



# Arising in Chino Hills

Neil Nisperos, Staff Writer

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CHINO HILLS - At any given time, 2,000 workers are busy drilling, hammering, pouring and painting away at a major retail development rising up out of a former park at Grand Avenue and Peyton Drive.

Cranes and hard hats abound. You can smell wet cement and paint, while dust fills the air. Huge planters, waiting for palm trees, lie empty.

But come May 23, the Inland Empire's newest retail mecca will come to life.

Though smaller than the 147-acre Victoria Gardens, a similar lifestyle shopping center in Rancho Cucamonga, city leaders and developers said The Shoppes at Chino Hills, a \$125million, 400,000-square-

foot outdoor shopping center will offer a different experience.

That's because it will tie upscale retail outlets such as Banana Republic and Trader Joe's with the city's civic downtown core.

Officials have unofficially dubbed the project "downtown Chino Hills."

Just east of the center and connected to Grand

Avenue via a new City Center Drive running through The Shoppes lies construction on the city's new government center development, with a new city hall, a new library and new public safety headquarters.

A three-story parking structure for about 460 cars is also being built nearby. Officials hope to open the civic center in November.

The Shoppes will feature more than 60 retailers, anchored by Barnes and Noble, Banana Republic, Chico's and Victoria's Secret. Trader Joe's will occupy a 12,000-square-foot building on the property at the corner of Peyton Drive and a new Main Street, which will run from Peyton through the shopping center to meet at City Center Drive. The center also will be able to have 1,352 cars in its parking lots.

The Shoppes will feature San Bernardino County's first H&M fashion store and the region's first Peet's Coffee & Tea.

The project was realized via a partnership between the city and Irvine-based developer Opus West, which also attracted big-name tenants to the shopping center, with input from Chino Hills residents.

"For years we've been having people sign petitions saying, 'We want Trader Joe's here,'" said Mayor Curt Hagman. "We put that request to Opus West, and they worked until they got the tenant mix our residents wanted."

The city and developer are anticipating The

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Shoppes will become a regional shopping attraction.

"Our residents are already excited about this project but lately what's also exciting is the feedback we're getting from neighboring residents," Hagman said.

"People in Whittier that I've been talking to are looking forward to coming out and shopping here. People from Brea, Diamond Bar, different cities are seeing this as a place they want to come to."

The new shopping center should also be a boon for employment in the region. The Opus West project could bring about 2,500 new jobs to the city, and Chino Hills expects to receive more than \$1million in sales tax annually, officials said.

A job fair for employment at The Shoppes will be held from 9:30 a.m. to 1 p.m. April 12 at the McCoy Equestrian Center, 14280 Peyton Drive.

Opening day is set for May 23 with a ribbon-cutting and "four solid days of entertainment," said Glenn Miller, property manager and director of marketing for The Shoppes.

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