

LEWIS RETAIL CENTERS

NOW LEASING

Sierra Lakes Shopping Corridor

Premium shopping destinations
boasting impressive residential growth

Sierra Lakes Pkwy, Citrus Ave, Fontana, CA 92336





Project Overview

Sierra Lakes Shopping Corridor draws an impressive 10 Million visitors annually, making it the 2nd most visited power center in the Inland Empire.

Sierra Lakes Shopping Corridor is the premier shopping destination serving the surrounding residents, daytime employees and freeway travelers. With 1,698 new housing units coming to the area the center will continue to build on an already impressive residential population.



Expanding Horizons, Growing Community

1.3M

Estimated # of customers in last 12 months

12-Month Shopping Center Statistics for Sierra Lakes Shopping Corridor

10.77M

Estimated # of visits in last 12 months

12-Month Shopping Center Statistics for Sierra Lakes Shopping Corridor

Traffic Counts

| | |
|--------------|-------------|
| 210-Fwy | 125,995 CPD |
| Sierra Ave | 47,067 CPD |
| Citrus Ave | 40,727 CPD |
| Sierra Lakes | 21,293 CPD |
| Pkwy | |

| Demographics | 1 Mile | 3 Miles | 5 miles |
|------------------------|-----------|-----------|-----------|
| Residential Population | 15,339 | 120,490 | 305,761 |
| Avg. Household Income | \$169,338 | \$144,591 | \$137,083 |
| Daytime Population | 6,778 | 51,565 | 134,024 |

Sierra Lakes Marketplace



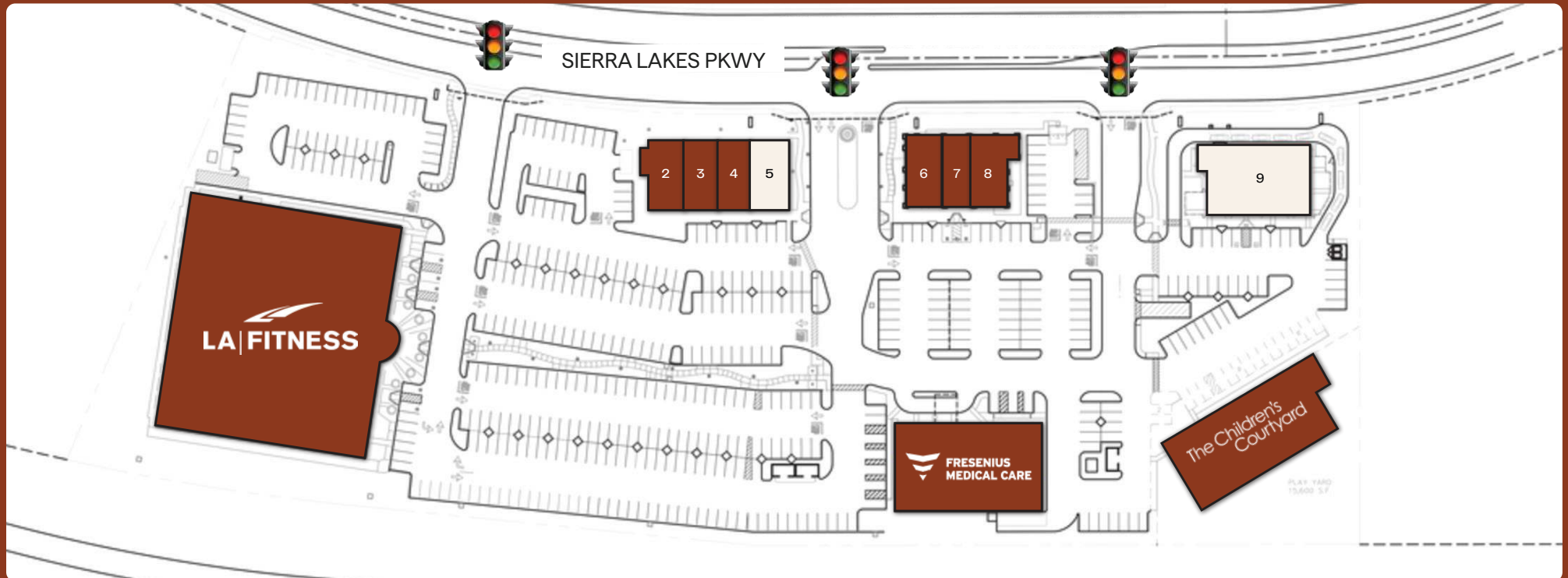
- 1 Costco
- 2 Navy Federal Credit Union
- 3 TLC Nails
- 4 Pacific Dental
- 5 Carl's Jr.
- 6 Starbucks
- 7 Great Clips

