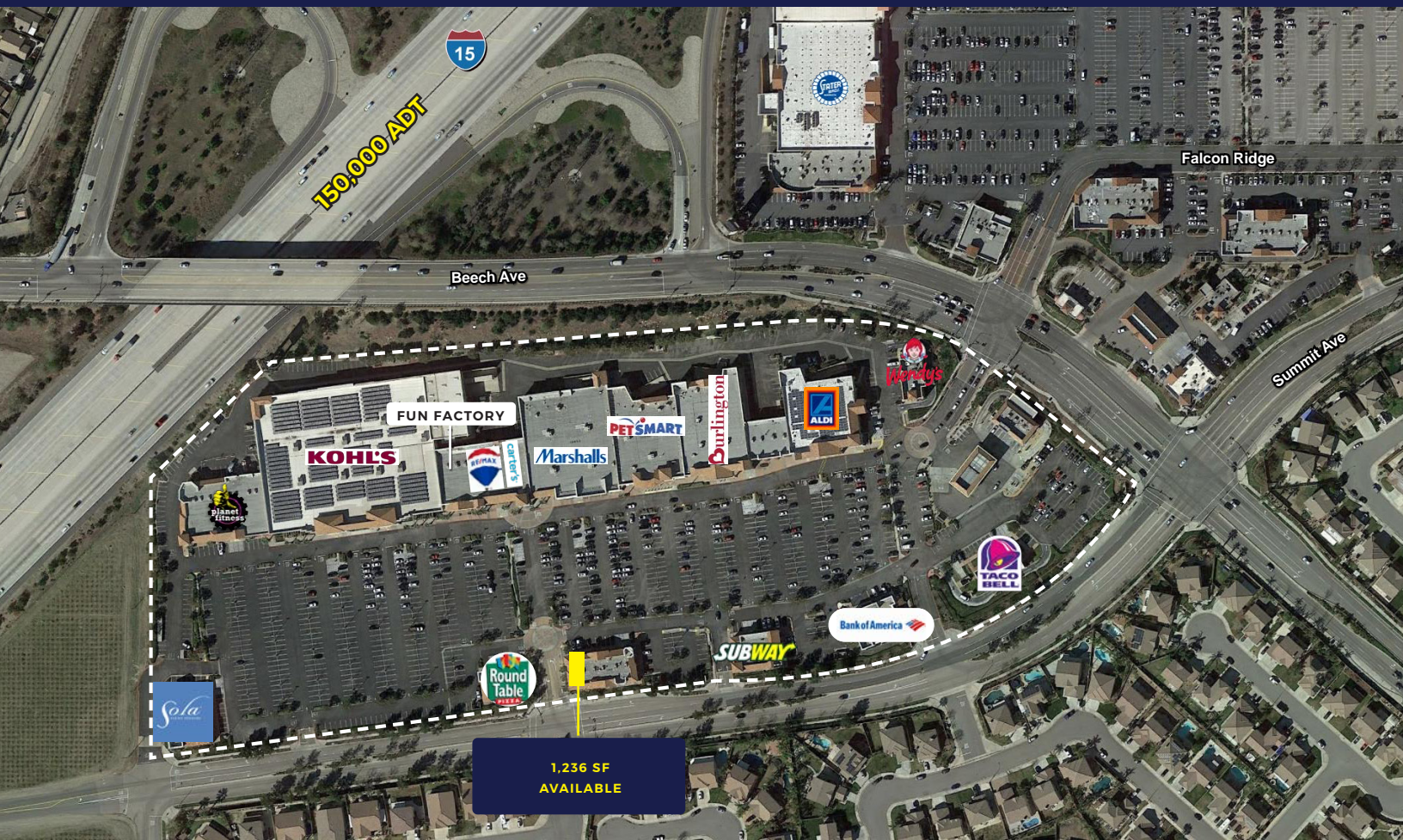


AVAILABLE FOR LEASE | RETAIL OR RESTAURANT

For Lease • Summit Heights Gateway Shopping Center

14940 - 15160 SUMMIT AVENUE, FONTANA, CA



FEATURES

- 1,236 SF available (retail or restaurant)
- 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

PETSMART

Marshalls

Burlington
(Coming Soon)



