

TARGET ANCHORED CENTER
WITH INTERIOR ENDCAP AND
PREMIUM SHOP SPACE AVAILABLE

±614,000 SF POWER CENTER

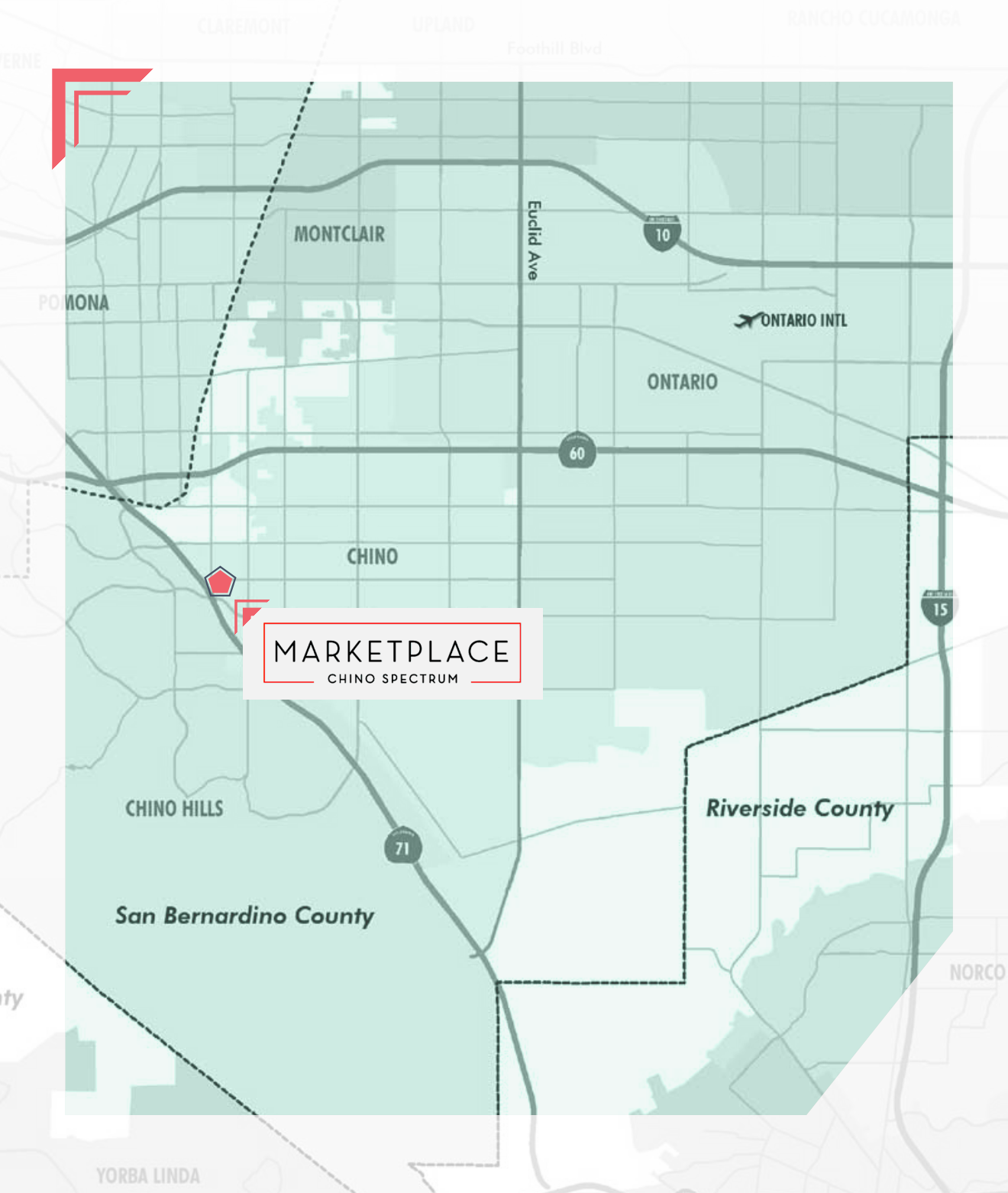
MARKETPLACE

CHINO SPECTRUM

HIGHWAY 71 & GRAND AVENUE, CHINO, CA



CBRE



AREA DEMOGRAPHICS



2020 EST. POPULATION

One Mile	7,301
Three Miles	123,223
Five Miles	325,796



2025 PROJ. POPULATION

One Mile	7,518
Three Miles	126,893
Five Miles	335,357



2020 EST. HOUSEHOLDS

One Mile	2,047
Three Miles	34,094
Five Miles	89,002



2025 PROJ. HOUSEHOLDS

One Mile	2,112
Three Miles	35,923
Five Miles	91,506



2025 EST. MEDIAN AGE

One Mile	38.5
Three Miles	35.5
Five Miles	33.9

2010 CENSUS POPULATION

One Mile	6,889
Three Miles	115,049
Five Miles	301,835

2010 CENSUS POPULATION

One Mile	7,143
Three Miles	113,050
Five Miles	286,849

2010 CENSUS HOUSEHOLDS

One Mile	1,912
Three Miles	32,485
Five Miles	82,225

2010 CENSUS HOUSEHOLDS

One Mile	1,870
Three Miles	31,374
Five Miles	76,599

POP. GROWTH 2010-2020

One Mile	0.57%
Three Miles	0.67%
Five Miles	0.75%

POP. GROWTH 2010-2020

One Mile	0.59%
Three Miles	0.59%
Five Miles	0.58%

HH GROWTH 2010-2020

One Mile	0.67%
Three Miles	0.70%
Five Miles	0.78%

HH GROWTH 2010-2020

One Mile	0.63%
Three Miles	0.58%
Five Miles	0.56%



2018 AVG. HH INCOME

One Mile	\$111,719
Three Miles	\$106,314
Five Miles	\$98,574



