

CHINO SPECTRUM TOWNE CENTER

SEC Chino Valley (71) Freeway & Grand Avenue

Chino • California



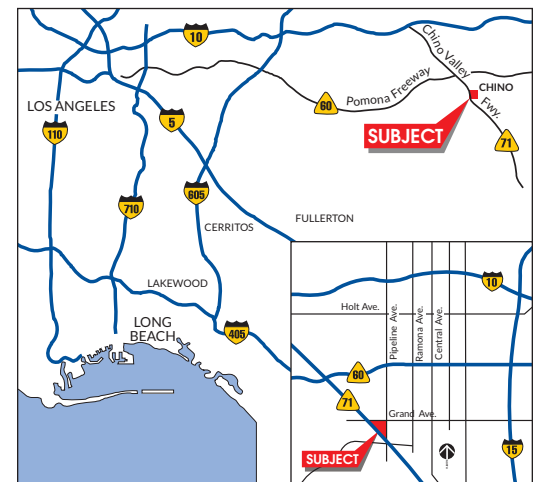
PROJECT FEATURES

- 830,000 gross leasable square feet
- Anchored by Wal-Mart, Sam's Club, Nordstrom Rack, Kohl's, Best Buy, Marshall's, and Aki Home
- Second phase of a 1,400,000 SF destination shopping center that serves as the gateway to the Greater Inland Empire
- Over 1/2-mile of frontage along the Chino Valley Freeway (71) with a full interchange at Grand Avenue
- Regional access from the Riverside (91), Chino Valley (71) and Pomona (60 Freeways)



AREA FEATURES *(within a 7-mile radius)*

- Traffic Counts:
Chino Valley (71) Freeway79,000 cpd
Grand Avenue.....17,530 cpd
Pipeline Avenue.....16,300 cpd
- 455,210 population
- \$80,241 average household income
- \$62,530 median household income



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