

A photograph of three people walking through a shopping mall. On the left, a blonde woman in a white blouse and dark pants smiles. In the center, a man with a beard in a green sweater over a blue shirt walks with his arm around her. On the right, a woman with curly hair and sunglasses in a yellow sweater carries two brown paper shopping bags. The background shows a well-lit mall with arched storefronts.

ONTARIO GATEWAY

RETAIL ANCHORS AND PAD AVAILABLE FOR LEASE

4400-4510 ONTARIO MILLS PARKWAY, ONTARIO, CA

CBRE

Property Highlights

Ontario Gateway features a thoughtfully curated merchandising mix of “best in class” tenants.

Located in a super-regional retail hub which draws over 28 million shoppers per year and brings customers from up to a 50-mile radius.

Across the street from the 1.6M SF Ontario Mills Mall with over 200 stores and 30 movie screens.

Outstanding identity and over 1,328 feet of frontage along I-10 with over 475,000 CPD at the 10-15 interchange.

Ample parking spaces with a ratio of 5:05/1,000 SF.

Supported by a strong consumer base with over 280,000 residents with household incomes in excess of \$93,000 within five miles.



Project Aerial



Demographics



POPULATION

2 Mile	12,321
3 Miles	37,353
5 Miles	279,092



DAYTIME POPULATION

2 Mile	68,175
3 Miles	129,636
5 Miles	356,274



AVERAGE HH INCOME

2 Mile	\$91,547
3 Miles	\$102,201
5 Miles	\$116,225



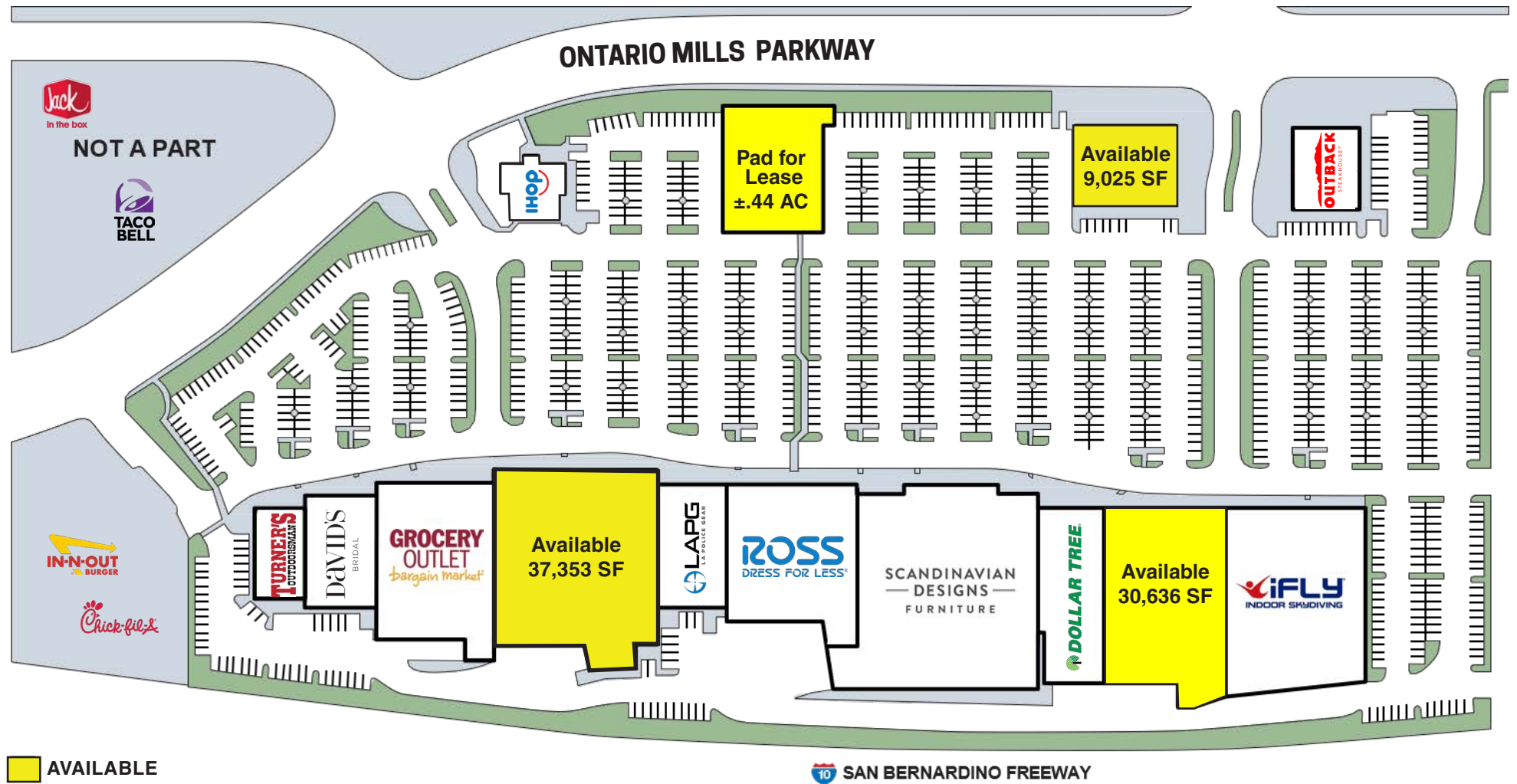
NUMBER HOUSEHOLDS

2 Mile	4,423
3 Miles	13,511
5 Miles	87,600

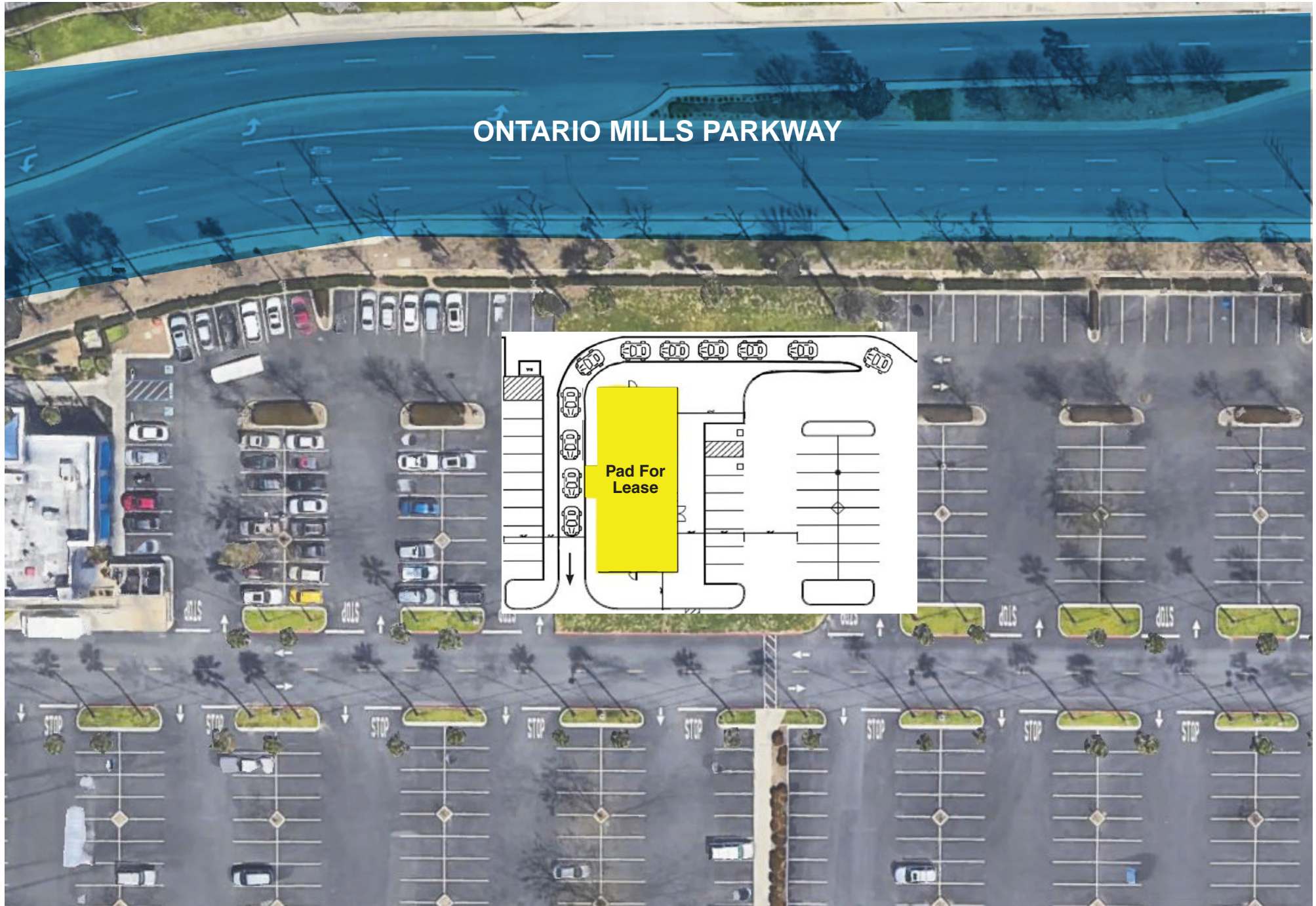


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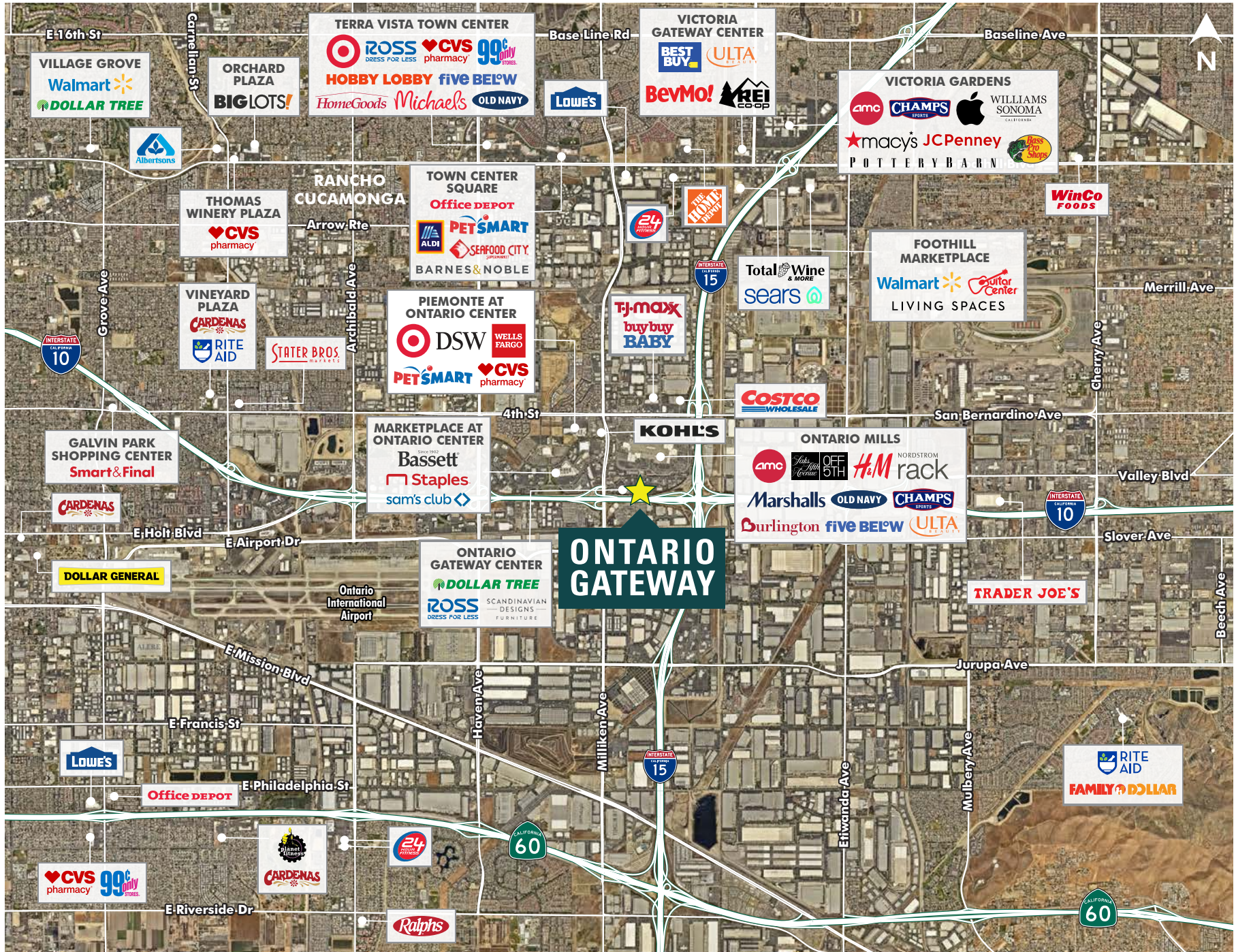
Project Site Plan



Pad Site Plan



Vicinity Map



Aerial Map



Property Photos



ONTARIO GATEWAY

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