- 8 Chipotle
- 9 Jamba Juice
- 10 Kaur Cafe
- 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 Aspire Salon Studios

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

Sierra Lakes Pro Park



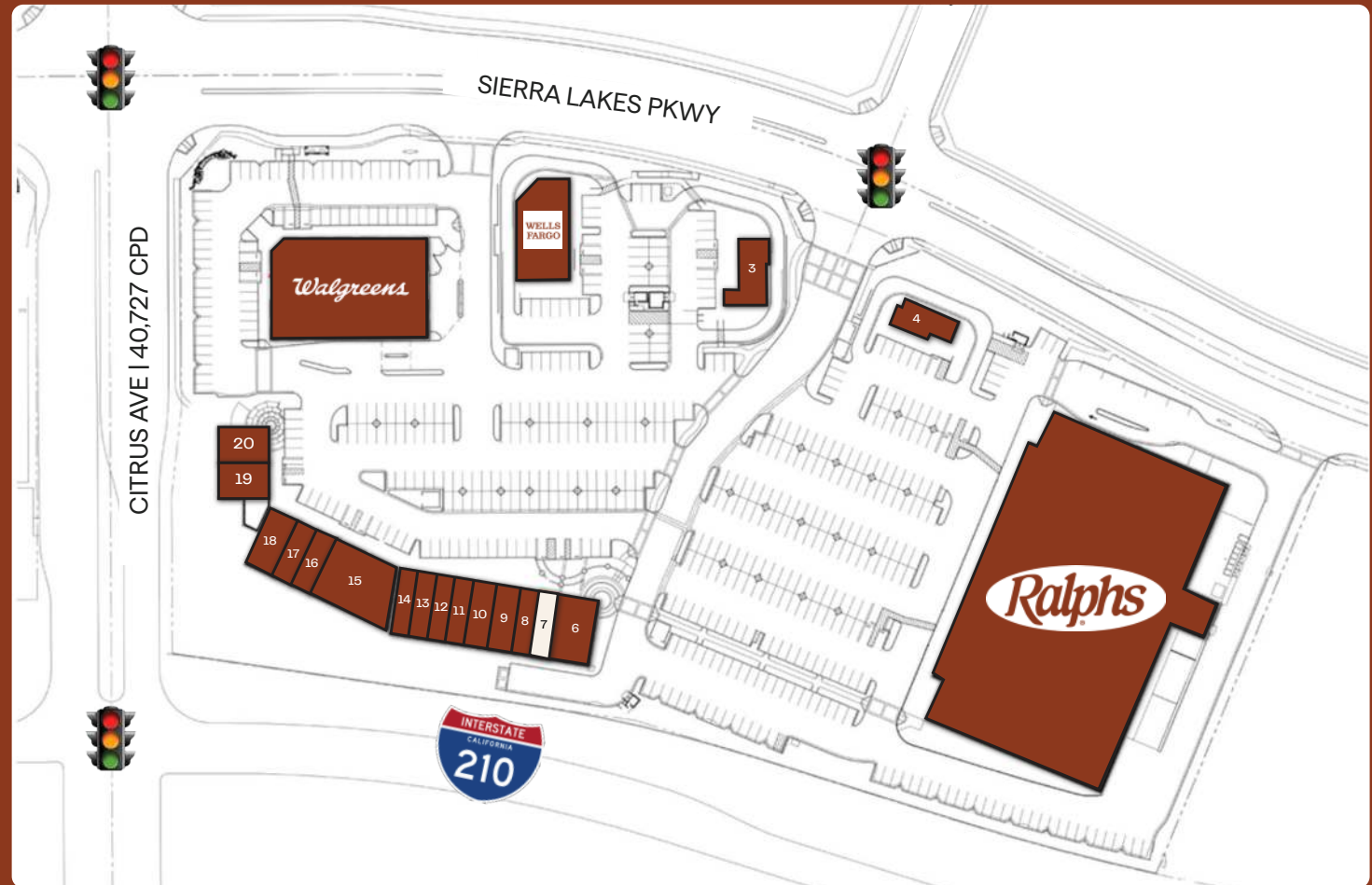
- 1 LA Fitness
- 2 Massage Envy
- 3 Cookie Cutters for Kids
- 4 European Waxing Salon
- 5 AVAILABLE 2,000 SF
- 6 MOD Pizza
- 7 Nekter Juice Bar

