

# Sierra Lakes Shopping Corridor

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FONTANA, CA



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# Project Highlights

**Sierra Lakes Shopping Corridor** draws an impressive **9 Million visitors annually**. Sierra Lakes Shopping Corridor is the premier shopping destination serving the surrounding residents, daytime employees and freeway travelers. With **6,877 new housing units** coming to the area the center will continue to build on an already impressive residential population.



DEMOGRAPHICS	1 MILE	2 MILES	3 MILES
 Residential Population	16,751	61,494	123,541
 Avg. Household Income	\$112,112	\$112,627	\$103,642
 Daytime Population	3,146	7,531	19,800

**1.3M** Estimated # of Customers in the last 12 months

**9.9M** Estimated # of Visits in the last 12 months

12-Month Shopping Center Statistics for Sierra Lakes Shopping Corridor

## Traffic Counts

- 210-Fwy | 118,132 CPD
- Sierra Ave | 44,925 CPD
- Citrus Ave | 40,727 CPD
- Sierra Lakes Pkwy | 10,824 CPD

# Sierra Lakes Marketplace



1	Costco
2	Navy Federal Credit Union
3	TLC Nails
4	Pacific Dental
5	Carl's Jr.
6	Starbucks
7	Great Clips

8	Chipotle
9	Jamba Juice
10	Kaur Café
11	Omakase Sushi
12	Menchie's
13	Subway
14	Panda Express

15	One Main Financial
16	Verizon Wireless
17	El Pollo Loco
18	Applebee's
19	Chase Bank
20	Lowe's
21	AVAILABLE   14,395 SF

