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%

LEWIS RETAIL CENTERS | beta.

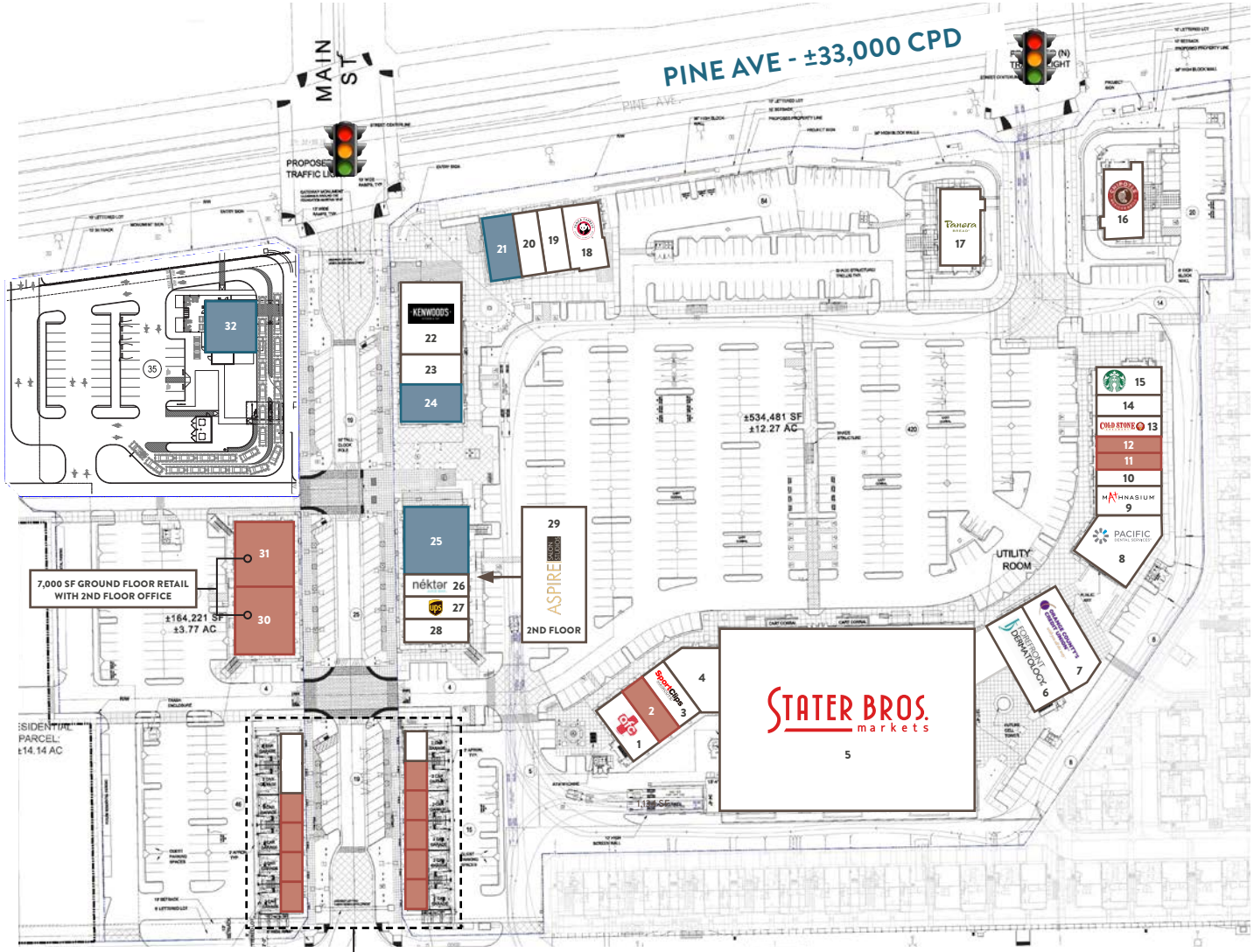
©2025 Beta Agency, Inc. The information contained in this document (or provided verbally) has been obtained from sources believed reliable. While Beta Agency, Inc. and Owner does not doubt its accuracy, Beta Agency, Inc. and Owner have not verified it and makes no guarantee warranty or representation about it. It is your responsibility to independently confirm its accuracy. Any projections, opinions, assumptions, approximations or estimates used are for example only and do not represent the current or future characteristics or performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property meet your needs.

