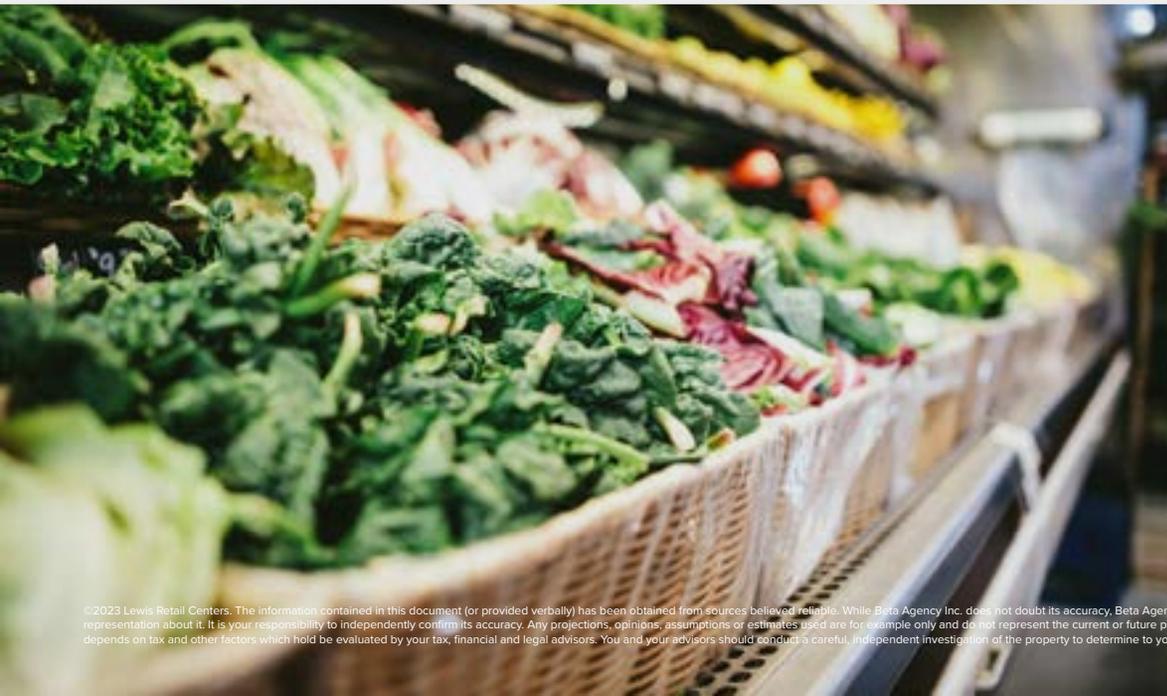




Arboretum Marketplace

.....

FONTANA, CA



©2023 Lewis Retail Centers. The information contained in this document (or provided verbally) has been obtained from sources believed reliable. While Beta Agency Inc. does not doubt its accuracy, Beta Agency Inc. has not verified it and makes no guarantee warranty or representation about it. It is your responsibility to independently confirm its accuracy. 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 hold 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 meet your needs.

Lewis Retail Centers
A Member of the Lewis Group of Companies

Project Highlights

Welcome to **Arboretum Marketplace**, a premier **74,000 square foot** neighborhood center that embodies the essence of convenience, community, and commerce. Nestled in the heart of North Fontana, adjacent to The Arboretum Master Planned Community, this vibrant shopping destination is poised to become the **go-to retail hub** for residents and visitors alike. Strategically positioned on Sierra Avenue, just south of the I-15 Freeway, Arboretum Marketplace enjoys **exceptional visibility and accessibility**. Its prime location ensures a steady flow of traffic from both local patrons and regional commuters, providing an unrivaled opportunity for retailers to thrive.



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
2023 Estimated Population	6,628	56,055	173,456



Avg. Household Income	\$119,577	\$158,786	\$139,838
------------------------------	-----------	-----------	-----------