22	Boot Barn
23	Office Max
24	Petco
25	WaBa Grill
26	Costco Gas



# The Opportunity





# Sierra Lakes Pro Park

**5,050 SF** drive-thru pad opportunity available directly adjacent from LA Fitness.



1	LA Fitness
2	Massage Envy
3	Cookie Cutters for Kids
4	European Waxing Salon
5	Dickey's BBQ Pit
6	MOD Pizza

7	Nektar Juice Bar
8	Pho Amour
9	<b>AVAILABLE   5,050 SF</b>
10	The Children's Courtyard
11	Fresenius Dialysis



# The Opportunity





# Sierra Lakes Village

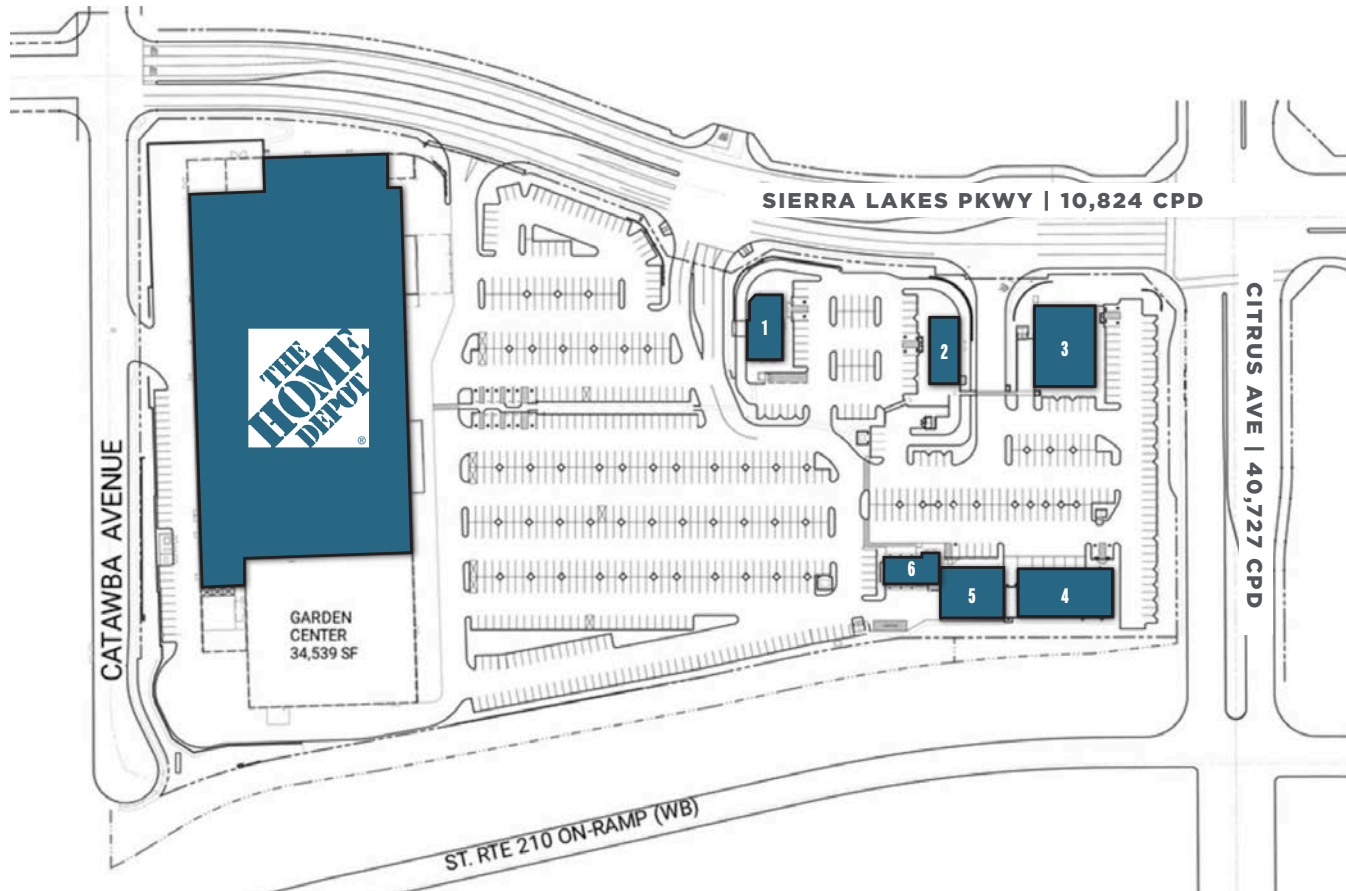


1	Walgreens
2	Wells Fargo
3	Popeye's
4	Coffee Bean & Tea Leaf
5	Ralphs
6	Mooyah Burgers & Fries
7	<b>AVAILABLE   1,268 SF</b>

8	The Joint
9	Juice it Up
10	Zaky Grill
11	Sport Clips
12	UPS Store
13	AT&T
14	Smoke Shop

15	Fontana Dental
16	Nutrishop
17	Professionail
18	Domino's
19	Wold Tae Kwon Do Center
20	Pick Up Stix

# Sierra Lakes West



**1** Farmer Boys

**2** Taco Bell

**3** AutoZone

**4** America's Tire

**5** Prestige Animal Hospital

**6** Jiffy Lube

**7** The Home Depot



# Sierra Lakes Shopping Corridor





# Future Housing



## Units Sold in the Last 3 Years

#	Community	Total Units	Units Sold
1	Belrose	105	Sold Out
2	Colina & Montana at Sierra Crest	179	Sold Out
3	Etiwanda Ridge	102	Sold Out
4	Laurel Oak at Shady Trails	99	Sold Out
5	Summit Place	172	Sold Out
8	Gabion Ranch	856	Sold Out
9	The Arboretum - Meadows	585	Sold Out
10	Shady Trails - Wisteria	102	Sold Out
Total		2,200	
Estimated population increase over the last 3 years			8,800

## Actively Selling

#	Community	Total Units	Units Sold
11	The Arboretum - Gardens	526	46
12	Shady Trails - Burch Bend	139	114
13	Shady Trails - Juniper	91	86
18	Vasari at Ventana Luxury Apartments	257	Opens May 2023
14	Nara Hills	205	31
15	Monterado	200	33
Subtotal		1,418	246
Estimated population increase over the next 12 months			5,672



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FONTANA, CA

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