TOWN CENTER SITE PLAN

NOW LEASING
SHOP SPACE AVAILABLE

RESTAURANT AVAILABLE
RETAIL AVAILABLE
LEASED PENDING

TENANT LIST			
#	Tenant		SF
1	AFC Urgent Care		2,500
2	AVAILABLE		1,868
3	Sport Clips	NOW OPEN	1,134
4	Herbal Nail & Spa	NOW OPEN	2,108
5	Stater Bros. Market	NOW OPEN	46,109
6	Forefront Dermatology	NOW OPEN	3,800
7	Orange County Credit Union		3,700
8	Pacific Dental	NOW OPEN	3,768
9	Mathnasium	NOW OPEN	1,249
10	Keen Eye Optometry	NOW OPEN	1,260
11	AVAILABLE		1,260
12	AVAILABLE		1,260
13	Coldstone Creamery	NOW OPEN	1,071
14	7 Miles Tea Lab	NOW OPEN	1,260
15	Starbucks	NOW OPEN	1,763
16	Chipotle	NOW OPEN	2,518
17	Panera Bread	NOW OPEN	3,500
18	Panda Express	NOW OPEN	2,205
19	Wingstop	NOW OPEN	1,412
20	Jersey Mike's	NOW OPEN	1,386
21	AVAILABLE		2,006
22	Kenwood's Kitchen	NOW OPEN	4,710
23	Poki Bowl	NOW OPEN	1,385
24	AVAILABLE		2,445
25	AVAILABLE		4,091
26	Nekter Juice Bar		1,280
27	The UPS Store	NOW OPEN	1,280
28	Champion Tae Kwon Do	NOW OPEN	1,674
29	Aspire Salon Studios	NOW OPEN	7,825
30	AVAILABLE		4,018
31	AVAILABLE		3,250
32	QSR Drive-Thru Lease Pending		2,691
33	Moepla Hobbies		1,256
34	NetRealty		628
-	AVAILABLE Retail/Office		625/1,250 SF



LEWIS RETAIL CENTERS | beta.

©2025 Beta Agency, Inc. The information contained in this document (or provided verbally) has been obtained from sources believed reliable. While Beta Agency, Inc. and Owner does not doubt its accuracy, Beta Agency, Inc. and Owner have not verified it and makes no guarantee warranty or representation about it. It is your responsibility to independently confirm its accuracy. Any projections, opinions, assumptions, approximations or estimates used are for example only and do not represent the current or future characteristics or performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property meet your needs.













©2025 Beta Agency, Inc. The information contained in this document (or provided verbally) has been obtained from sources believed reliable. While Beta Agency, Inc. and Owner does not doubt its accuracy, Beta Agency, Inc. and Owner have not verified it and makes no guarantee warranty or representation about it. It is your responsibility to independently confirm its accuracy. Any projections, opinions, assumptions, approximations or estimates used are for example only and do not represent the current or future characteristics or performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property meet your needs.













©2025 Beta Agency, Inc. The information contained in this document (or provided verbally) has been obtained from sources believed reliable. While Beta Agency, Inc. and Owner does not doubt its accuracy, Beta Agency, Inc. and Owner have not verified it and makes no guarantee warranty or representation about it. It is your responsibility to independently confirm its accuracy. Any projections, opinions, assumptions, approximations or estimates used are for example only and do not represent the current or future characteristics or performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property meet your needs.

