

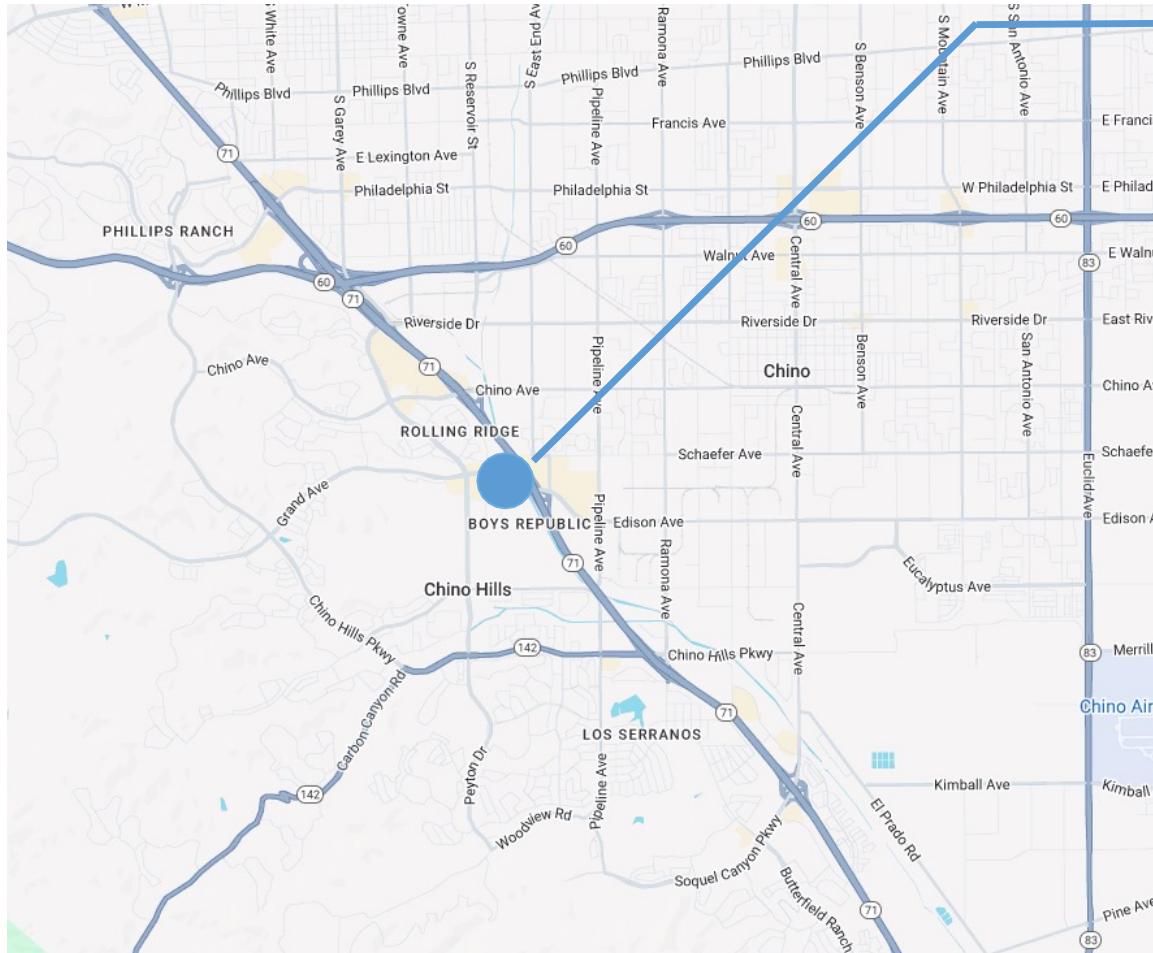
# For Lease Gateway Village

3560– 3660 Grand Avenue  
Chino Hills, CA 91709



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## Property Highlights:

