



# The Gateway at Mountain Village

## Retail Space For Lease

1520 North Mountain Avenue Bldg #C, Ontario CA 91762



ERIC J. RAMIREZ  
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909.223-9540 Direct  
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License 01440538



### Retail Building #C

Suite #117:	3,728 Sq Ft
Suite #118:	6,504 Sq Ft
Suites can be combined	10,232 Sq Ft Total

### The Gateway Center

Shopping Center GLA:	91,985+/- SF Total
Lot Size:	10.0+/- Acres
Parking Ratio:	5 to 1

### Features:

- \* Freeway Visibility from Interstate 10
- \* 250,000+/- Cars Per Day (10 Freeway).
- \* Join National Tenants, Starbucks, Juice It Up, 3 Day Suit Broker and MANY MORE!
- \* 47,000+/- Cars Per Day @ Mountain & Sixth St.
- \* Across from Edwards Cinemas
- \* Across from the NEW Super Wal-Mart!!

517 North Mountain Avenue Suite 204 | Upland, CA 91786  
| Phone: (909) 223-9540 | Fax: (888) 772-9250 | [www.MilleniaCommercial.com](http://www.MilleniaCommercial.com) |

Corporate 01189000

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**FREEWAY VISIBLE (Freeway Monument Sign Available)**

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<u>2013</u>	<u>1 Mile</u>	<u>3 Mile</u>	<u>5 Mile</u>
Average Income: \$68,174	\$67,023	\$73,765	
Population: 21,875	199,285	452,602	
Daytime Pop: 20,344	198,038	430,709	
Per LoopNet			

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National Credit Location

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# The Gateway at Mountain Village Site Plan

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## Exterior Pictures

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## About Ontario

**1520 North Mountain Avenue, Ontario CA 91762**

### AREA OVERVIEW - ONTARIO

Located just 35 miles inland from Los Angeles, Ontario's perfect Southern California location is a major catalyst for Ontario's robust economy. With growing manufacturing, retail and distribution sectors, Ontario is also experiencing quickly evolving commercial real estate development for corporate offices, large professional firms and high technology.

Ontario offers an exceptional pro-business environment with low cost land, reasonable lease rates, modern facilities, technical amenities, a skilled and affordable work force, and an innovation corridor of fourteen colleges and universities.

The convenience of LA-Ontario International Airport (ONT), superior transportation and easy access to local, regional and national markets makes Ontario the perfect location. A variety of advantages provides a solid foundation for a thriving and highly successful business community, and makes Ontario one of Southern California's most desirable places to do business.

Of all the fun and fabulous places to shop in Southern California, Ontario Mills Mall is the biggest. An exuberant expanse of remarkable deals and excitement, the 1.7 million square-foot Mills is Southern California's largest outlet shopping mall and entertainment center.

The City of Ontario has 172,701 residents. The Greater Ontario area anticipates growth by 2020 to be 1.8 million people, which is greater than 47 of the 50 U.S. Meanwhile, the 8,200 acre, 13 square mile, New Model Colony is planned as an upscale residential development where homes and pathways are in close proximity to parks, retail centers, health facilities and schools.

The City's community facilities, services and projects demonstrate Ontario's commitment to providing recreational, Educational and cultural opportunities for the people who live and work in Ontario from the New Ontario Senior Center, New Teen Center, New Soccer Sports Complex and Community Centers, to the City's Libraries and Museum of History and Art. Ontario also has an extensive system of parks and recreation areas supporting a wide variety of family and sports activities.

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## More Roof Tops Coming!

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### The New Model Colony

Ontario's New Model Colony is the portion of the former San Bernardino County Agricultural Preserve annexed by the City in 1999. The New Model Colony encompasses approximately 8,200 acres and is bounded by Riverside Drive to the north, Milliken Avenue and Hamner Avenue to the east, the Riverside County line and Merrill Avenue to the south, and Euclid Avenue to the west.

The New Model Colony Planning Division is responsible for coordinating the implementation of the General Plan through creation of specific plans and review of entitlement plans. 13 square miles; 8,200 acres; **30,000 homes**;

120,000 residents; it all adds up to Ontario's "New Model Colony." Ontario's New Model Colony will add large swaths of upscale neighborhoods to the predominantly business class city, which has been working at updating its general plan and assembling specific plans for the area since annexing it in 1999.

Located on former, and existing dairy land that was once part of the San Bernardino County Agricultural Preserve, the NMC lies south of Riverside Avenue, between Euclid and Milliken/Hamner avenues and north of Merrill and Bellgrave avenues, adjacent to Eastvale and Mira Loma in Riverside County.

The first neighborhood, Edenglen, consists of 542 residences (277 single family / 307 multi-family) on 160 acres. The builders of this first NMC neighborhood are Brookfield Homes and Standard Pacific Homes.

Situated adjacent to Colony High School, Edenglen comprises 3 tracts of homes (The Cottages, Gatehouse and Veranda) plus 2 townhome/condo tracts (Belcourt and Portico). Sizes range from 1,054 sq. ft. at Belcourt to 4,314 sq. ft. at Veranda. Unique to the development is the use of alleyways to access the garages, leaving many of the homes to front the streets sans driveways. Along with the homes comes a neighborhood clubhouse (with outdoor barbeques), community swimming pool and Pinheiro Park, which is named after the family whose dairy farm once stood on the land.

The New Model Colony, the largest master planned community coming to the region, is planned as an upscale residential development where homes and pathways are in close proximity to parks, retail centers, health facilities and schools in Ontario. The General Plan for the area anticipates build-out in 30 years. This figure is only an estimate and the build-out could vary due to market conditions.

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## Regional Map

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### Location:

Centrally located with quick easy access, & minutes from:

### 4 major Freeways:

Interstate 10 Freeway  
Interstate 15 Freeway  
Interstate 57 Freeway  
California 60 Highway

### Airport:

La/Ontario International Airport  
Upland Cable Airport

### Malls:

Ontario Mills Mall

### Golf:

Red Hill Country Club