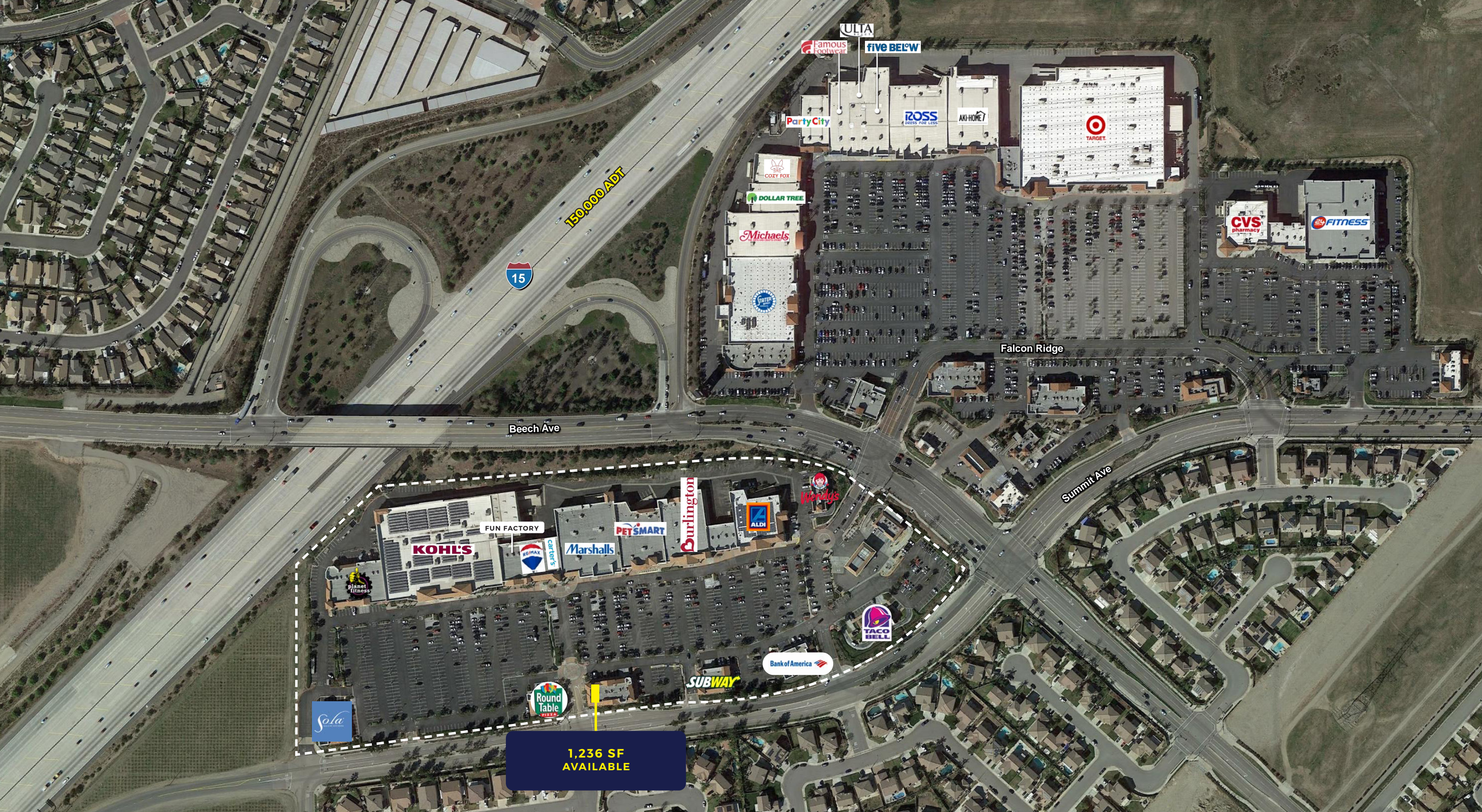
RETAIL INSITE

A MEMBER OF
CHAINLINKS
RETAIL ADVISORS

RON PEPPER • Lic.# 00865929 • 858.523.2085 • rpepper@retailinsite.net

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120 S SIERRA AVE, STE 110, SOLANA BEACH, CA 92130 • LIC # 01206760 T: 858 523 2090 • RETAILINSITE.NET



150,000 ADT



Beech Ave

Falcon Ridge

Summit Ave

FUN FACTORY

KOHL'S



Marshall's

PETSMART

Burlington



Wendy's



SUBWAY



1,236 SF
AVAILABLE

WWW.RETAILINSITE.NET

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. y:\files\Aerials 2018\Fontana\Summit Heights zoom.pdf



