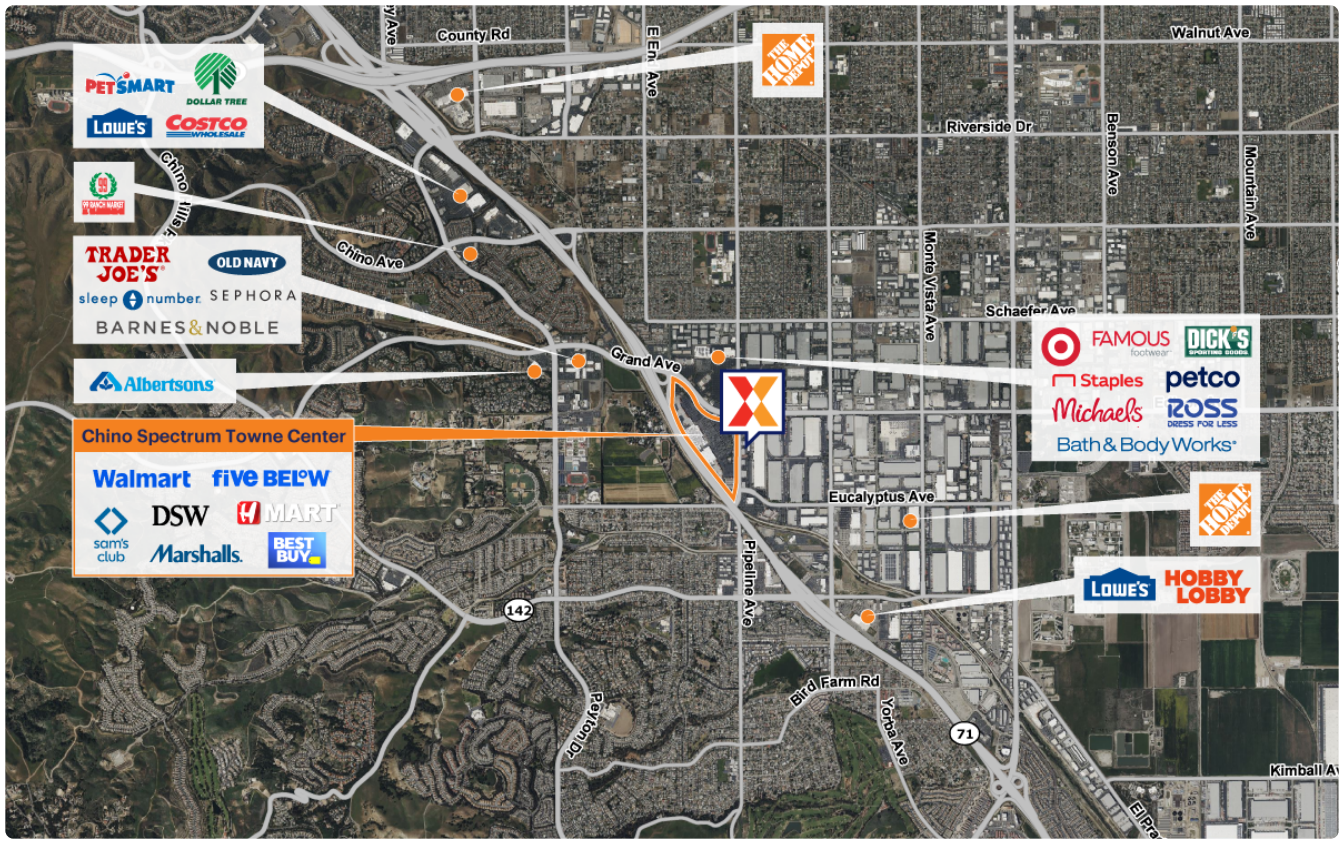
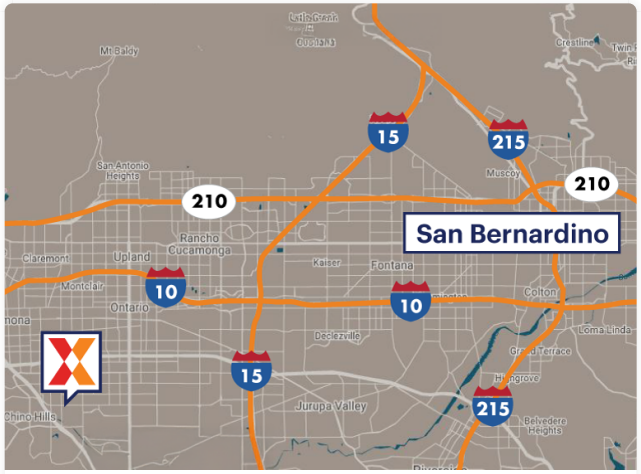
Chino Spectrum Towne Center

