



# TOWN CENTER

— AT THE PRESERVE —

CHINO'S PREMIER SHOPPING DESTINATION.





# A MODERN COMMUNITY CENTER



## THE TOWN CENTER AT THE PRESERVE

Is the most interesting retail destination in Chino designed to elevate lifestyles through engaging common areas, modern amenities and an eclectic mix of tenants.

This is the place to create meaningful connections and share new ideas while enjoying upbeat entertainment and events.

Stater Bros. at The Town Center at The Preserve is now open.

## PROJECT HIGHLIGHTS

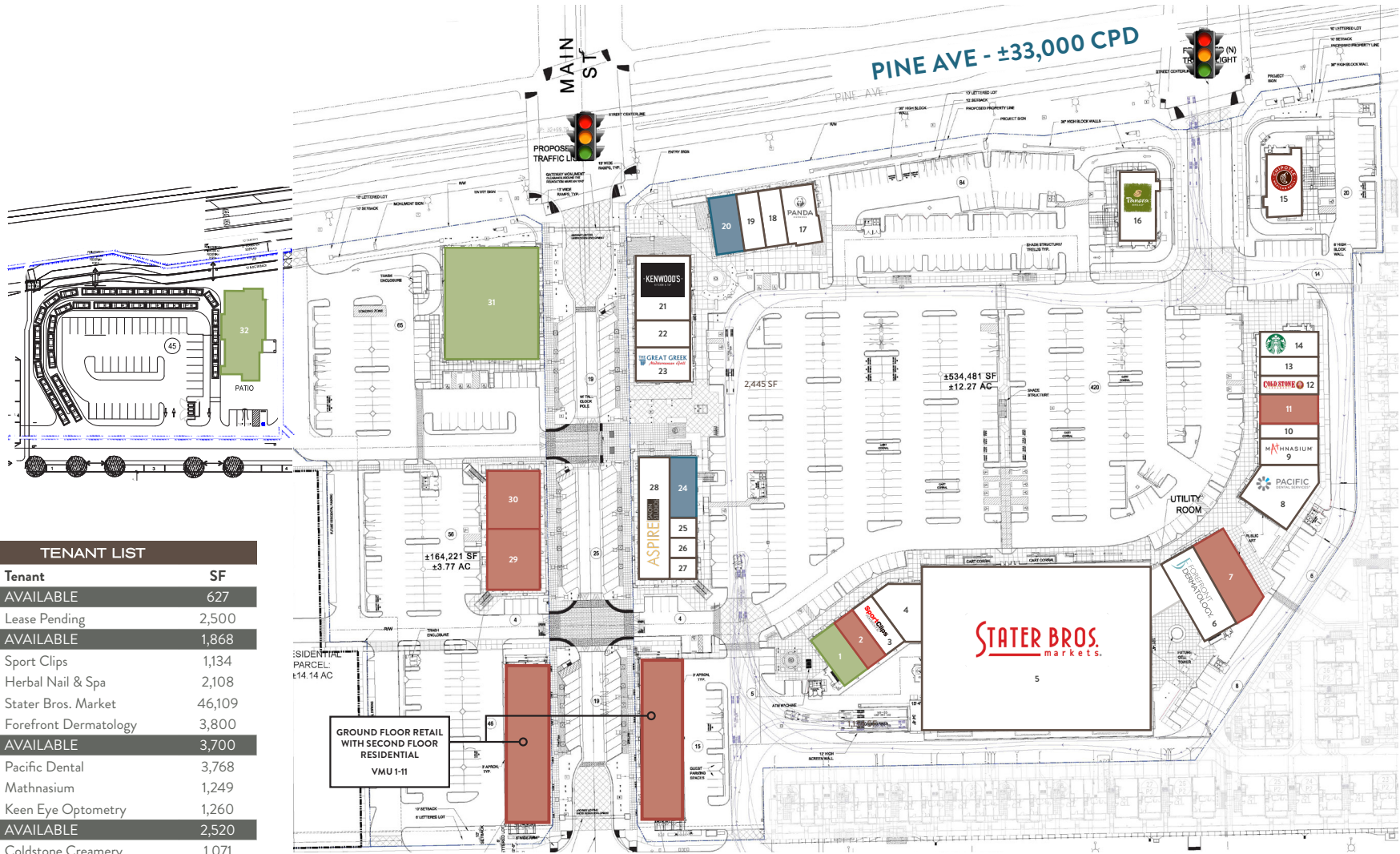
- **146,800 SF modern community center** with anchor, pad, shop and mixed-use space available
- **Excellent visibility and positioning** on Main Street in The Preserve at Chino
- In the heart of a **master-planned residential community**
- Adjacent multifamily housing, Homecoming at the Preserve, has an **average house-hold income of \$105,552**

