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## News Headlines

### **March 26, 2007 – Opus West Begins Work on New 400k sf Chino Hills Lifestyle Center**

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#### **Full Story:**

Construction has begun on The Shoppes at Chino Hills, a 400k sf open-air lifestyle center located at Grand Ave and Peyton Dr, just west of the 71 Fwy in the city of Chino Hills. The project is a development of Opus West Corp and is scheduled for completion in June 2008.

Designed by internationally known architect firm Altoon + Porter, based in LA and led by Ron Altoon and Jim Porter, the regional center will be part of a new 750k sf master-planned project that will include civic, office, retail, restaurant and residential uses. Located on 50 acres, the project will create a truly unique downtown experience for the city of Chino Hills. The Shoppes at Chino Hills will feature outdoor shopping along landscaped streets, allowing store adjacent parking. One component of the site will be designed as a pedestrian-only promenade with shaded seating areas and fountains. The development will be surrounded by 240 luxury housing units, 50k sf of office space built over the retail, a new civic center, a community library and a police station.

Thanks to the area's growing population and upscale demographics, the project has already attracted a strong tenant line-up of lifestyle retailers and restaurants, including Barnes & Noble, Banana Republic, P.F.Chang's China Bistro, Active, Pinkberry, California Pizza Kitchen, Aveda Salon, J.Jill, PacSun, Yard House, Chico's, White House | Black Market, New York & Company, Ann Taylor Loft, Victoria's Secret, Bath & Body Works Wood Ranch, American Eagle and Solstice.

According to Matt Landers, Senior Manager at Opus West, "The Inland Empire has more residents than the state of Oregon and has surpassed adjacent Orange County in taxable sales. Chino Hills, itself, represents some of the strongest demographics in the Inland Empire, including a higher median income than Beverly Hills. The Shoppes at Chino Hills is in a prime position to meet not only a strong local demand for national and specialty retailers and upscale and casual dining establishments but also a growing regional demand within the Riverside/San Bernardino MSA, which is the fastest growing metropolitan area in the country."

Tony Archer, Greg Whitney, Jay Luchs, and Lou Moreno of CB Richard Ellis are marketing the project on an exclusive basis for Opus West.

Also in the City of Chino Hills, Opus West is developing a 600k sf retail power center called The Commons at Chino Hills, to be anchored by home improvement retailer Lowe's. Other national, regional and local retailers and restaurants will be targeted for that center.