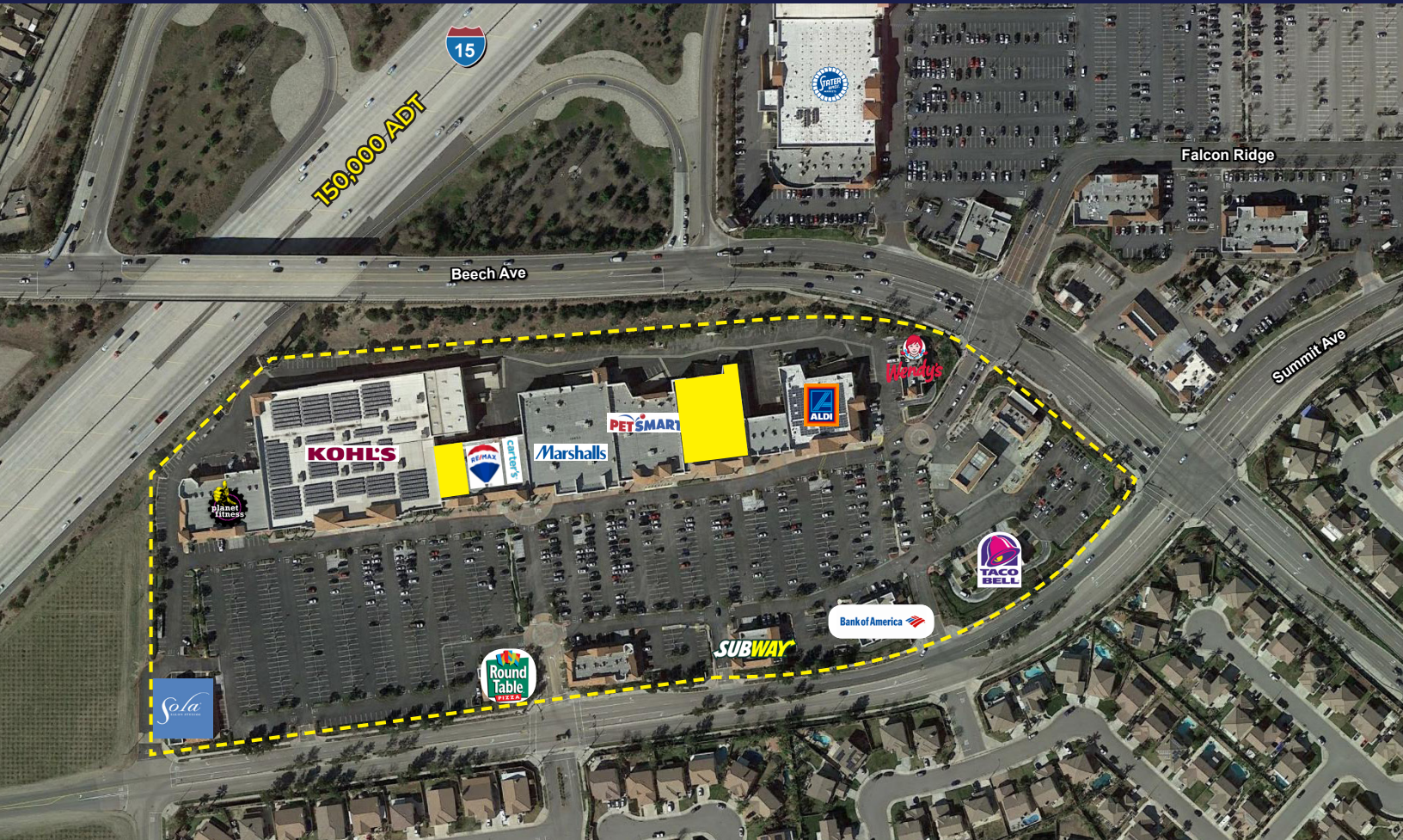


# For Lease · Summit Heights Gateway Shopping Center

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**



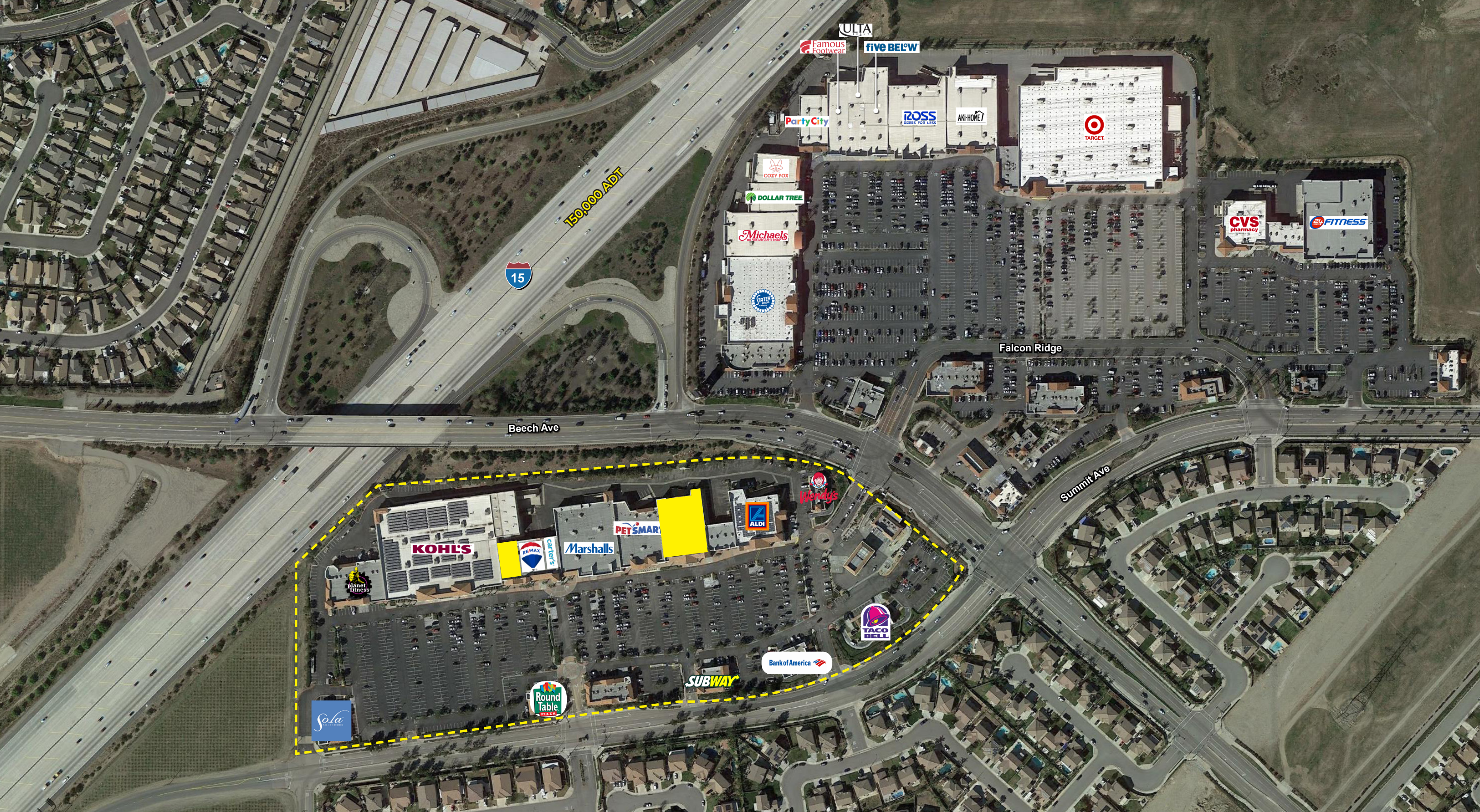
**RETAIL INSITE**

A MEMBER OF  
**CHAIN LINKS**  
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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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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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# For Lease · Summit Heights Gateway Shopping Center

14940 - 15160 SUMMIT AVENUE, FONTANA, CA

## 15058 SUMMIT AVE FLOOR PLAN





# 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	3 miles	5 miles	10 miles
Total Households	22,496	64,541	207,724
Projected Total Households (2022)	23,935	68,079	216,401

 INCOME	3 miles	5 miles	10 miles
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	3 miles	5 miles	10 miles
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	3 miles	5 miles	10 miles