## DEMOGRAPHICS

|                               | 2 MILE    | 3 MILE    | 5 MILE    |
|-------------------------------|-----------|-----------|-----------|
| <b>Residential Population</b> | 28,639    | 59,130    | 201,901   |
| <b>Avg. Household Income</b>  | \$111,700 | \$120,276 | \$111,350 |
| <b>College Education</b>      | 71.9%     | 68.9%     | 64.2%     |

# TOWN CENTER SITE PLAN

**NOW LEASING**  
SHOP SPACE AVAILABLE



## TENANT LIST

| #        | Tenant                | SF     |
|----------|-----------------------|--------|
| VMU 1-11 | AVAILABLE             | 627    |
| 1        | Lease Pending         | 2,500  |
| 2        | AVAILABLE             | 1,868  |
| 3        | Sport Clips           | 1,134  |
| 4        | Herbal Nail & Spa     | 2,108  |
| 5        | Stater Bros. Market   | 46,109 |
| 6        | Forefront Dermatology | 3,800  |
| 7        | AVAILABLE             | 3,700  |
| 8        | Pacific Dental        | 3,768  |
| 9        | Mathnasium            | 1,249  |
| 10       | Keen Eye Optometry    | 1,260  |
| 11       | AVAILABLE             | 2,520  |
| 12       | Coldstone Creamery    | 1,071  |
| 13       | 7 Miles Tea Lab       | 1,260  |
| 14       | Starbucks             | 1,763  |
| 15       | Chipotle              | 3,000  |
| 16       | Panera Bread          | 3,500  |
| 17       | Panda Express         | 2,205  |
| 18       | Wingstop              | 1,412  |
| 19       | Jersey Mike's         | 1,386  |
| 20       | AVAILABLE             | 2,006  |

|    |                   |       |
|----|-------------------|-------|
| 21 | Kenwood's Kitchen | 4,710 |
| 22 | Poki Bowl         | 1,385 |
| 23 | The Great Greek   | 1,674 |
| 24 | AVAILABLE         | 4,091 |
| 25 | Nekter Juice Bar  | 1,280 |
| 26 | The UPS Store     | 1,280 |

|    |                              |        |
|----|------------------------------|--------|
| 27 | Champion Tae Kwon Do         | 1,674  |
| 28 | Aspire Salon                 | 7,825  |
| 29 | AVAILABLE                    | 4,018  |
| 30 | AVAILABLE                    | 3,250  |
| 31 | QSR Drive-Thru Lease Pending | 12,900 |
| 32 | QSR Drive-Thru Pending       | 4,500  |

