



# TOWN CENTER

— AT THE PRESERVE —

CHINO'S PREMIER SHOPPING DESTINATION.



**LEWIS**  
RETAIL CENTERS

# 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., Starbucks, Jersey Mike's, Chipotle and others are now open. There are a few remaining spaces available in this amazing line-up.

## PROJECT HIGHLIGHTS

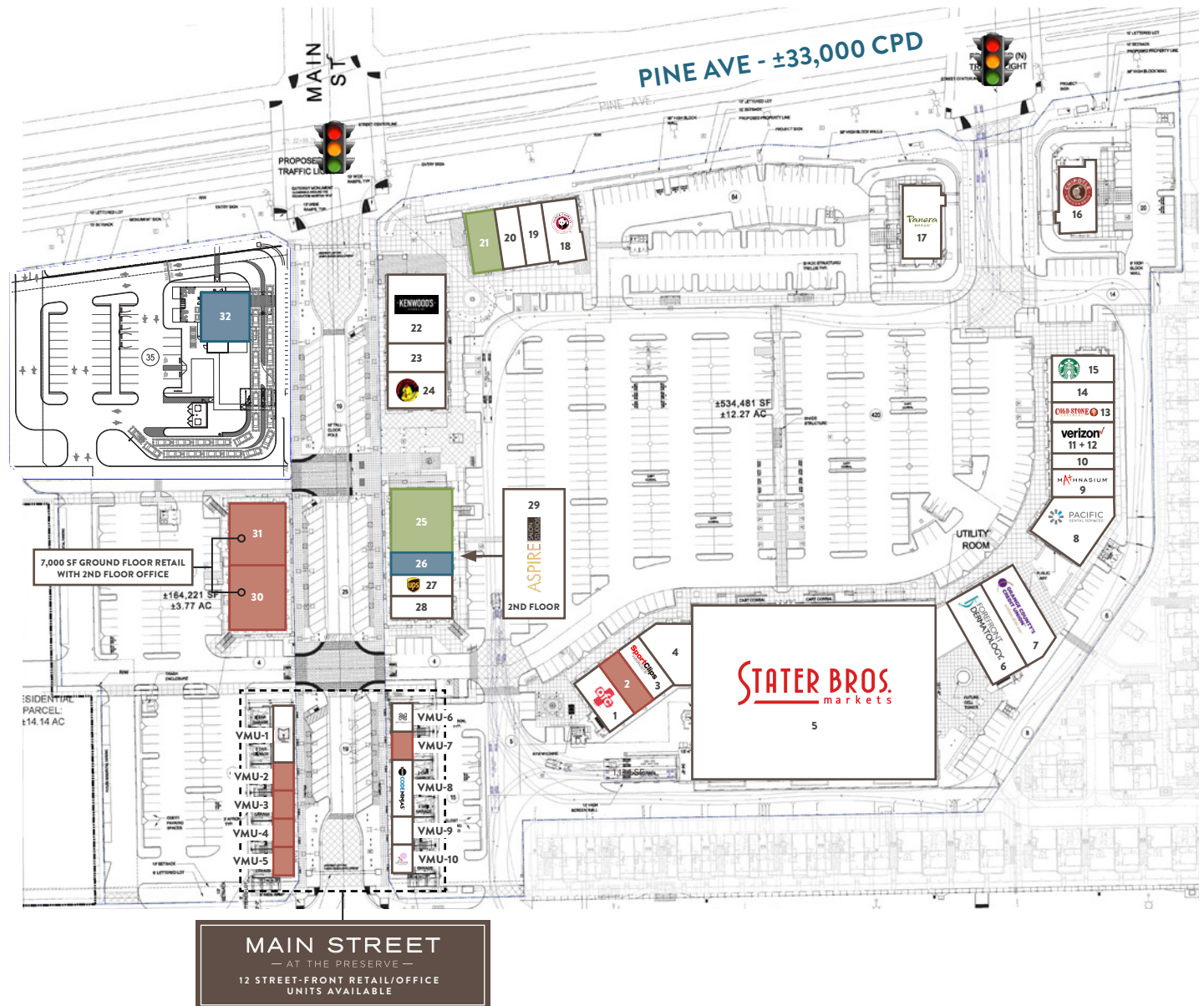
- **146,800 SF modern community center** with anchor, pad, shop and mixed-use space available
- **Excellent visibility and positioning** on Main Street in The Preserve at Chino
- In the heart of a **master-planned residential community**
- Adjacent multifamily housing, Homecoming at the Preserve, has an **average house-hold income of \$130,000**