RETAIL
INSITE
COMMERCIAL REAL ESTATE

FONTANA
SUMMIT HEIGHTS

MEMBERS OF
CHAINLINKS
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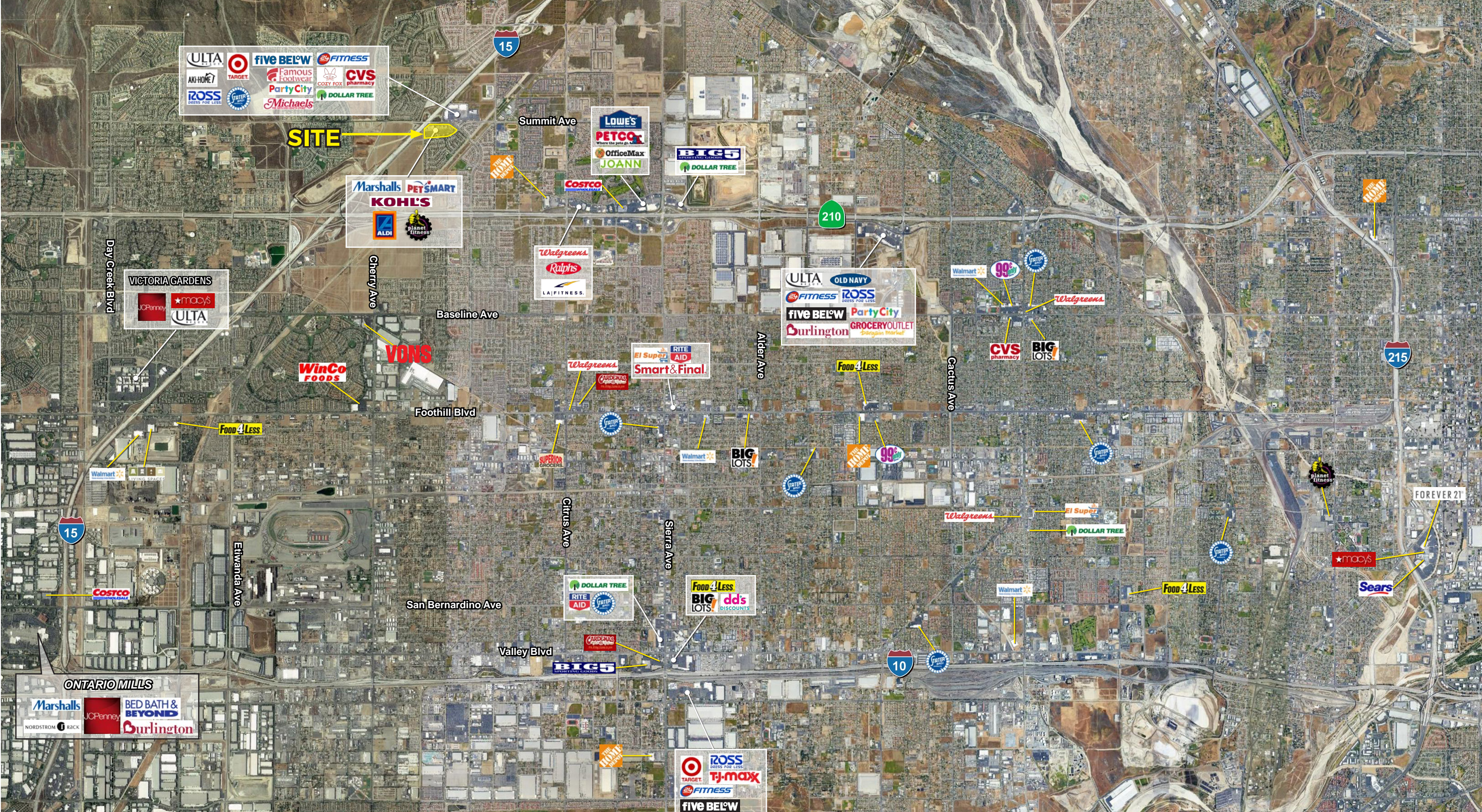
For Lease · Summit Heights Gateway Shopping Center

14940 - 15160 SUMMIT AVENUE, FONTANA, CA

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 2020 • CALCULATED USING PROPORTIONAL BLOCK GROUPS

Summit Heights Gateway

Rings: 1, 3, 5 mile radii



POPULATION

	1 mile	3 miles	5 miles
Total Population	12,404	87,202	248,999
Projected Population (2022)	13,140	92,244	260,157



HOUSING

	1 mile	3 miles	5 miles
Total Households	3,164	22,760	64,402
Projected Total Households (2022)	3,340	24,022	67,254



INCOME

	1 mile	3 miles	5 miles
Median Household Income	\$122,873	\$108,108	\$88,385
Average Household Income	\$149,851	\$134,435	\$110,215
Per Capita Income	\$38,636	\$34,949	\$28,519
Median Disposable Income	\$96,818	\$84,685	\$69,545
Average Disposable Income	\$106,667	\$97,556	\$82,450



DAYTIME DEMOS

	1 mile	3 miles	5 miles
Total Daytime Population	10,451	73,335	216,628
Daytime Population Workers	3,891	24,871	69,957
Daytime Population Residents	6,560	48,464	146,671



RACE & ETHNICITY

	1 mile	3 miles	5 miles
White	5,765 46.48%	39,266 45.03%	115,768 46.49%
Black or African American	1,861 15.00%	11,630 13.34%	24,933 10.01%
American Indian& Alaska Native Population	65 0.52%	688 0.79%	2,219 0.89%
Asian Population	1,955 15.76%	12,746 14.62%	24,615 9.89%
Pacific Islander Population	22 0.18%	193 0.22%	709 0.28%
Other Race Population	2,004 16.16%	17,806 20.42%	67,168 26.98%
Population of Two or More Races	732 5.90%	4,873 5.59%	13,586 5.46%
Hispanic Population	5,608 45.21%	45,352 52.01%	155,225 62.34%
Non-Hispanic Population	6,796 54.79%	41,850 47.99%	93,774 37.66%



EDUCATION

	1 mile	3 miles	5 miles
Bachelor's Degree	1,984 24.98%	11,074 19.71%	25,298 16.20%
Graduate/Professional Degree	895 11.27%	5,359 9.54%	13,023 8.34%



AGE

	1 mile	3 miles	5 miles
Median Age	32.6	33.0	32.0