RESTAURANT AVAILABLE ■

RETAIL AVAILABLE ■

LEASED PENDING ■

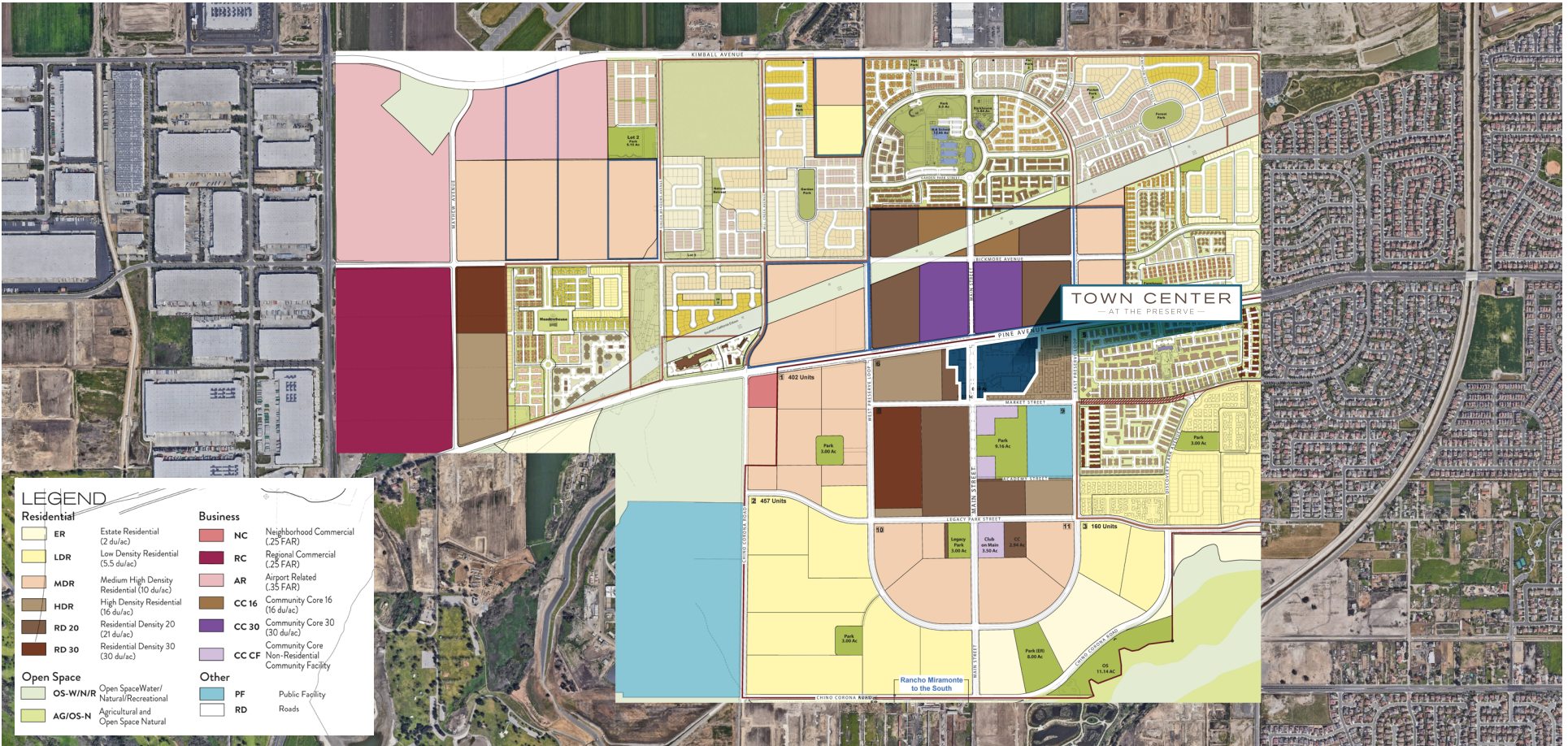






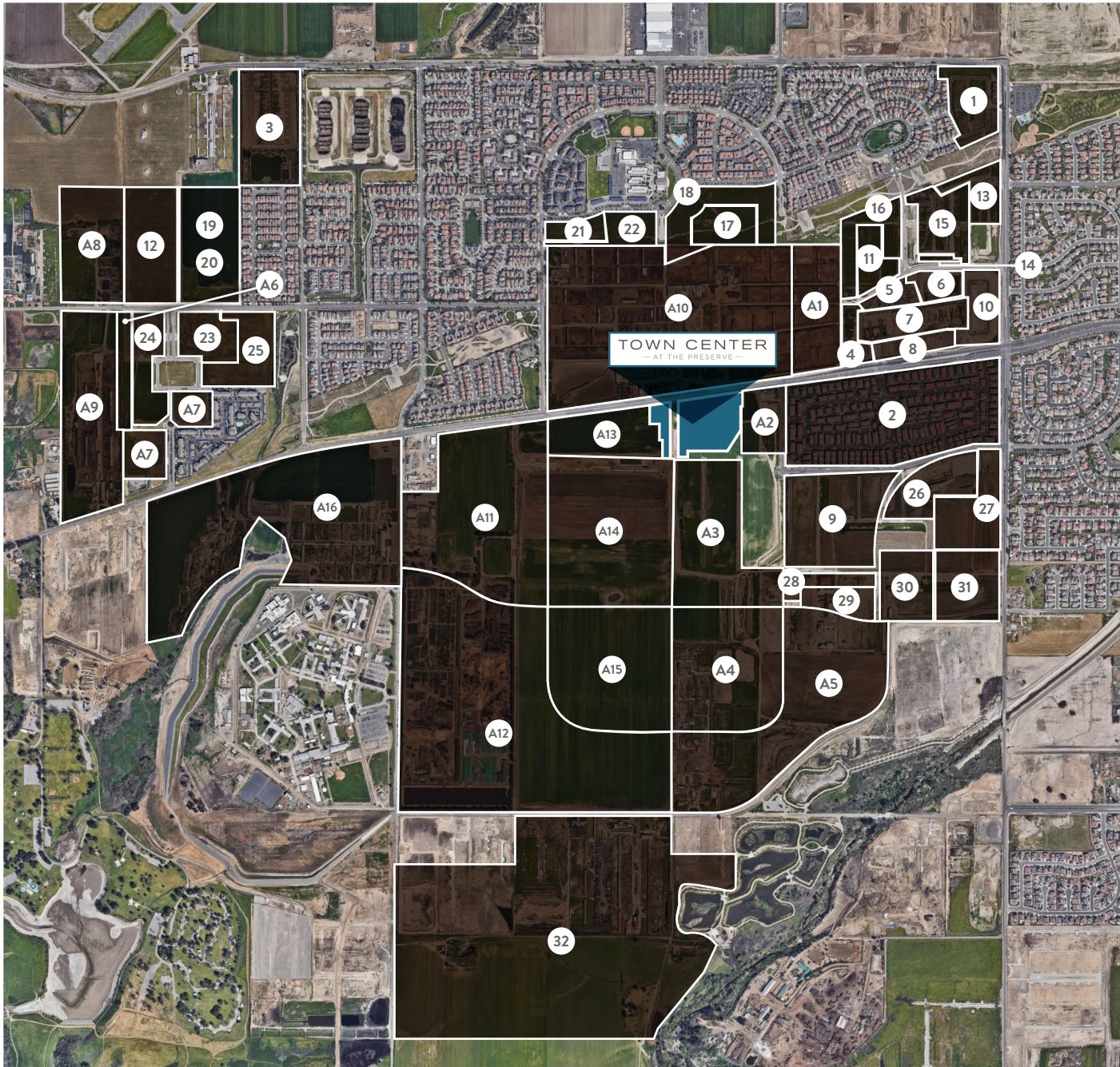
# THE PRESERVE DEVELOPMENT OVERVIEW

[CLICK TO VISIT THEPRESERVEATCHINO.COM](http://THEPRESERVEATCHINO.COM)





# THE PRESERVE HOUSING STATUS



## SOLD WITHIN LAST 3 YEARS

| #   | Community                     | Total Units  | Units Sold   |
|---|-------------------------------|--------------|--------------|
| 1   | Laurel Lane                   | 70           | Sold Out     |
| 2   | Homecoming (Phases 1, 2, & 3) | 799          | Sold Out     |
| 3   | Amelia (Stark)                | 110          | Sold Out     |
| 4   | Harvest Olive Grove           | 30           | Sold Out     |
| 5   | Heirloom                      | 42           | Sold Out     |
| 6   | Harvest Olive Grove           | 27           | Sold Out     |
| 7   | Autumn Field/Harvest Orchards | 82           | Sold Out     |
| 8   | Heirloom/Harvest Gardens      | 62           | Sold Out     |
| 9   | Homecoming (Phase 4)          | 454          | Sold Out     |
| 10  | Sunrise Harvest               | 56           | Sold Out     |
| 11  | Olive Grove II                | 55           | Sold Out     |
| -   | Prado                         | 243          | Sold Out     |
| 13  | Pineberry                     | 68           | Sold Out     |
| 14  | Pineberry                     | 10           | Sold Out     |
| 15  | Vineyard                      | 74           | Sold Out     |
| 16  | Summerfield                   | 93           | Sold Out     |
| 17  | Hazel                         | 133          | Sold Out     |
| 18  | Ivy                           | 134          | Sold Out     |
| 21  | Verbena                       | 70           | Sold Out     |
| 25  | Monarch                       | 76           | Sold Out     |
| <b>Total</b>  |                               | <b>2,688</b> | <b>2,688</b> |
| Estimated Population Increase Over The Last Three Years |                               |              | 7,105        |