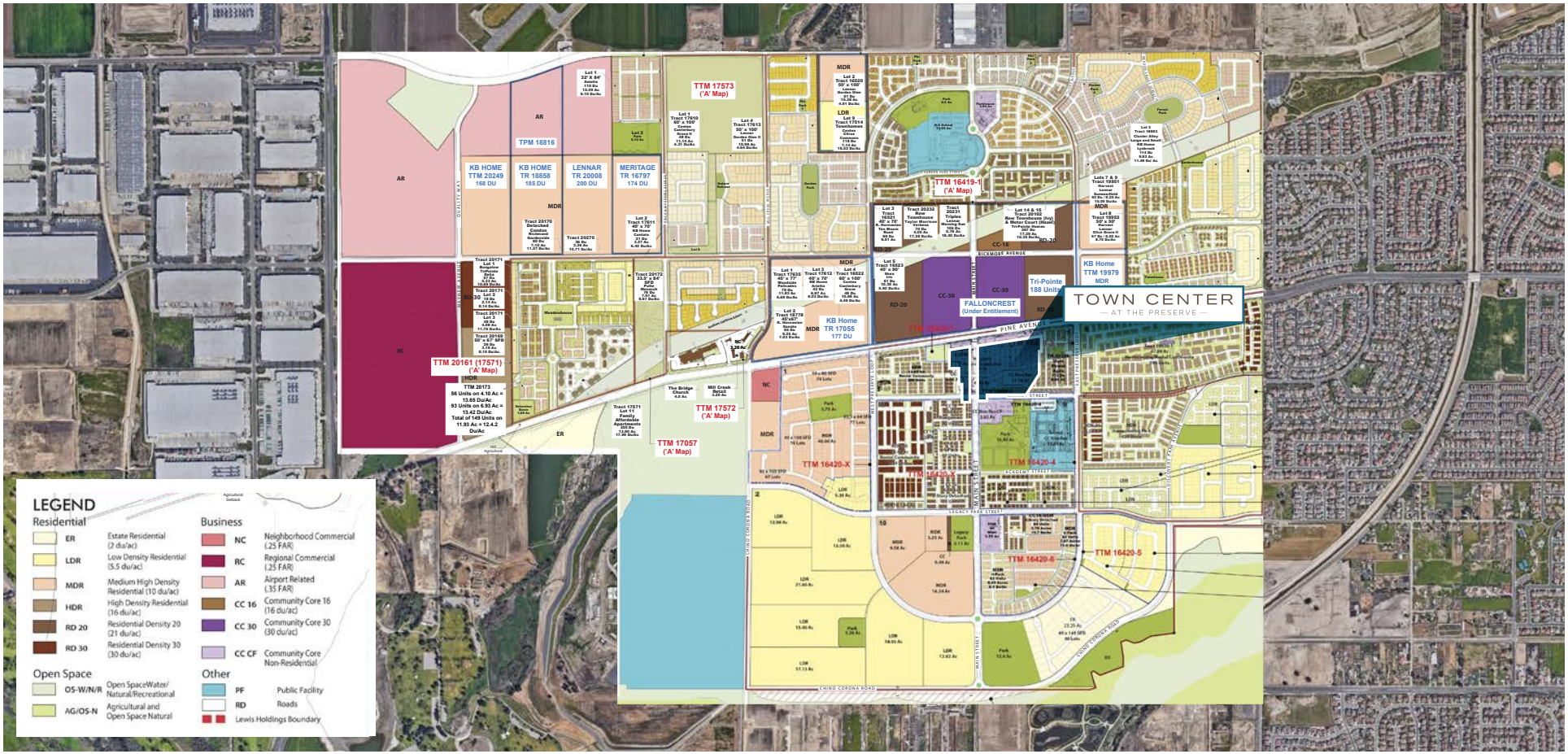
THE PRESERVE DEVELOPMENT OVERVIEW

CLICK TO VISIT THEPRESERVEATCHINO.COM





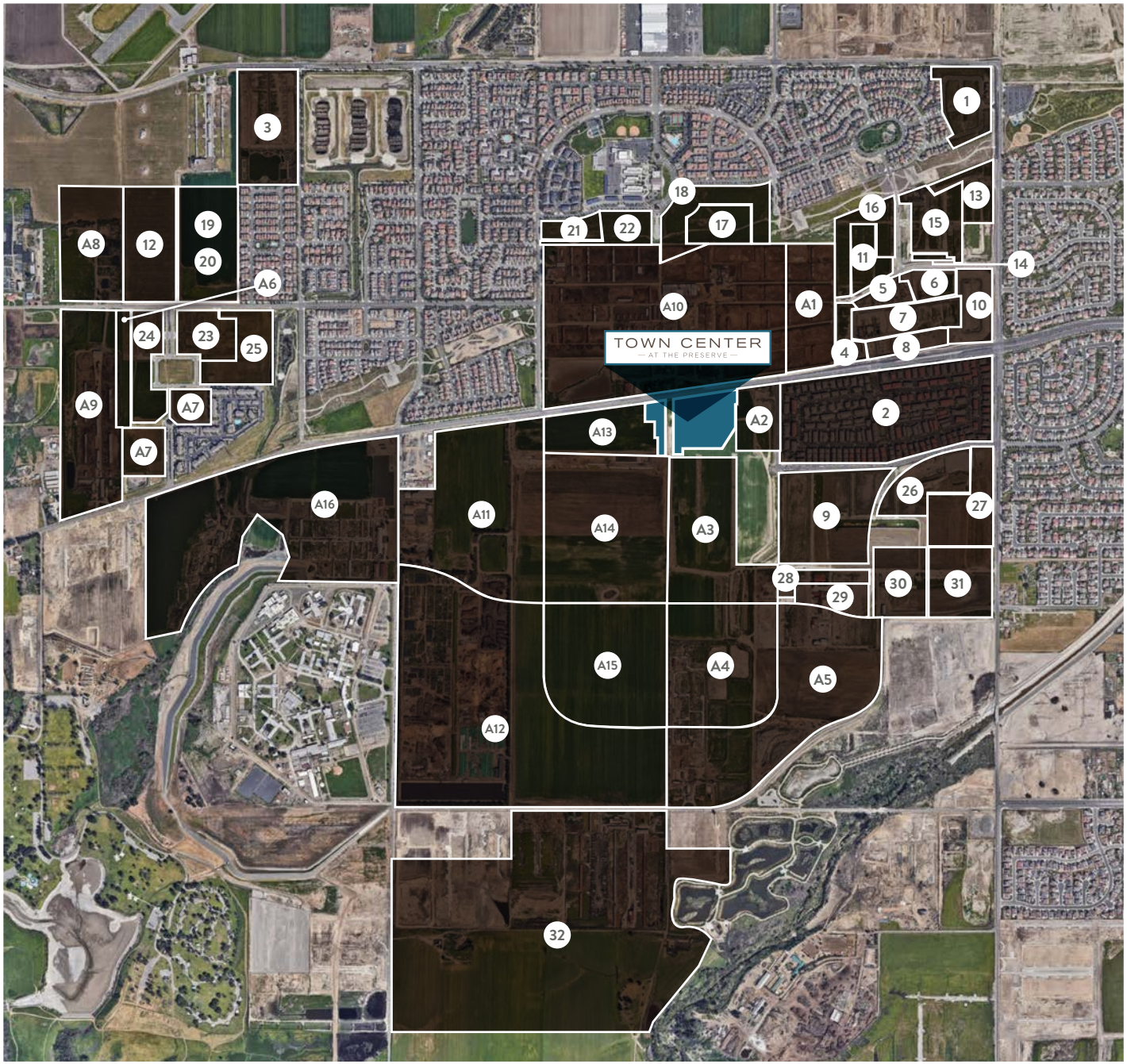




LEWIS RETAIL CENTERS | beta.

©2025 Beta Agency, Inc. The information contained in this document (or provided verbally) has been obtained from sources believed reliable. While Beta Agency, Inc. and Owner does not doubt its accuracy, Beta Agency, Inc. and Owner have not verified it and makes no guarantee warranty or representation about it. It is your responsibility to independently confirm its accuracy. Any projections, opinions, assumptions, approximations or estimates used are for example only and do not represent the current or future characteristics or performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property meet your needs.

