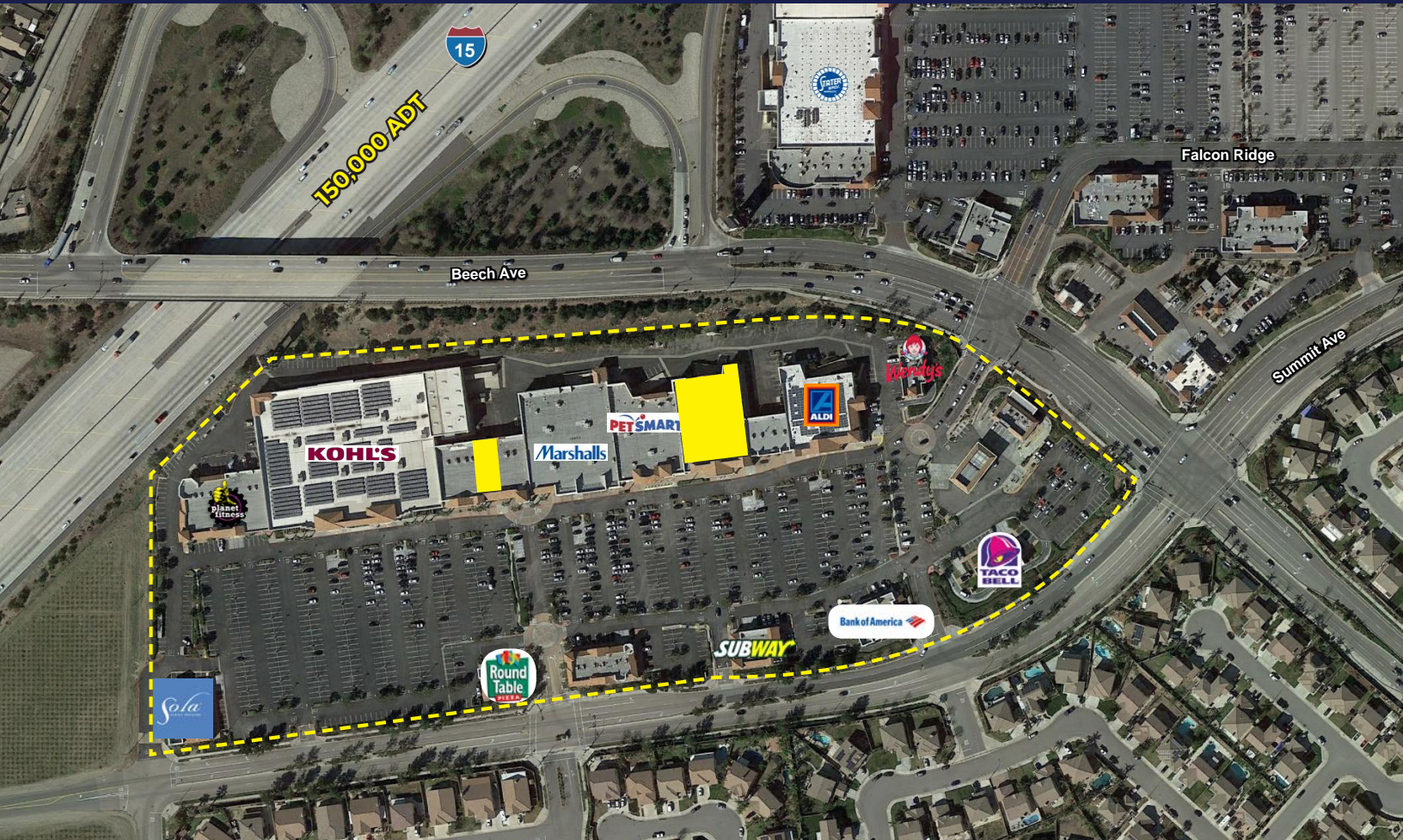


For Lease · Summit Heights Gateway Shopping Center

14940 - 15160 SUMMIT AVENUE, FONTANA, CA



FEATURES

- Summit Heights Gateway is a 260,000 SF Shopping Center anchored by Kohl's, Aldi, Marshalls and Petsmart
- Serving the communities of Rialto, Rancho Cucamonga, Ontario and Upland
- Great freeway visibility from I-15 with easy access to Highway 210 located to the north.
- 9,000 new housing units planned in North Fontana
- Located adjacent to the Falcon Ridge Town Center which includes Target, Stater Bros, Ross Dress for Less, Michael's and Pier 1 Imports.
- Average Household Income over \$100,000 in a 5-mi radius
- Join:



KOHL'S
expect great things™

Marshalls

PET SMART



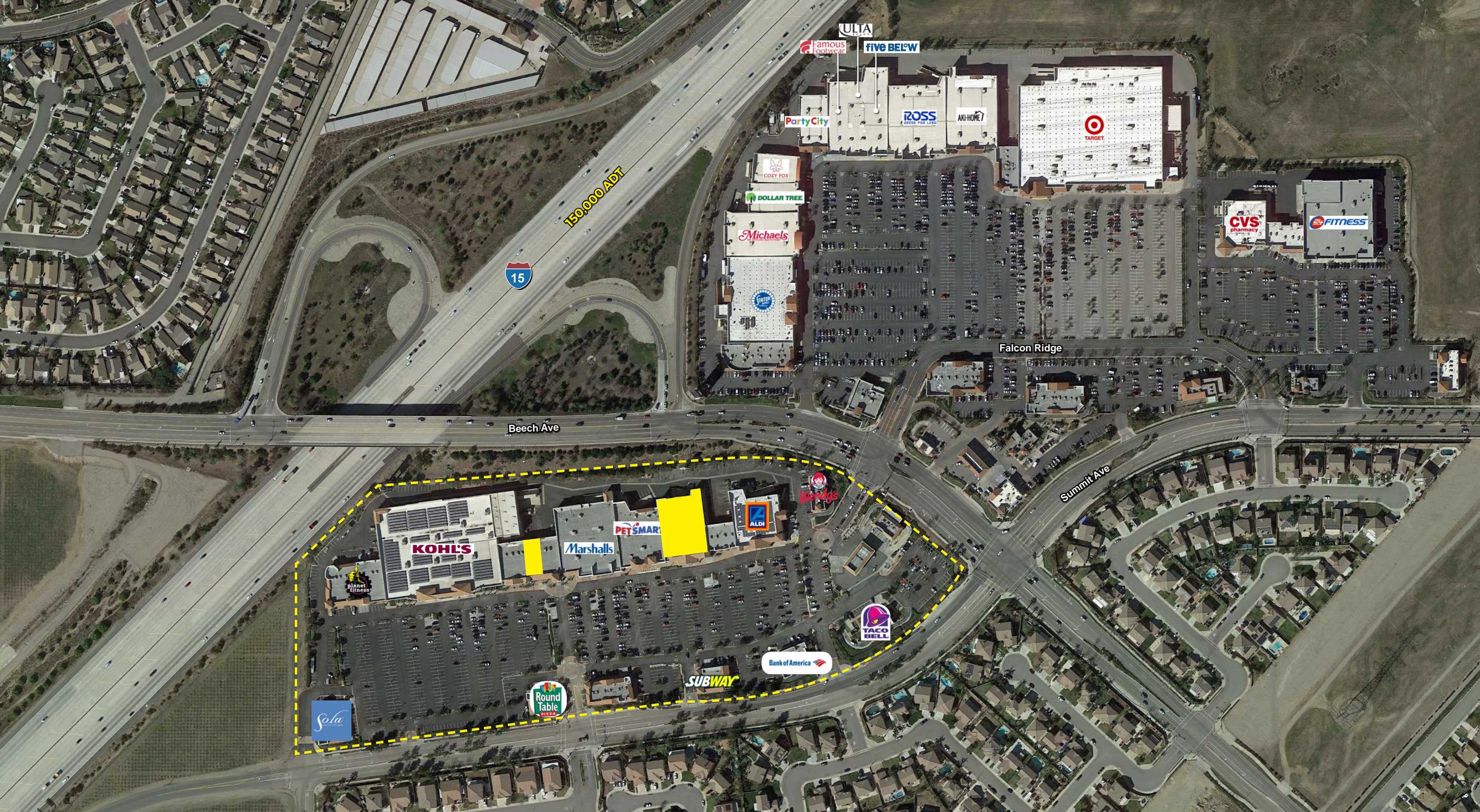
RETAIL INSITE

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150,000 ADT



Beech Ave

Falcon Ridge

Summit Ave

KOHL'S

Marshalls

PETSMART

ALDI

Wendy's

TACO BELL

Bank of America

SUBWAY

Round Table

Sola

The projects, tenants and site plans illustrated herein are subject to change without notice. You and your advisors should conduct a careful, independent investigation of the information herein to determine to your satisfaction the accuracy. yfiles/Aerials 2018/Fontana/Summit Heights zoom.pdf

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SITE PLAN



The information above has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future 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 for your needs.



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Expanded Demographic Profile

ESTIMATED 2017 • CALCULATED USING PROPORTIONAL BLOCK GROUPS

Summit Heights Gateway

Rings: 3, 5, 10 mile radii



POPULATION

	3 miles	5 miles	10 miles
Total Population	86,436	248,459	763,755
Projected Population (2022)	92,255	262,343	797,535



HOUSING

Total Households	22,496	64,541	207,724
Projected Total Households (2022)	23,935	68,079	216,401



INCOME

Median Household Income	\$102,165	\$81,985	\$65,129
Average Household Income	\$126,012	\$104,676	\$86,392
Per Capita Income	\$32,723	\$27,381	\$23,791
Median Disposable Income	\$79,654	\$64,407	\$53,687
Average Disposable Income	\$92,120	\$78,422	\$66,936



DAYTIME DEMOS

Total Daytime Population	55,813	185,536	731,734
Daytime Population Workers	13,556	52,346	312,394
Daytime Population Residents	42,257	133,190	419,340



RACE & ETHNICITY

White	39,726 45.96%	117,283 47.20%	372,557 48.78%
Black or African American	11,488 13.29%	24,894 10.02%	74,179 9.71%
American Indian & Alaska Native Population	679 0.79%	2,169 0.87%	7,289 0.95%
Asian Population	12,358 14.30%	24,286 9.77%	50,110 6.56%
Pacific Islander Population	199 0.23%	690 0.28%	2,274 0.30%
Other Race Population	17,194 19.89%	65,612 26.41%	217,659 28.50%
Population of Two or More Races	4,793 5.55%	13,525 5.44%	39,687 5.20%
Hispanic Population	44,111 51.03%	151,799 61.10%	489,032 64.03%
Non-Hispanic Population	42,325 48.97%	96,660 38.90%	274,722 35.97%



EDUCATION

Bachelor's Degree	11,091 20.29%	24,406 15.98%	62,585 13.33%
Graduate/Professional Degree	5,407 9.89%	12,382 8.10%	29,849 6.36%



AGE

Median Age	32.7	31.6	31.5
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