

For Lease Gateway Village

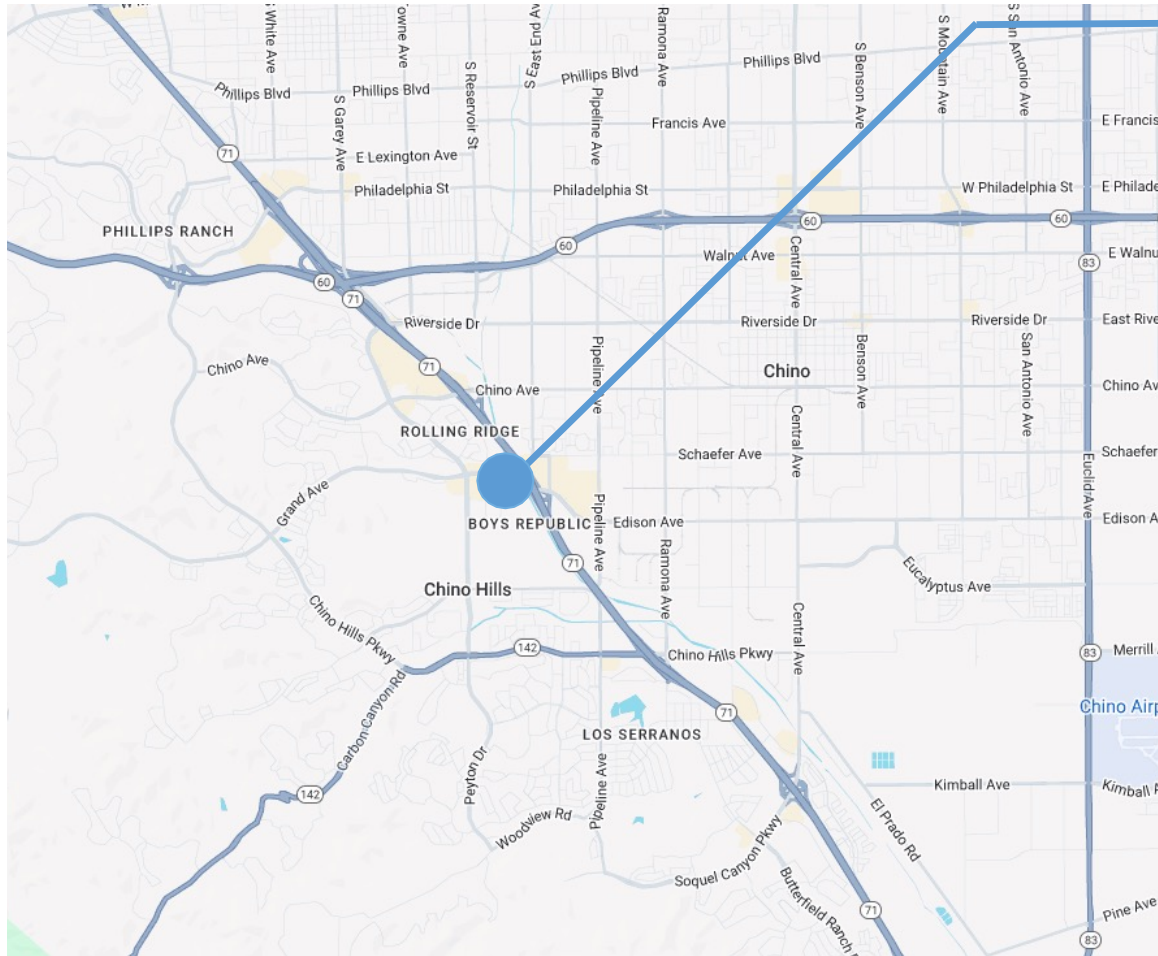
3560– 3660 Grand Avenue
Chino Hills, CA 91709



Note: While the information contained herein is from sources deemed reliable and is believed to be correct, it is not in any way warranted or guaranteed by Axiom Retail Advisors.

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Property Highlights:

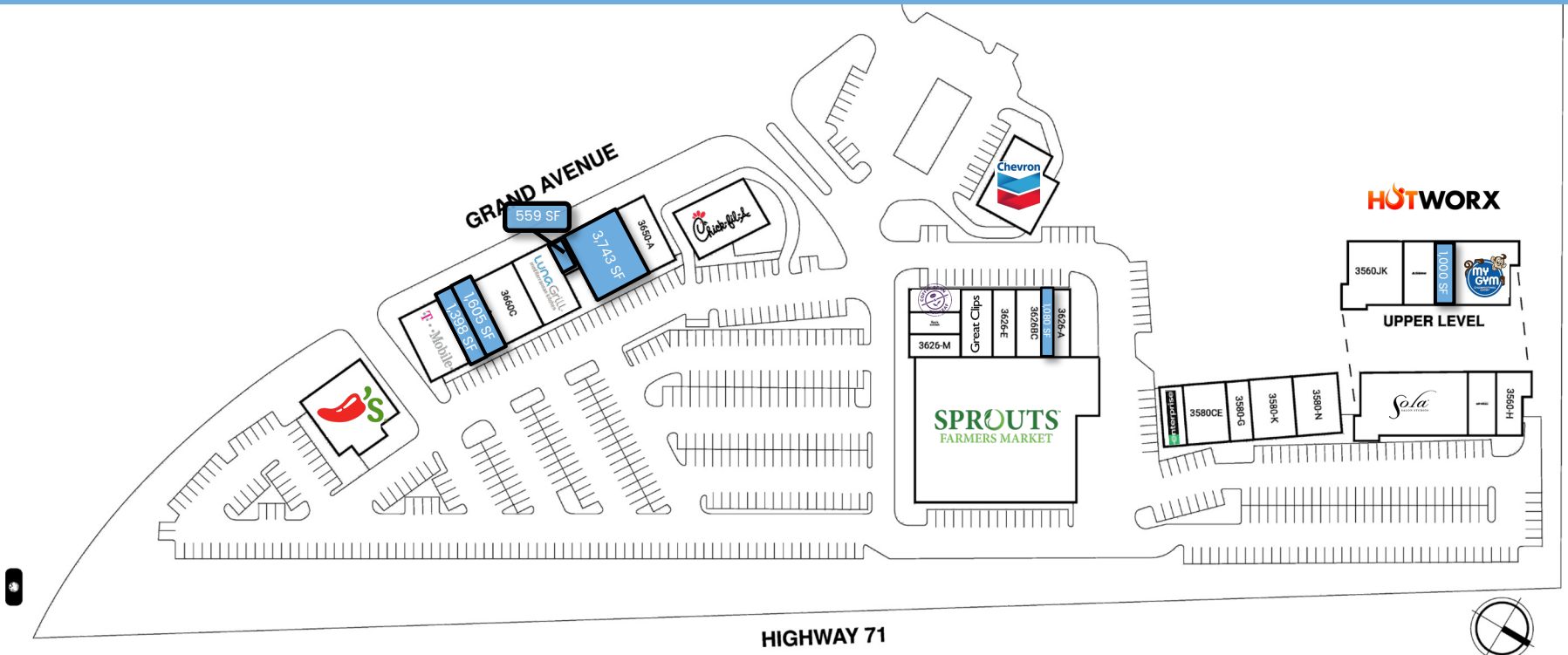
- Easily accessible to SR 71, 60 Freeway, 91 Freeway and 57 Freeway
- Great visibility from SR 71 with exposure to over 119,000 cars per day and 91,000 cpd along Grand Ave
- High traffic center anchored by daily needs grocer and high performing Chick Fil A
- Strong demographics w/in 5-mile radius: 309,089 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)	Suite	Tenant	GLA (SF)
3650-B	AVAILABLE	3,743	3580CE	PAMPER ME NAIL BAR	2,084
3660F	AVAILABLE	1,398	3650-A	LASERAWAY	1,781
3654	AVAILABLE	559	3580-N	VETERINARIAN	1,700
3630	SPROUTS FARMERS MARKET	27,327	3626-I	COFFEE BEAN & TEA LEAF	1,650
3560-A	SOLA SALON	6,753	3660E	AVAILABLE	1,605
3670	CHILI'S	6,097	3580-G	RED DRAGON KARATE	1,500
3640	CHICK-FIL-A	4,545	3560-H	AA TACTICAL ENTERPRISE	1,500
3560JK	FLUX LIFESTYLE STUDIOS	3,660	3560-G	HOTWORX	1,500
3660C	CHINO HILLS DENTAL GROUP	3,000	3626-M	YANGGUOFU	1,499
3560-S	MY GYM	2,979	3560-Q	STATE FARM INSURANCE	1,400
3580-K	MY KIDS DENTIST	2,961	3626-K	SEE'S CANDIES	1,396
3610	CHEVRON	2,945	3626-E	KONA CLEANERS	1,250
3660A	LUNA GRILL	2,550	3626-G	GREAT CLIPS	1,239
3660G	T-MOBILE	2,500	3580-A	ENTERPRISE RENT-A-CAR	1,230
3626BC	C2 EDUCATION SYSTEMS	2,338	3626-A	CHAOS BUBBLE SHOPPE	1,087
3626BC	AVAILABLE	1,080	3560-M	AVAILABLE	1,000



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Perform Properties

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