

GATEWAY VILLAGE

3560-3660 GRAND AVE | CHINO HILLS, CA 91709

Perform Properties

FORMERLY SHOPCORE PROPERTIES | ROIC

Property Details

Owned GLA

96,776 SF

Availability

3 Suites | 5,700 SF

Overview

- Gateway Village is a 96,959 square foot shopping center anchored by Sprouts Farmers Market.
- The center offers retailers high visibility from Highway 71.
- Surrounded by beautiful residential neighborhoods, the center is a cornerstone for both work and play in Chino Hills.
- The area benefits from substantial daytime traffic, making it a prime location for retail and dining businesses.

Tenant Mix



3560-3660 GRAND AVE | CHINO HILLS, CA 91709

FORMERLY SHOPCORE PROPERTIES | ROIC

	Population	Daytime Population	Households	Avg. HH Income	Med. HH Income
1 MILE	11,217	19,484	3,526	\$137,837	\$119,120
3 MILES	113,945	109,954	34,054	\$116,855	\$101,322
5 MILES	324,738	295,075	95,606	\$110,299	\$92,927



Market Aerial

Market Aerial Coming Soon

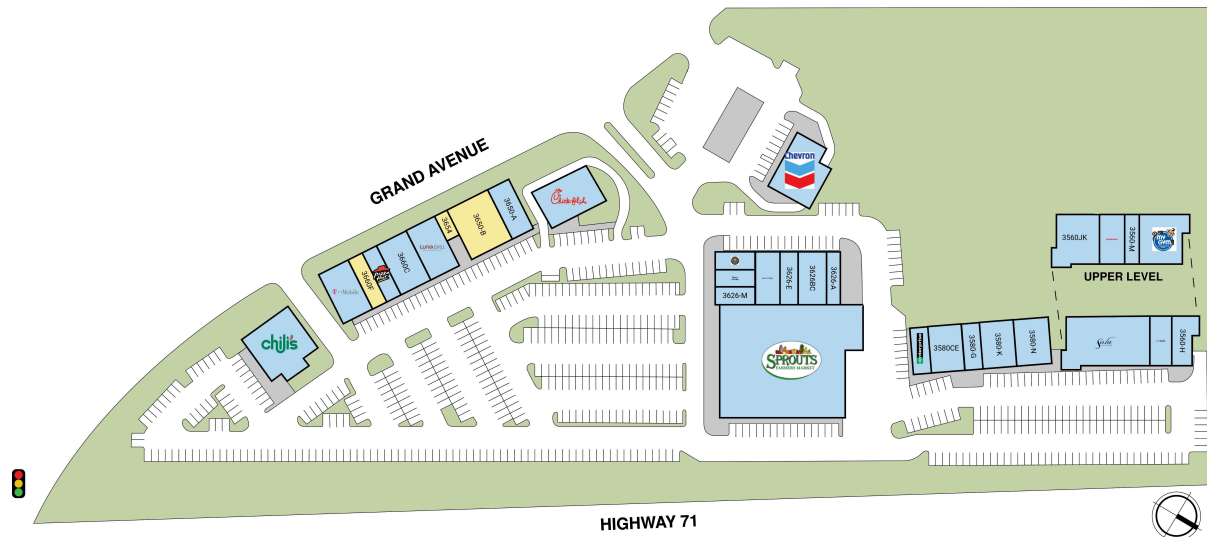
GATEWAY VILLAGE

3560-3660 GRAND AVE | CHINO HILLS, CA 91709

Perform Properties

FORMERLY SHOPCORE PROPERTIES | ROIC

Site Plan



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
3650-A	LASERAWAY	1,781
3580-N	VANITY MEDICAL WEIGHT LOSS	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

GATEWAY VILLAGE

3560-3660 GRAND AVE | CHINO HILLS, CA 91709

Perform Properties

FORMERLY SHOPCORE PROPERTIES | ROIC

Get in Touch with Us

Leasing

Gabriella Samperio

909-589-6558

GSamperio@performproperties.com

Pop-up & Short-term Leasing

Specialty Leasing Team

909-323-7844

specialtyleasing@performproperties.com

Property Management

Jennifer Ojeda

858-255-4907

jojeda@performproperties.com



This document is for general information purposes only. Any and all features, matters and other information depicted hereon or contained herein are for illustrative marketing purposes only, are subject to modification without notice, are not intended to be relied upon by any party and are not intended to constitute representations or warranties as to any matter, including ownership of the real property depicted hereon or any part thereof, the size and nature of improvements (or that any improvements will be constructed or will continue to exist as depicted), or the identity or nature of any occupants thereof.

Learn more about Gateway Village at shopcore.com/property/gateway-village