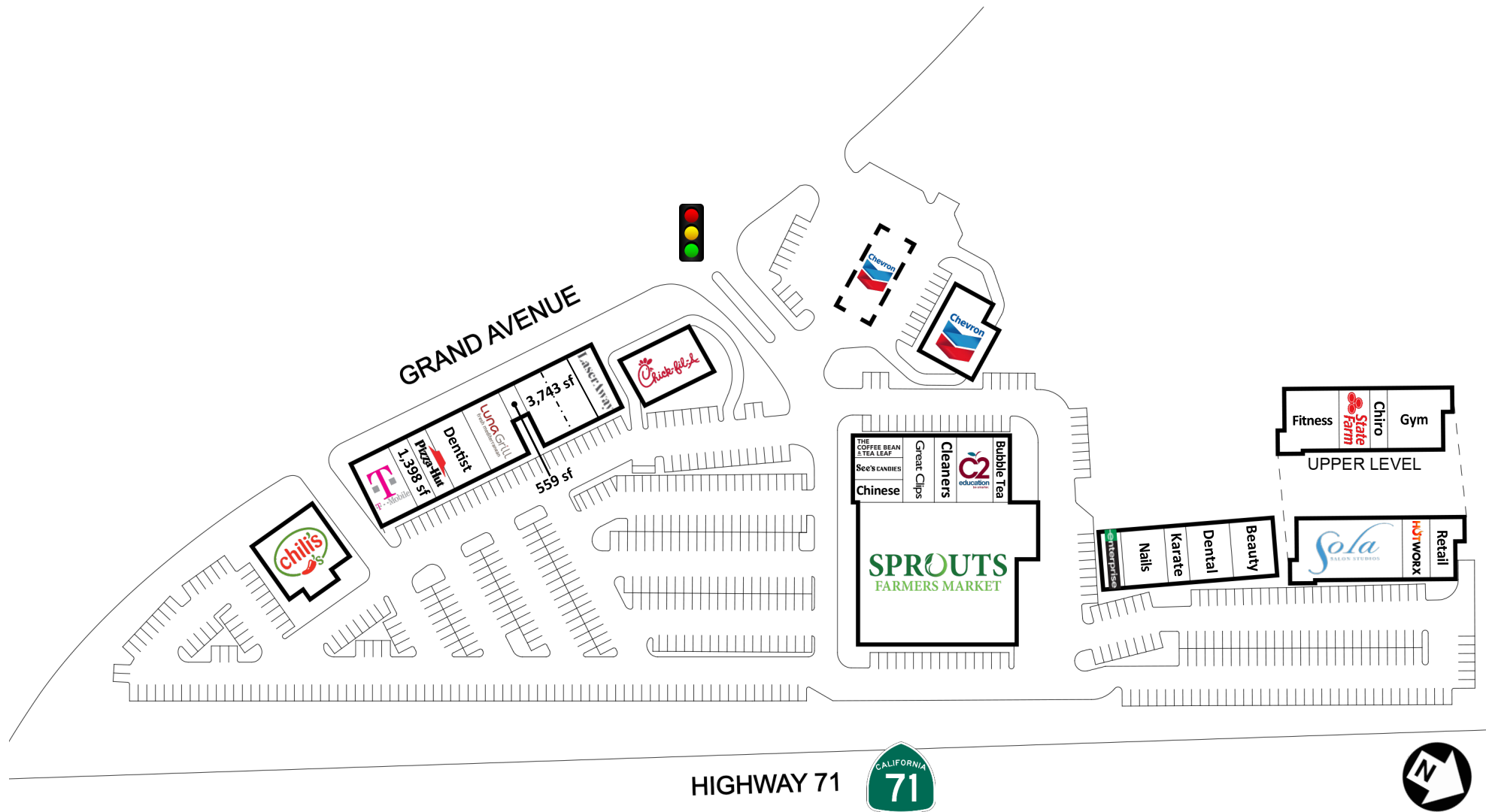


Gateway Village

3560 Grand Avenue
Chino Hills, CA 91709



Leasing Contact

Gabriella Ball

Office: 858.255.4903 | 888.888.ROIC (7642) | gball@roireit.net | roireit.net

Note: This site plan indicates the general layout of the shopping center and is not a warranty, representation or agreement on the part of the landlord that the shopping center will be exactly as depicted

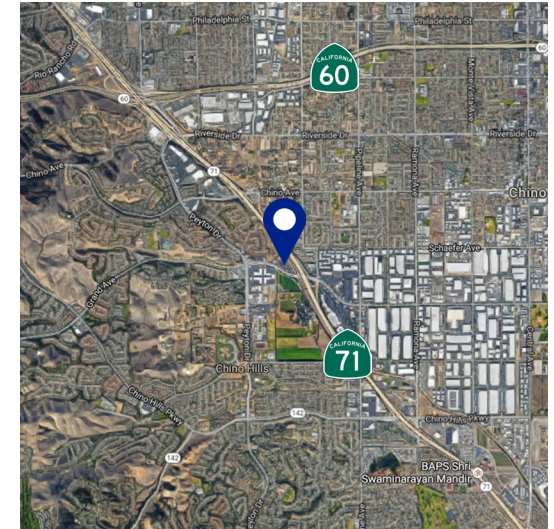
Gateway Village

3560 Grand Avenue
Chino Hills, CA 91709



Property Description

Gateway Village is a 96,959 square foot shopping center anchored by Sprouts Farmers Market. The center offers retailers high visibility from Highway 71, ease of entrance/exit with a dedicated exit onto Grand Avenue, and a signalized entrance into the Village. Chino Hills is at the convergence of Orange, Riverside, Los Angeles, and San Bernardino counties, offering residents a range of opportunities for work and a beautiful place to call home.



Property Overview

Total Number of Units: 31
Total Square Footage: 96,959

Major Tenants

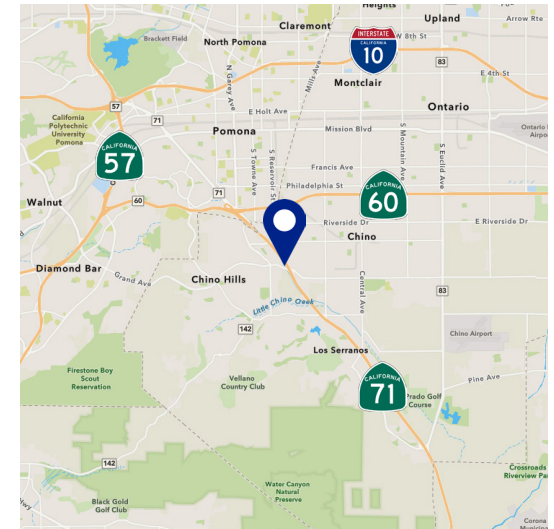
Sprouts Farmers Market

Current Availability

559 sq. ft.
1,398 sq. ft.
3,743 sq. ft. (divisible)

2023 Demographics

	3-mile	5-mile
Population	117,336	329,328
Housing Units	35,465	98,224
Average Household Income	\$121,893	\$115,821



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All information contained herein was obtained from sources deemed reliable. No guarantee is made with respect to accuracy. Specifications subject to change without notice.