

the shoppes at chino hills

13920 City Center Dr, Chino Hills, CA 91709




DUNHILL PARTNERS

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ABOUT THE SHOPPES

COMPLETED IN 2008, this open-air, pedestrian-oriented center has solidified itself as the **UPSCALE SHOPPING AND DINING HUB** of the Inland Empire. With a freeway-adjacent location at the convergence of the **FOUR-COUNTY BORDER** between Los Angeles, Orange, San Bernardino & Riverside Counties, this vibrant property features a diverse lineup of tenants that cater to the high-income demographics. The Shoppes at Chino Hills was designed as the **“MAIN STREET”** of a 750,000 square foot master-planned project which integrates a mix of civic buildings and offices including the Chino Hills Civic Center and the County Library.

The Shoppes is the **RETAIL CORE** of the affluent community of Chino Hills which has been ranked the 38th “Best Place to Live” by Money Magazine. The city’s median home price is **\$724,000**, while its average household income is **\$116,216** - higher than Beverly Hills. Additionally, within a five-mile radius, there are **OVER 321,000 RESIDENTS**.

Amenities:

- Guest Services
- 16 Tesla Charging Stations
- On-site management office
- Splash Pad
- Wednesdays at the Shoppes – Farmers Market
- Rocky Road Express
- Concert Series
- Various Events: Haunted House, Magic Snowfall, Santa photos, etc.



DEMOGRAPHICS

The Shoppes at Chino Hills is the Inland Empire's **premier destination** for shopping and dining with more than **70 tenants**. Located on Grand Avenue off the 71 Freeway, The Shoppes at Chino Hills features more than **375,000 square feet** of retail and restaurants in an open-air main street-style pedestrian setting.

This **lifestyle center** is an **urban destination** lined with coveted retail, restaurants, and **ample office space**, while also serving as the “downtown” of Chino Hills. During the Summer, the Shoppes has a weekly concert series that bring in more than 3,000 people per event.

NOTABLE TENANTS:

TRADER JOE'S

SEPHORA

**VICTORIA'S
SECRET**

**BARNES
& NOBLE**

FOREVER 21



INCOME

2 mi: \$122,466

5 mi: \$106,316

10 mi: \$112,112



HOUSEHOLDS

2 mi: 15,551

5 mi: 91,309

10 mi: 317,720



POPULATION

2 mi: 50,712

5 mi: 327,572

10 mi: 1,075,547



TRAFFIC

STATE 71 HWY N
104,522 vpd

**The Shoppes at Chino Hills is in the top 15 visited shopping centers of this size in the state of CA with approximately 640K visitors per month.*

Prime Location



AERIAL

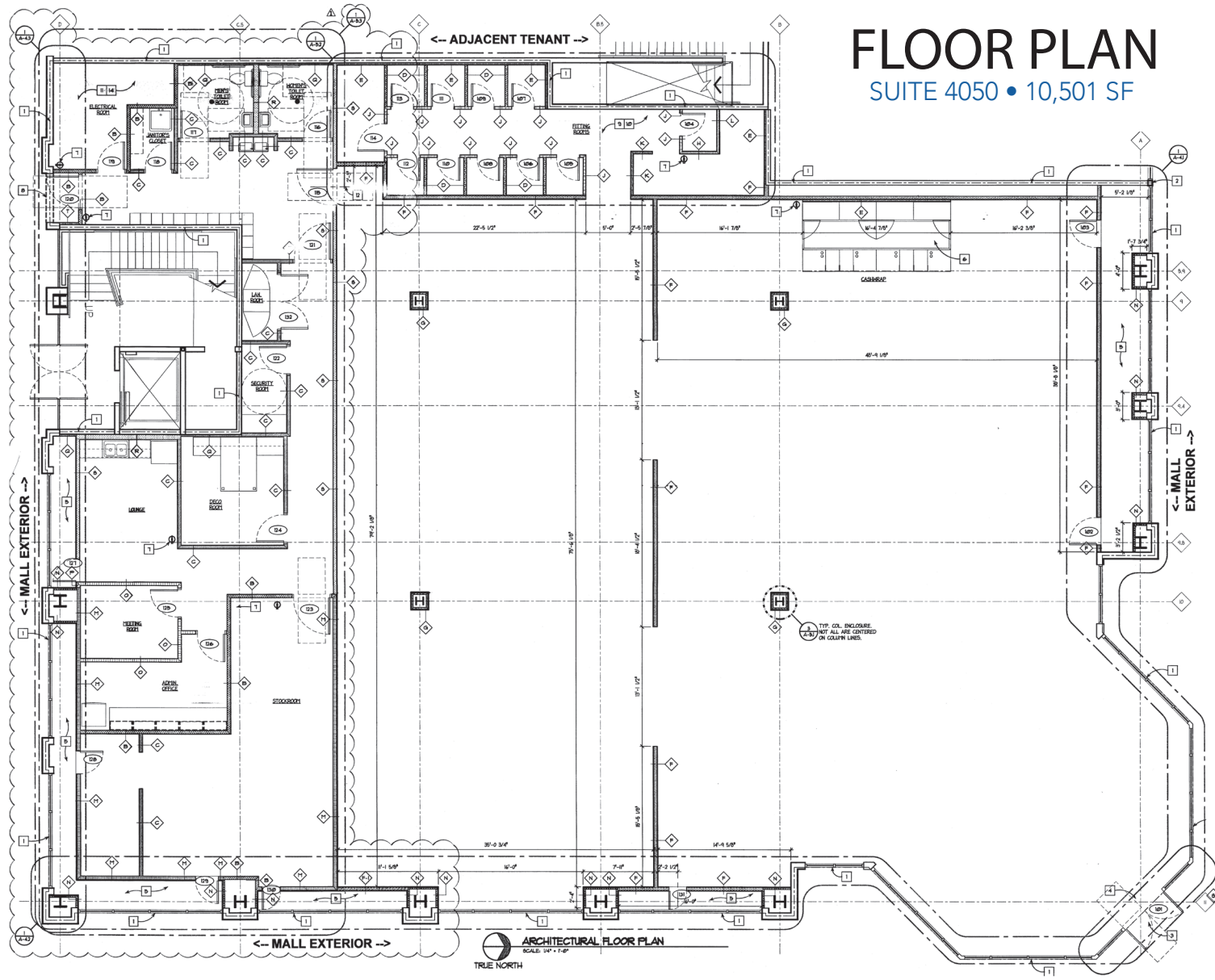


SITE PLAN



FLOOR PLAN

SUITE 4050 • 10,501 SF





NEW TENANTS

At The Shoppes at Chino Hills, we are always growing and diversifying our tenant portfolio!

Since April 2020, we have added 14 new operators to the Shoppes' portfolio, and we currently have multiple pending leases underway.

The Shoppes is known as a high traffic location, which is one of the many reasons tenants thrive. There is a steady stream of shoppers throughout the week generated from the on-site office spaces, local households, as well as various events hosted by the center.





CALIFORNIA PIZZA KITCHEN



PRESSED



WOOD RANCH BBQ & GRILL



P. F. CHANGS

Let's Eat!

THE SHOPPES AT CHINO HILLS



THE YARD HOUSE



PANERA BREAD



SILVER LAKE RAMEN



RA SUSHI BAR

Let's Shop!



VICTORIA'S SECRET



FOREVER 21



OLD NAVY





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