White	39,726 <b>45.96%</b>	117,283 <b>47.20%</b>	372,557 <b>48.78%</b>
Black or African American	11,488 <b>13.29%</b>	24,894 <b>10.02%</b>	74,179 <b>9.71%</b>
American Indian & Alaska Native Population	679 <b>0.79%</b>	2,169 <b>0.87%</b>	7,289 <b>0.95%</b>
Asian Population	12,358 <b>14.30%</b>	24,286 <b>9.77%</b>	50,110 <b>6.56%</b>
Pacific Islander Population	199 <b>0.23%</b>	690 <b>0.28%</b>	2,274 <b>0.30%</b>
Other Race Population	17,194 <b>19.89%</b>	65,612 <b>26.41%</b>	217,659 <b>28.50%</b>
Population of Two or More Races	4,793 <b>5.55%</b>	13,525 <b>5.44%</b>	39,687 <b>5.20%</b>
Hispanic Population	44,111 <b>51.03%</b>	151,799 <b>61.10%</b>	489,032 <b>64.03%</b>
Non-Hispanic Population	42,325 <b>48.97%</b>	96,660 <b>38.90%</b>	274,722 <b>35.97%</b>

 EDUCATION	3 miles	5 miles	10 miles
Bachelor's Degree	11,091 <b>20.29%</b>	24,406 <b>15.98%</b>	62,585 <b>13.33%</b>
Graduate/Professional Degree	5,407 <b>9.89%</b>	12,382 <b>8.10%</b>	29,849 <b>6.36%</b>

 AGE	3 miles	5 miles	10 miles
Median Age	32.7	31.6	31.5