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

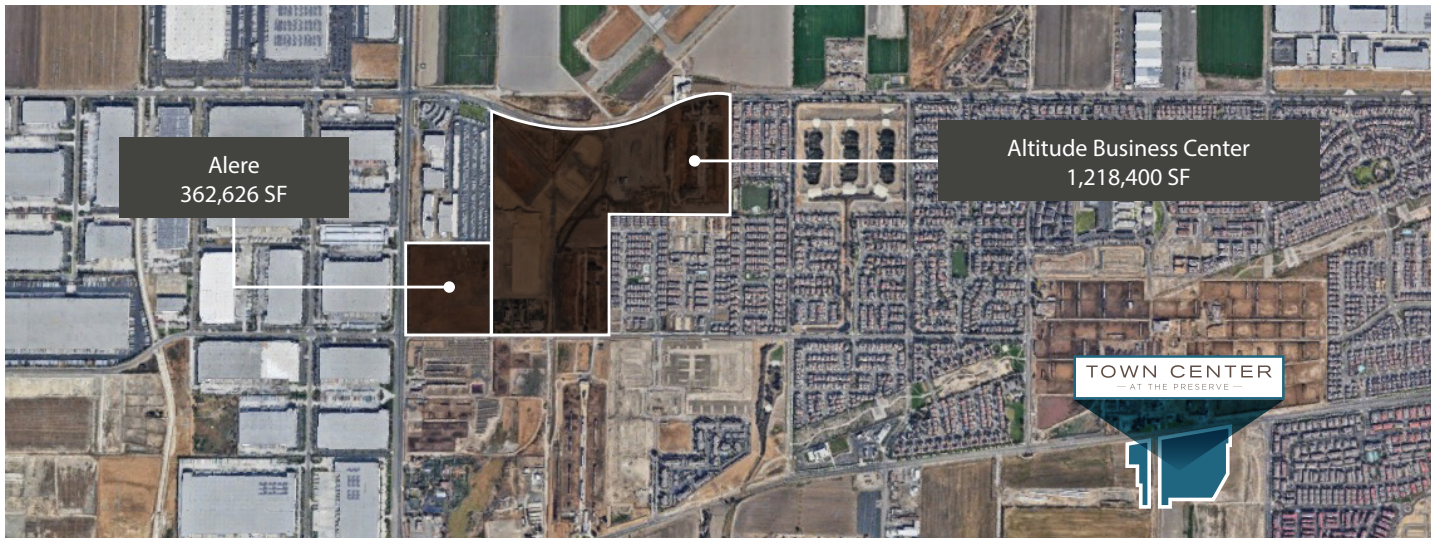
#	Community	Total Units	Units Sold
28	Discovery Park - Tr 20248	56	0
29	Discovery Park - Tr 20249	56	0
32	Rancho Miramonte	823	0
A1	Fallon Crest Tr 19979	203	0
A2	Main Street Apartments & Live/Work	221	0
A3	Preserve Block 9 (Rental Community)	210	0
A4	Preserve Block 11 - PA1	83	0
A4	Preserve Block 11 - 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 Barthelemey Property (ER)	24	0
Total		6,204	0
Esimated Population Increase In The Next Five Years			21,714

Grand Total of Units	9,898

LEWIS RETAIL CENTERS | beta.