## UNITS CURRENTLY BEING DEVELOPED

| #   | Community                   | Total Units  | Units Sold |
|---|-----------------------------|--------------|------------|
| 12  | Turnleaf                    | 185          | 175        |
| 19  | The Landings - Waypoint     | 94           | 65         |
| 20  | The Landings - Crosswind    | 106          | 69         |
| 22  | Morning Sun                 | 106          | 91         |
| 23  | Gardenside                  | 116          | 89         |
| 24  | Delia                       | 123          | 111        |
| 26  | Voyage @ Discovery Park     | 116          | 56         |
| 27  | Discovery Park - Parklin    | 124          | 62         |
| 30  | Discovery Park - Greenway   | 79           | 51         |
| 31w   | Discovery Park - Driftstone | 69           | 27         |
| <b>Total</b>  |                             | <b>1,118</b> | <b>796</b> |
| Estimated Population Increase In The Next Two Years |                             |              | 5,824      |

## UNITS COMING IN THE NEXT 2 - 5 YEARS

| #  | Community                             | Total Units  | Units Sold |
|--|---------------------------------------|--------------|------------|
| 28   | Discovery Park - Tr 20248             | 56           | 0          |
| 29   | Discovery Park - Tr 20249             | 56           | 0          |
| 32   | Rancho Miramonte                      | 823          | 0          |
| A1   | Fallon Crest Tr 19979                 | 203          | 0          |
| A2   | Main Street Apartments & Live/Work    | 221          | 0          |
| A3   | Preserve Block 9 (Rental Community)   | 210          | 0          |
| A4   | Preserve Block 11 - PA1               | 83           | 0          |
| A4   | Preserve Block 11 - PA2               | 83           | 0          |
| A4   | Preserve Block 11 - PA3               | 62           | 0          |
| A4   | Preserve Block 11 - PA4               | 75           | 0          |
| A5   | Preserve Block 3 TTM 20446            | 114          | 0          |
| A5   | Preserve Block 3 TTM 20447            | 54           | 0          |
| A6   | Preserve Meadows Tr 20169             | 26           | 0          |
| A7   | Preserve Meadows Tr 20173/20271       | 153          | 0          |
| A8   | Tr 20247 Lily & Lotus at Orchard Park | 168          | 0          |
| A9   | Marquez Site                          | 552          | 0          |
| A10  | Fallon Crest - Balance                | 1,139        | 0          |
| A11  | Preserve Block 1                      | 282          | 0          |
| A12  | Preserve Block 2                      | 512          | 0          |
| A13  | Preserve Block 6                      | 215          | 0          |
| A14  | Preserve Block 8                      | 877          | 0          |
| A15  | Preserve Block 10                     | 216          | 0          |
| A16  | Preserve Barthelemy Property (ER)     | 24           | 0          |
| <b>Total</b>   |                                       | <b>6,204</b> | <b>0</b>   |
| Estimated Population Increase In The Next Five Years |                                       |              | 21,714     |