2020 AVG. HH INCOME

One Mile	\$114,780
Three Miles	\$112,636
Five Miles	\$102,793

\$15,000 TO \$24,999

One Mile	4.4%
Three Miles	5.3%
Five Miles	6.6%

\$35,000 TO \$49,999

One Mile	4.4%
Three Miles	5.3%
Five Miles	6.6%

\$75,000 TO \$99,999

One Mile	4.4%
Three Miles	5.3%
Five Miles	6.6%

\$150,000 TO \$199,999

One Mile	4.4%
Three Miles	5.3%
Five Miles	6.6%

INCOME < \$15,000

One Mile	4.4%
Three Miles	5.3%
Five Miles	6.6%

\$25,000 TO \$34,999

One Mile	4.4%
Three Miles	5.3%
Five Miles	6.6%

\$50,000 TO \$74,999

One Mile	4.4%
Three Miles	5.3%
Five Miles	6.6%

\$100,000 TO \$149,999

One Mile	4.4%
Three Miles	5.3%
Five Miles	6.6%

INCOME \$200,000 & OVER

One Mile	4.4%
Three Miles	5.3%
Five Miles	6.6%

RETAILER AERIAL

MARKETPLACE
CHINO SPECTRUM

petco



Bath&BodyWorks

TJ-maxx



Spectrum

ROSS
DRESS FOR LESS



CR.VINGS
BY BO BARCH MARKET

PartyCity



CHASE

Michaels
MAKE CREATIVITY HAPPEN

Staples



Carl's Jr.

Mimi's



GRAND AVENUE

PIPELINE AVENUE



Mobil

TRAFFIC COUNTS

GRAND AVENUE: 18,329 CPD

71 HWY: 104,522 CPD



PROPERTY HIGHLIGHTS



±614,000 SF
Power Center -
The Premier Retail
Destination in Chino



±960 - 9,500 SF
Available for Lease



Great Mix of Anchor
Tenants - Join Target,
Cravings by 99
Ranch, Aldi, Petco,
TJ Maxx, Dick's,
Ross, Michael's,
Staples, Pep Boys
Auto, and More!



