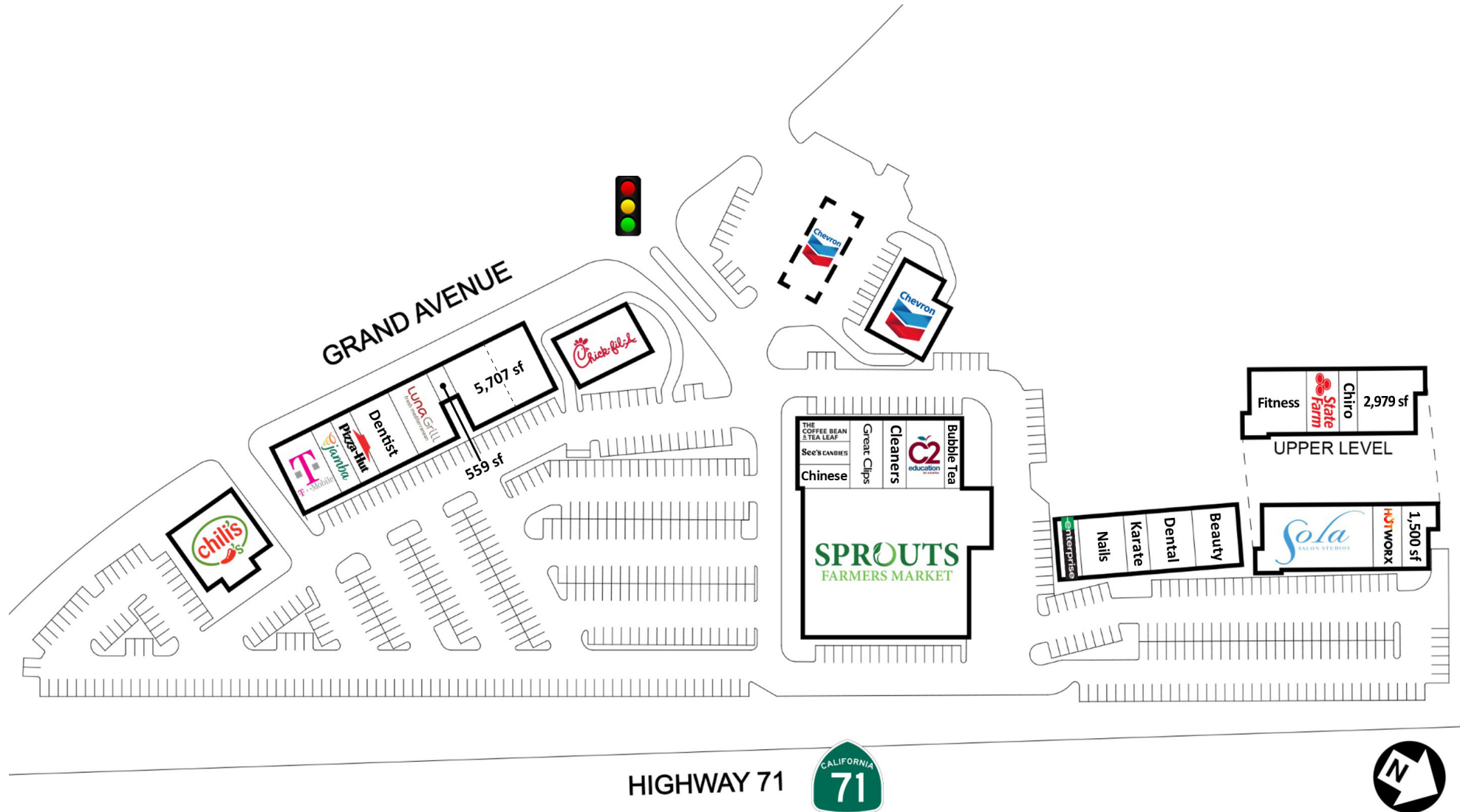


# Gateway Village

3560 Grand Avenue  
Chino Hills, CA 91709



## Leasing Contact

**Gabriella Ball**

Office: 858.255.4903 | 888.888.ROIC (7642) | gball@roireit.net | roireit.net

Note: This site plan indicates the general layout of the shopping center and is not a warranty, representation or agreement on the part of the landlord that the shopping center will be exactly as depicted

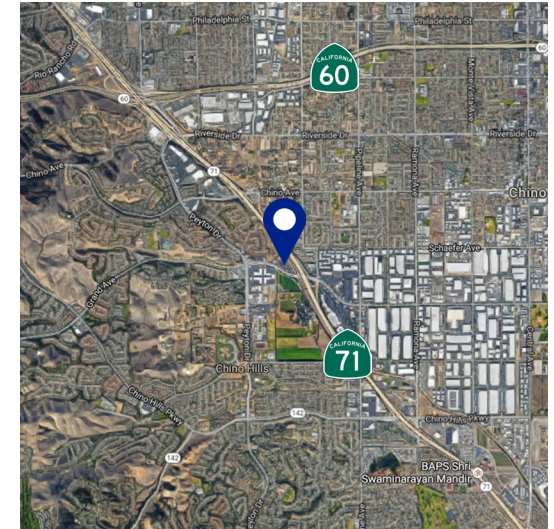
# Gateway Village

3560 Grand Avenue  
Chino Hills, CA 91709



## Property Description

Gateway Village is a 96,959 square foot shopping center anchored by Sprouts Farmers Market. The center offers retailers high visibility from Highway 71, ease of entrance/exit with a dedicated exit onto Grand Avenue, and a signalized entrance into the Village. Chino Hills is at the convergence of Orange, Riverside, Los Angeles, and San Bernardino counties, offering residents a range of opportunities for work and a beautiful place to call home.



## Property Overview

Total Number of Units: 31  
Total Square Footage: 96,959

## Major Tenants

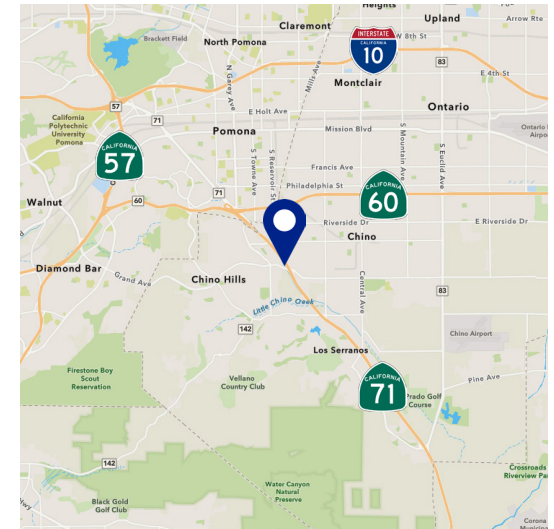
Sprouts Farmers Market

## Current Availability

559 sq. ft.  
1,500 sq. ft.  
2,979 sq. ft.  
5,707 sq. ft. (divisible)

## 2023 Demographics

|                          | 3-mile    | 5-mile    |
|--------------------------|-----------|-----------|
| Population               | 117,336   | 329,328   |
| Housing Units            | 35,465    | 98,224    |
| Average Household Income | \$121,893 | \$115,821 |



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All information contained herein was obtained from sources deemed reliable. No guarantee is made with respect to accuracy. Specifications subject to change without notice.