## DEMOGRAPHICS

|                        | 2 MILE    | 3 MILE    | 5 MILE    |
|------------------------|-----------|-----------|-----------|
| Residential Population | 34,401    | 67,936    | 206,839   |
| Avg. Household Income  | \$152,932 | \$173,463 | \$160,550 |
| College Education      | 70.5%     | 69%       | 64.8%     |

**NOW LEASING**  
SHOP SPACE AVAILABLE

| TENANT LIST |                            |             |        |
|-------------|----------------------------|-------------|--------|
| #           | Tenant                     |             | SF     |
| 1           | AFC Urgent Care            | COMING SOON | 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           | Orange County Credit Union |             | 3,700  |
| 8           | Pacific Dental             |             | 3,768  |
| 9           | Mathnasium                 |             | 1,249  |
| 10          | Keen Eye Optometry         |             | 1,260  |
| 11 + 12     | Verizon                    | COMING SOON | 2,520  |
| 13          | Coldstone Creamery         |             | 1,071  |
| 14          | 7 Miles Tea Lab            |             | 1,260  |
| 15          | Starbucks                  |             | 1,763  |
| 16          | Chipotle                   |             | 2,518  |
| 17          | Panera Bread               |             | 3,500  |
| 18          | Panda Express              |             | 2,205  |
| 19          | Wingstop                   |             | 1,412  |
| 20          | Jersey Mike's              |             | 1,386  |
| 21          | Lease Pending              |             | 2,006  |
| 22          | Kenwood's Kitchen          |             | 4,710  |
| 23          | Poki Bowl                  |             | 1,385  |
| 24          | Angry Chickz               | COMING SOON | 2,445  |
| 25          | Lease Pending              |             | 4,091  |
| 26          | AVAILABLE                  |             | 1,280  |
| 27          | The UPS Store              |             | 1,280  |
| 28          | Champion Tae Kwon Do       |             | 1,674  |
| 29          | Aspire Salon Studios       |             | 7,825  |
| 30          | AVAILABLE                  |             | 4,018  |
| 31          | AVAILABLE                  |             | 3,250  |
| 32          | AVAILABLE (Drive-Thru Pad) |             | 2,691  |
| VMU-1       | Moepla Hobbies             | COMING SOON | 1,234  |
| VMU-2       | AVAILABLE                  |             | 629    |
| VMU-3       | AVAILABLE                  |             | 629    |
| VMU-4       | AVAILABLE                  |             | 629    |
| VMU-5       | AVAILABLE                  |             | 630    |
| VMU-6       | NetRealty                  | COMING SOON | 630    |
| VMU-7       | AVAILABLE                  |             | 627    |
| VMU-8       | Code Ninjas                | COMING SOON | 1,256  |
| VMU-9       | Frantz Cleaners            | COMING SOON | 628    |
| VMU-10      | Uptown Candy Shop          | COMING SOON | 629    |