Strong Restaurant
Synergy with Mimi's
Cafe, Island's,
Pieology, Applebee's,
and Carl's Jr.



Strong Demographic
Trade Area



Sub-anchor, Pad, and
Shop Space Available



Please Call Today for
More Information
and to Set Up a Tour

MAJOR TENANTS

ALDI
Cravings by 99 Ranch
Market
DICK'S Sporting Goods
Michaels
Party City
Petco
Ross Dress for Less
Staples
Target
T.J. Maxx & HomeGoods

SHOPPING

ALDI
Bath & Body Works
Cravings by 99 Ranch
Market
Dank Smoke Shop
DICK'S Sporting Goods
Edible Arrangements
Fashion Q
Kirkland's
Men's Warehouse
Michaels
Party City
Petco
Ross Dress for Less
Staples
Target
T.J. Maxx & HomeGoods
Vapour Heights
Z Grills

RESTAURANTS

Applebee's Grill + Bar

BD Cafe
California Noodle Grill
Carl's Jr
Chopsticks House
Cravings by 99 Ranch
Market

- Food Hall
- Beleaf Burgers
- Cauldron Ice Cream
- Madbun
- Oi Asian Fusion
- Panini Kabob Grill
- Pop Pot

Dono Sushi
Donut Club
El Torito Loco Mexican
Food
Firehouse Subs
Islands Restaurant
Juice It Up!
Lee's Sandwiches
Louie's Chicken Cafe
Macchiato Café
Mimi's Cafe
Pieology Pizzeria
Pizzaioli Italian
Restaurant
Pot on Fire & Tea Bar
Sunright Tea Studio
Shakalaka Oriental BBQ
West Coast Bagel
Young Hawaiian BBQ
Yoshiharu Japanese
Ramen

SERVICES

America's Best Contacts
& Eyeglasses
Big Smile Orthodontics

Charter Spectrum
Chase Bank
Chino Police Substation
Chino Spectrum Dental
Exxon Mobil
HearUSA
H & R Block
Lani City Urgent Care
Pep Boys Service and Tire
Center
Quest Diagnostics

FOUNTAIN FOOD COURT

Chopsticks House
El Torito Loco Mexican
Food
Juice It Up!
Lee's Sandwiches
Louie's Chicken Cafe
Pieology Pizzeria
Young Hawaiian BBQ

HEALTH & BEAUTY

Bath & Body Works
Massage Green Spa
Melody Nails
Qihuang Herb &
Acupuncture
Rejuvenation Spa
Salon Centric
Serenity Weight Loss &
Medical Spa
Shiseido Cosmetic
Boutique
Sky Spa
Sugar Coat Nails



AVAILABLE SPACES

	SUITE	SIZE		SUITE	SIZE
2.	3920-F	1,500 - 9,500 SF	10.	3926-B	1,216 SF
3.	4036-G	1,439 SF	11.	3926-E	2,973 SF
4.	3926-C	2,000 SF	12.	4028-D	1,800 SF
5.	3902-D	3,507 SF	13.	3808-B	779 - 3,550 SF
6.	3968	IN LEASE			
7.	4012-A	2,520 SF			
8.	4004	1,800 SF			

VACANT | OCCUPIED



TARGET ANCHORED CENTER WITH INTERIOR
ENDCAP AND PREMIUM SHOP SPACE AVAILABLE

±614,000 SF POWER CENTER

MARKETPLACE

CHINO SPECTRUM

HIGHWAY 71 & GRAND AVENUE, CHINO, CA

FOR MORE INFORMATION PLEASE CONTACT

WALTER PAGEL

Lic. 01244522

+1 949 725 8457

walter.pagel@cbre.com

CBRE, Inc.

3501 Jamboree Rd.

Suite 100

Newport Beach, CA 92660

CBRE

© 2021 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.