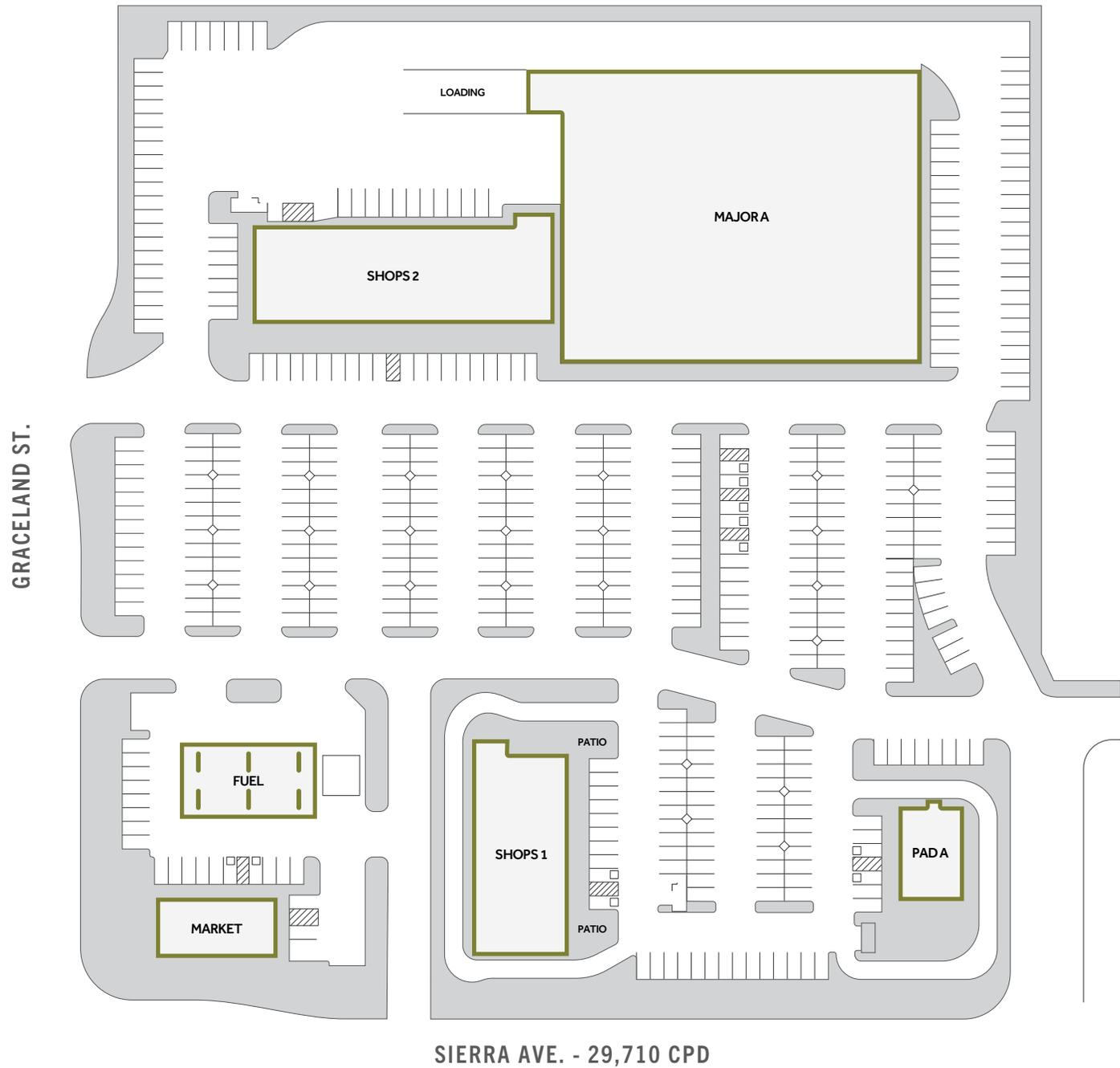


Daytime Population	3,146	7,531	19,800
---------------------------	-------	-------	--------

Traffic Counts

.....
15-Fwy | 128,563 CPD
Sierra Ave | 29,710 CPD

Site Plan



Future Housing



Units Sold in the Last 3 Years

#	Community	Total Units	Units Sold
1	Belrose	105	Sold Out
2	Colina & Montana at Sierra	179	Sold Out
3	Etiwanda Ridge	102	Sold Out
4	Laurel Creek at Shady Trails	99	Sold Out
5	Summit Place	172	Sold Out
6	Mountain View	156	Sold Out
8	Gabion Ranch	856	Sold Out
9	The Arboretum - Meadows	585	Sold Out
10	Shady Trails - Wisteria	102	Sold Out
13	Shady Trails - Juniper	91	Sold Out
Total		2,447	
Estimated population increase over the last 3 years			9,788

Actively Selling

#	Community	Total Units	Units Sold
11	The Arboretum - Gardens	526	208
12	Shady Trails - Burch Bend	139	133
18	Vasari at Ventana Luxury Apartments	257	Built Actively Leasing
14	Nara Hills	484	135
15	Monterado	198	166
16	DR Horton Citrus & Summit	100	Mass Grading
Total		1,698	
Estimated population increase over the next 12 months			6,792

Site Plan





Arboretum Marketplace



FONTANA, CA



Lewis Retail Centers
A Member of the Lewis Group of Companies

1156 N. Mountain Avenue
Upland, CA 91786

LewisRetailCenters.com

©2023 Lewis Retail Centers. The information contained in this document (or provided verbally) has been obtained from sources believed reliable. While Beta Agency Inc. does not doubt its accuracy, Beta Agency Inc. has not verified it and makes no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy. 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 hold 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 meet your needs.