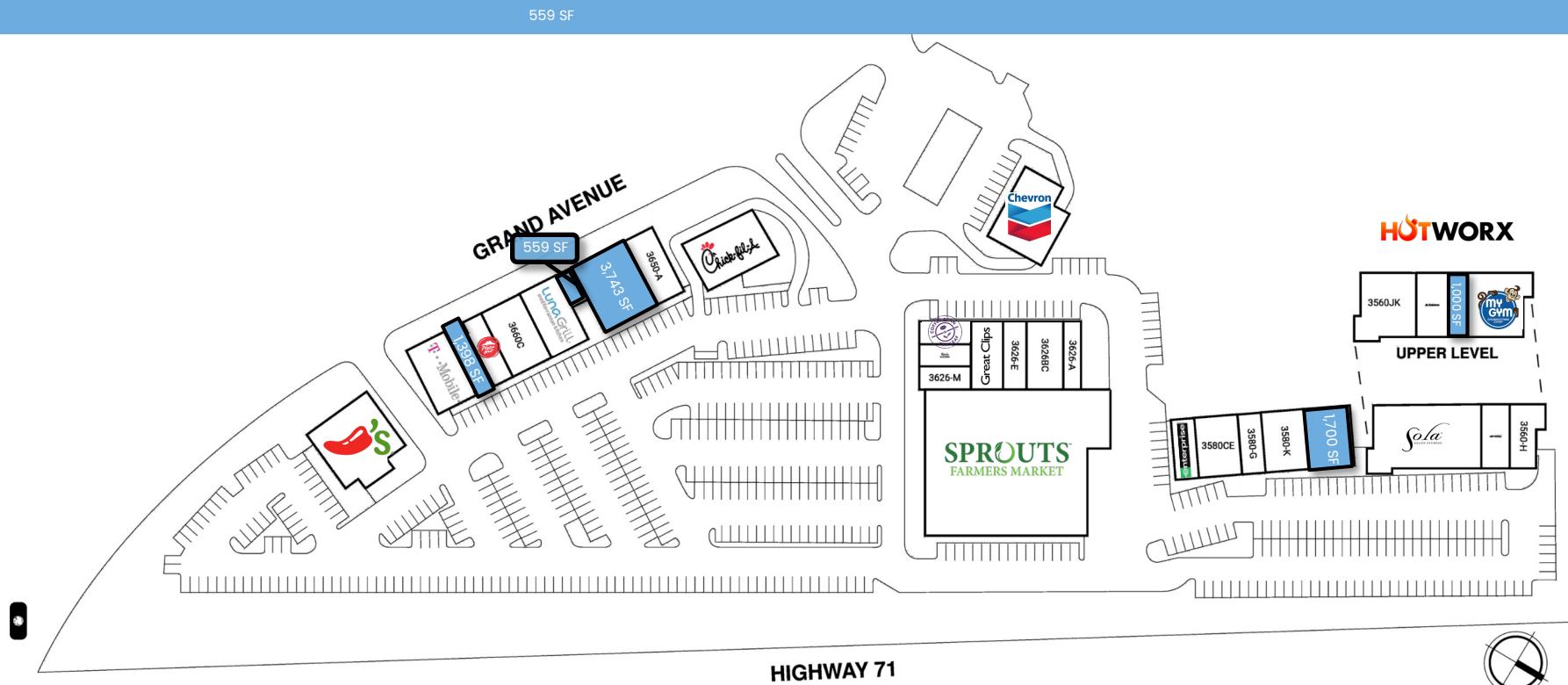
- Easily accessible to SR 71, 60 Freeway, 91 Freeway and 57 Freeway
- Great visibility from SR 71 with exposure to over 119,000 cars per day and 91,000 cpd along Grand Ave
- High traffic center anchored by daily needs grocer and high performing Chick Fil A
- Strong demographics w/in 5-mile radius: 309,089 residents; \$100,851 median household income; 50,005 daytime population
- Chino Hills, recognized as the logistics hub of the Inland Empire, hosts global companies like Amazon, Walmart Supercenter, Proctor and Gamble, International Paper and Bank of America

## Demographics:

2025 Estimates	1 MILE	3 MILE	5 MILE
Population	8,051	105,876	307,053
Daytime Population	8,160	80,387	189,854
AHH Income	\$153,914	\$138,515	\$129,340

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Suite	Tenant	GLA (SF)
3650-B	AVAILABLE	3,743
3660F	AVAILABLE	1,398
3654	AVAILABLE	559
3630	SPROUTS FARMERS MARKET	27,327
3560-A	SOLA SALON	6,753
3670	CHILI'S	6,097
3640	CHICK-FIL-A	4,545
3560JK	FLUX LIFESTYLE STUDIOS	3,660
3660C	CHINO HILLS DENTAL GROUP	3,000
3560-S	MY GYM	2,979
3580-K	MY KIDS DENTIST	2,961
3610	CHEVRON	2,945
3660A	LUNA GRILL	2,550
3660G	T-MOBILE	2,500
3626BC	C2 EDUCATION SYSTEMS	2,338
3580CE	PAMPER ME NAIL BAR	2,084

Suite	Tenant	GLA (SF)
3650-A	LASERAWAY	1,781
3580-N	AVAILABLE	1,700
3626-I	COFFEE BEAN & TEA LEAF	1,650
3660E	PIZZA HUT	1,605
3580-G	RED DRAGON KARATE	1,500
3560-H	AA TACTICAL ENTERPRISE	1,500
3560-G	HOTWORX	1,500
3626-M	YANGGUOFU	1,499
3560-Q	STATE FARM INSURANCE	1,400
3626-K	SEE'S CANDIES	1,396
3626-E	KONA CLEANERS	1,250
3626-G	GREAT CLIPS	1,239
3580-A	ENTERPRISE RENT-A-CAR	1,230
3626-A	CHAOS BUBBLE SHOPPE	1,087
3560-M	WELLNESS EVOLVED CHIROPRACTIC	1,000

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## Perform Properties

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