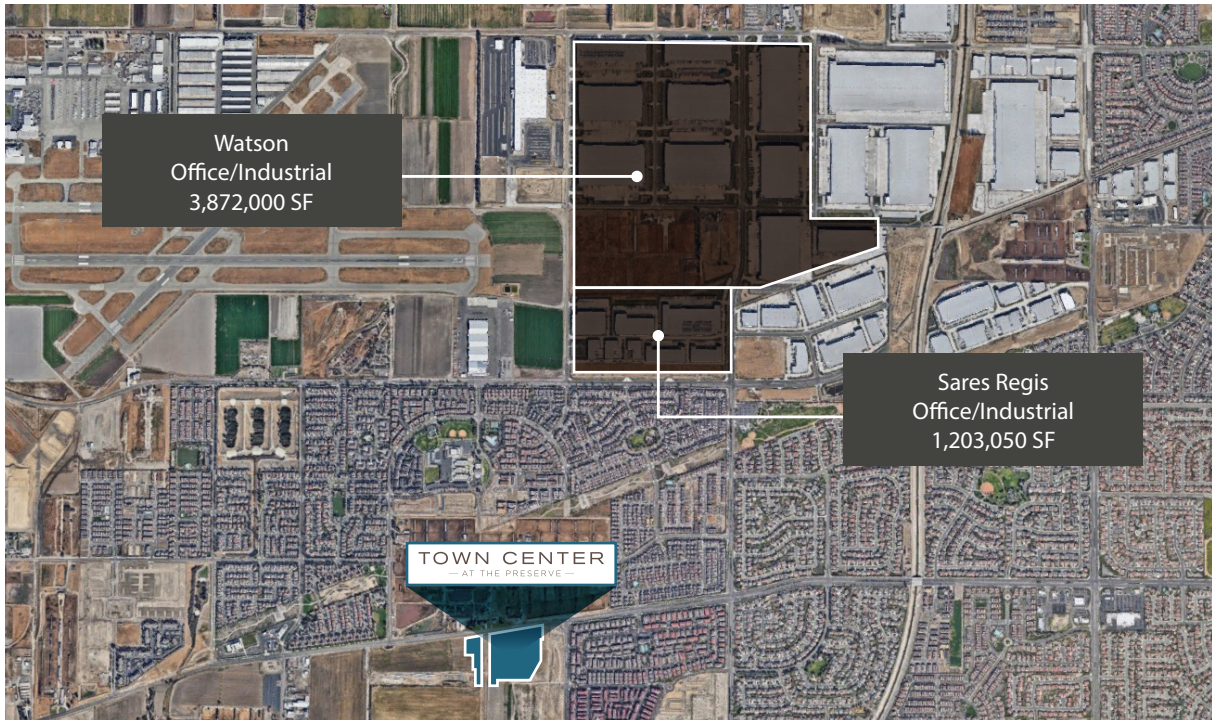
©2025 Beta Agency, Inc. The information contained in this document (or provided verbally) has been obtained from sources believed reliable. While Beta Agency, Inc. and Owner does not doubt its accuracy, Beta Agency, Inc. and Owner have not verified it and makes no guarantee warranty or representation about it. It is your responsibility to independently confirm its accuracy. Any projections, opinions, assumptions, approximations or estimates used are for example only and do not represent the current or future characteristics or performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property meet your needs.