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

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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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

Available Spaces

P0016C	1,250 Sq Ft	360°	P007D	1,153 Sq Ft	360°
P006B	2,729 Sq Ft	360°	S002B	3,426 Sq Ft	360°

Current Tenants

Space size listed in square feet

A000A	Kohl's	87,558
A000B	Dinosaur Outpost	10,400
A000C	Big 5 Sporting Goods	15,000
A000D	H Mart	30,000
A000F	Five Below	9,460
A000G	Best Buy	35,000
A000J	Nordstrom Rack	35,000
A000K	Marshalls	25,000
A000M	DSW	17,756
A000P	BevMo	12,000
A000Q	ULTA Beauty	10,000
A00H1	Tilly's	10,625
A00H2	SKECHERS	10,602
P0003	All American Express Carwash	5,000
P0004	U.S. Bank	3,000
P0005	Del Taco	2,700
P0010	In-N-Out Burger	3,000
P0011	Raising Cane's	6,430
P0012	Crazy Buffet	7,500
P0013	Red Robin Gourmet Burgers	6,926
P0014A	Mattress Firm	8,800
P0014B	Happy Nails & Spa	1,600
P0015	Olive Garden	7,680
P0016A	GameStop	1,250
P0016B	Kaya Threading	1,250
P0016D	Proud Smile Dentistry	1,250
P002A	Aspire Salon Studios	5,000
P006A	Kinaree Eatery	1,890
P006C	Panda Express	1,870
P007A	Starbucks	1,500
P007B	Katsu Bar	2,000
P007C	Ike's Love & Sandwiches	1,292
P008A1	The Vitamin Shoppe	3,500
P008A2	SchoolsFirst Federal Credit Union	3,000
P008B	SoCal Smiles Orthodontics	1,500
P008C	Crumbl Cookies	2,000
P009A	Baja Fish Tacos	2,700
P009B	AT&T	2,300
P009C1C2	Visionworks	2,985
P009D	Hula Tang Shave Ice	1,000
P009E	Everbowl	1,000
S001A	GoldUnion-Buy Sell Gold Jewelr	2,075
S001B	Onsen	2,100
S001C	Music N Smart	2,100
S001D	Kids Dental Brands	2,161
S002A	Banfield Pet Hospital	3,174
S002C	Kut N Beauty	3,379
S002D	HHD (Heuk Hwa Dang)	2,000
S003A	Lane Bryant	4,000
S003B	J.Crew Factory	6,085
S003C	Carter's + OshKosh B'gosh	5,000
S004A1	The Pampered Peach	1,500
S004A2	Palm Beach Tan	1,500
S004B	Massage Envy	3,132
S004C	Verizon Wireless	3,988
S005A	Sake2Me Sushi	4,580
S005C	Teaspoon	1,400
S005D	Tamarind Restaurant	1,490
S005E	L&L Hawaiian Barbecue	1,890
S005F	Philly's Best	1,340
S006A	Skin Suite RX	1,470
NAP01	Sam's Club	0
NAP02	Walmart	0



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