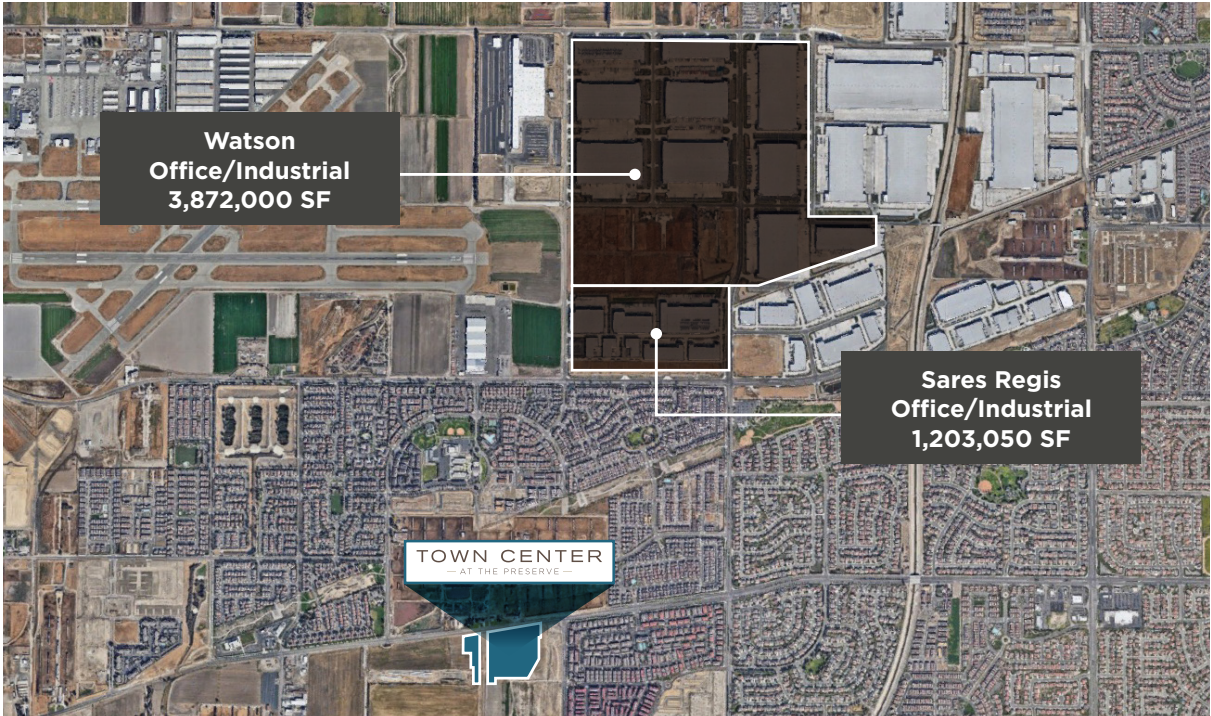
Grand Total of Units 9,998



# THE PRESERVE NON-HOUSING DEVELOPMENTS



| NON-RESIDENTIAL DEVELOPMENTS |  |                  |
|------------------------------|--|------------------|
| #                            | Name                                   | SF               |
| 1                            | Watson Sites North of Kimball          | 3,872,000        |
| 2                            | Alere Business Center                  | 362,626          |
| 3                            | Altitude Business Center (w/ In-N-Out) | 1,218,400        |
| 4                            | Sares Regis - Kimball Business Park    | 1,203,050        |
| <b>Total</b>                 |  | <b>6,656,076</b> |





# REGIONAL OVERVIEW





# DEDICATED MARKETING SUITE

Each tenant that leases space at a Lewis Retail property receives access to the Lewis Dedicated Marketing Suite. Our services have been tailored to helping businesses succeed, grow, and thrive within their communities.

## THE LEWIS DIFFERENCE

20K

LEWIS RESIDENTIAL ACCESS  
Over 20,000 community residents for promotions, sales & events

14K

LEWIS VIP CARD PROGRAM  
Over 14,000 cards created annually for Lewis residents & employees

5K

DIRECT MAIL ADVERTISING  
Twice per year Lewis sends an average of 5,000 pieces with a 13% response rate

1.5K

PROPERTY WEBSITES  
Over 1,500 average page views per month for each Lewis Retail center

## TARGETED DIGITAL ADVERTISING



32%

EMAIL CAMPAIGN  
Average Open Rate

9K

FACEBOOK POST  
Average Reach



15K

GOOGLE MY BUSINESS  
Average Monthly Views





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## Lewis Retail Centers

A Member of the Lewis Group of Companies

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