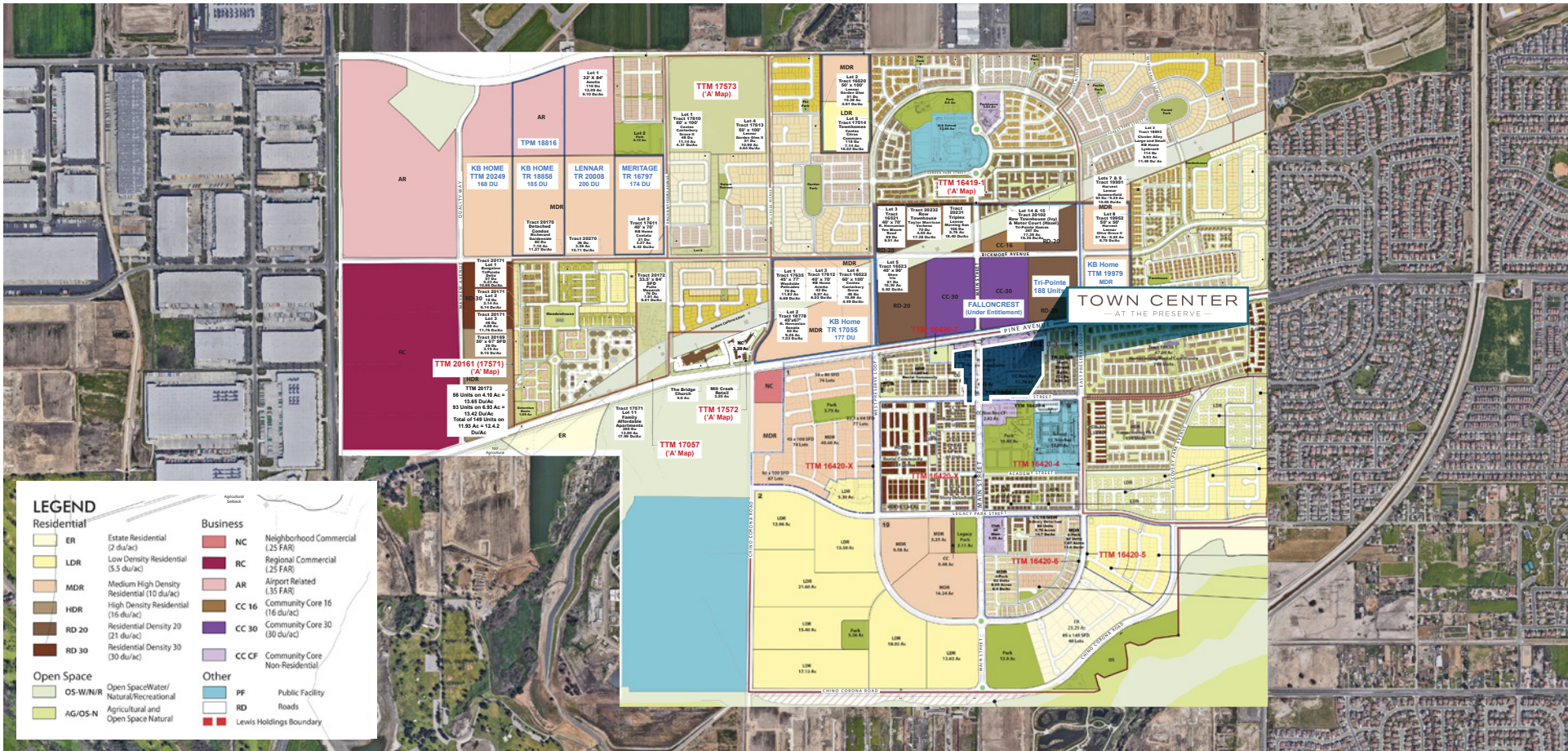




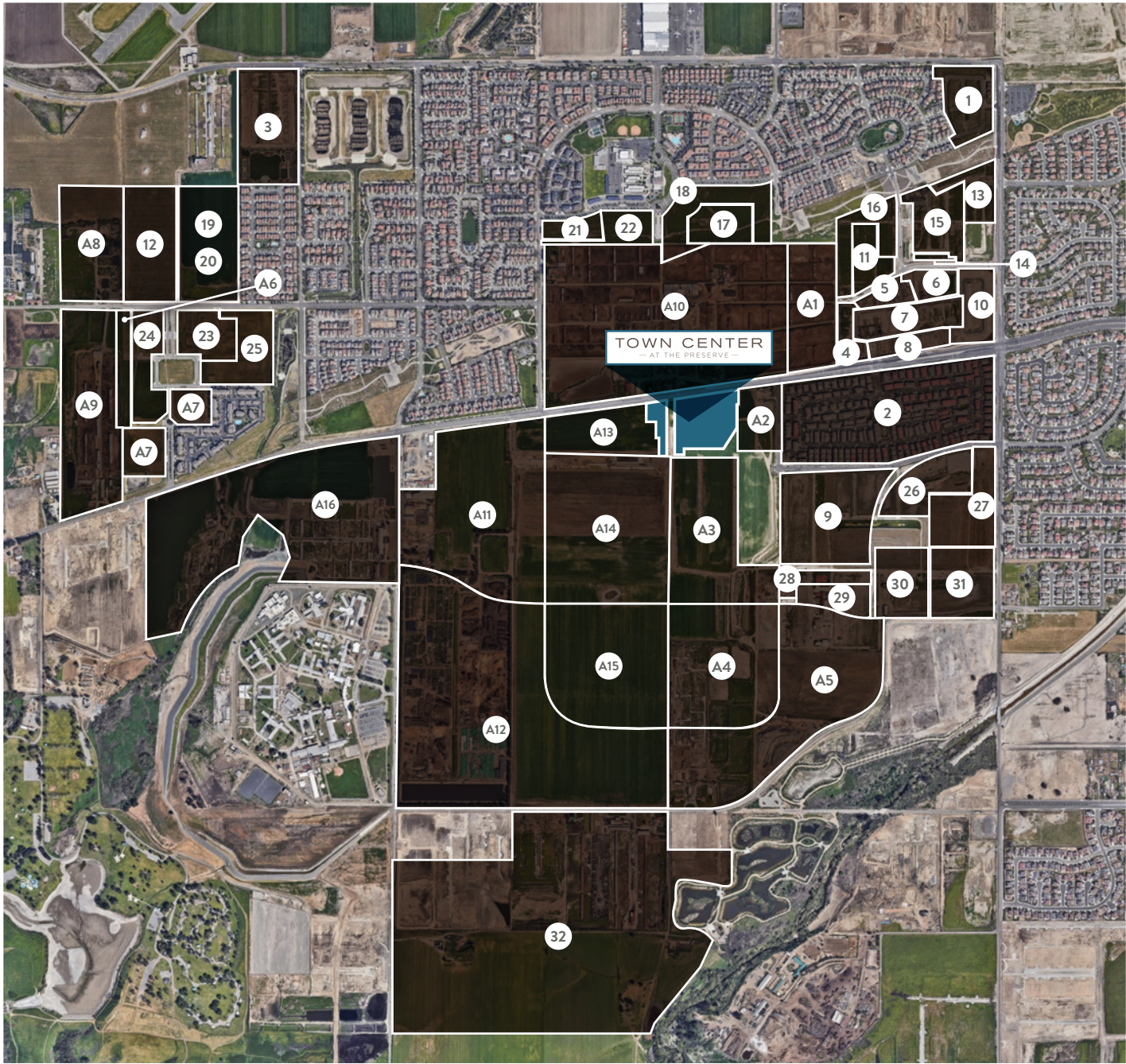


# THE PRESERVE DEVELOPMENT OVERVIEW

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# 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   |
| Total                                                   |                               | 2,688       | 2,688      |
| 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         |
| Total                                               |                             | 1,118       | 796        |
| Estimated Population Increase In The Next Two Years |                             |             | 5,824      |