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

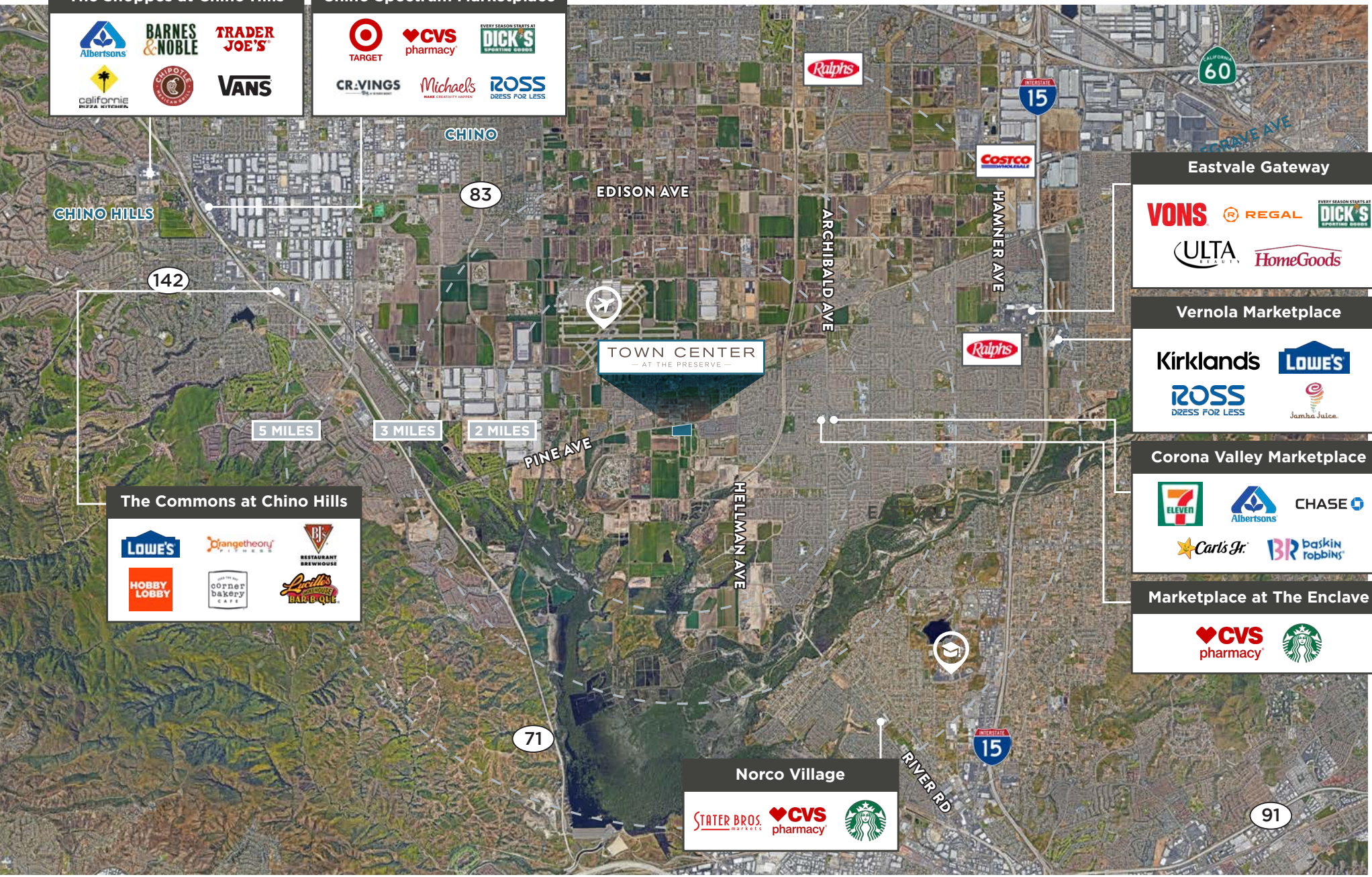




LEWIS RETAIL CENTERS | beta.

©2025 Beta Agency, Inc. The information contained in this document (or provided verbally) has been obtained from sources believed reliable. While Beta Agency, Inc. and Owner does not doubt its accuracy, Beta Agency, Inc. and Owner have not verified it and makes no guarantee warranty or representation about it. It is your responsibility to independently confirm its accuracy. Any projections, opinions, assumptions, approximations or estimates used are for example only and do not represent the current or future characteristics or performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property meet your needs.

REGIONAL OVERVIEW



LEWIS RETAIL CENTERS | beta.

©2025 Beta Agency, Inc. The information contained in this document (or provided verbally) has been obtained from sources believed reliable. While Beta Agency, Inc. and Owner does not doubt its accuracy, Beta Agency, Inc. and Owner have not verified it and makes no guarantee warranty or representation about it. It is your responsibility to independently confirm its accuracy. Any projections, opinions, assumptions, approximations or estimates used are for example only and do not represent the current or future characteristics or performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property meet your needs.

TOWN CENTER

— AT THE PRESERVE —

LEWIS
RETAIL CENTERS

1156 N. Mountain Avenue
Upland, CA 91786

e: retailinfo@lewismc.com
p: 909-946-7518

LewisRetailCenters.com

beta.

RICHARD RIZIKA
Lic. 01044064
p: 310-430-7790
e: Richard.Rizika@BetaAgency.com

RANDI COHEN
Lic. 02135211
p: 424-499-0018
e: Randi.Cohen@BetaAgency.com

©2025 Beta Agency, Inc. The information contained in this document (or provided verbally) has been obtained from sources believed reliable. While Beta Agency, Inc. and Owner does not doubt it accuracy, Beta Agency, Inc. and Owner have not verified it and makes no guarantee warranty or representation about it. It is your responsibility to independently confirm its accuracy. Any projections, opinions, assumptions, approximations or estimates used are for example only and do not represent the current or future characteristics or performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property meet your needs.