaiian Barbecue	1,890
P008A1	The Vitamin Shoppe	3,500	S005F	Philly's Best	1,340
P008A2	SchoolsFirst Federal Credit Union	3,000	S006A	Skin Suite RX	1,470
P008B	SoCal Smiles Orthodontics	1,500	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. 1787