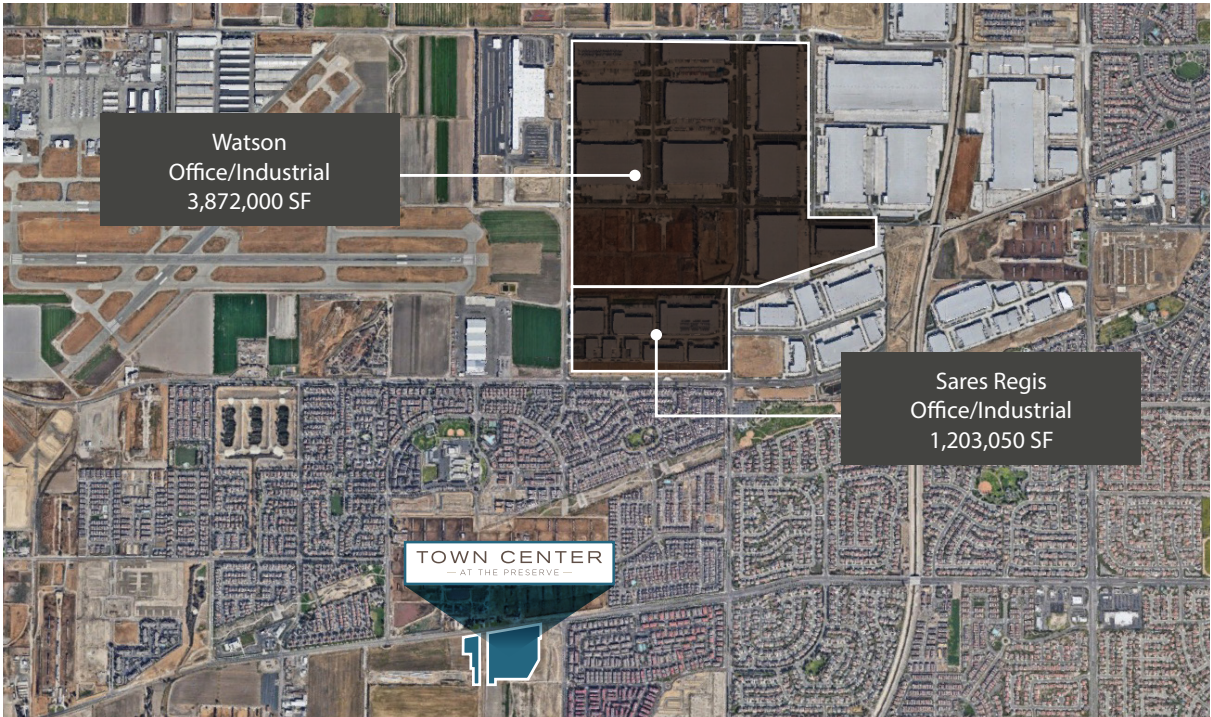
| UNITS COMING IN THE NEXT 2 - 5 YEARS                 |                                       |             |            |
|------------------------------------------------------|---------------------------------------|-------------|------------|
| #                                                    | 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          |
| Total                                                |                                       | 6,204       | 0          |
| Estimated Population Increase In The Next Five Years |                                       |             | 21,714     |

|                      |       |
|----------------------|-------|
| Grand Total of Units | 9,898 |
|----------------------|-------|

# 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 |
| Total                        |                                        | 6,656,076 |



# REGIONAL OVERVIEW





# TOWN CENTER

— AT THE PRESERVE —

## LEWIS RETAIL CENTERS

1156 N. Mountain Avenue  
Upland, CA 91786

e: [retailinfo@lewismc.com](mailto:retailinfo@lewismc.com)  
p: 909-946-7518

[LewisRetailCenters.com](http://LewisRetailCenters.com)



### RICHARD RIZIKA

Lic. 01044064

p: 310-430-7790

e: [Richard.Rizika@BetaAgency.com](mailto:Richard.Rizika@BetaAgency.com)

### RANDI COHEN

Lic. 02135211

p: 424-499-0018

e: [Randi.Cohen@BetaAgency.com](mailto:Randi.Cohen@BetaAgency.com)

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