- 8 Pho Amour
- 9 AVAILABLE 5,050 SF
- 10 The Children's Courtyard
- 11 Fresenius Dialysis

The Opportunity



Sierra Lakes Village

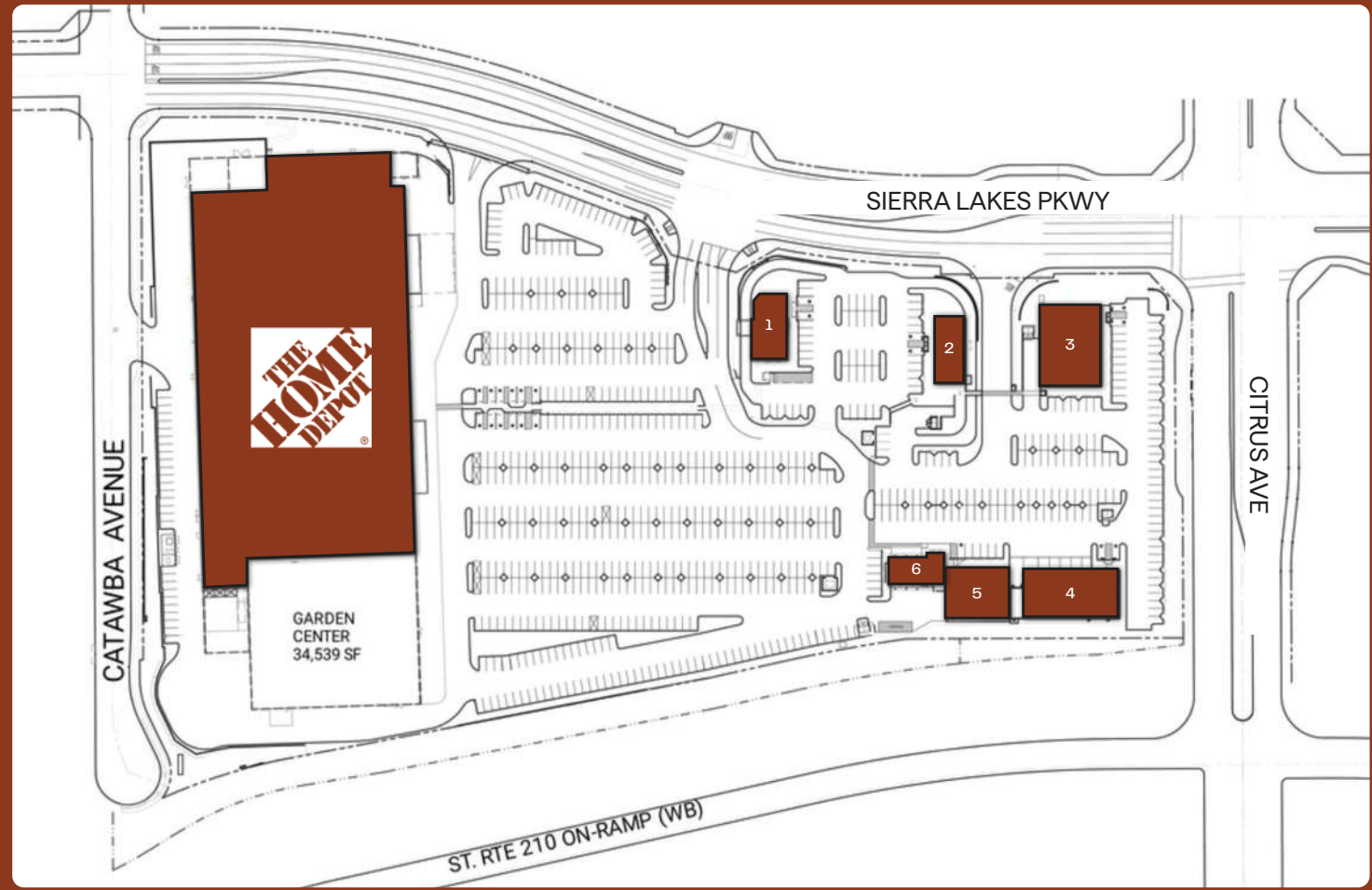


- 1 Walgreens
- 2 Wells Fargo
- 3 Popeye's
- 4 Coffee Bean & Tea Leaf
- 5 Ralphs
- 6 Mooyah Burgers & Fries
- 7 AVAILABLE 1,268 SF

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

- 15 Fontana Dental
- 16 Nutrishop
- 17 Professional
- 18 Domino's
- 19 World Tae Kwon Do Center
- 20 Pick Up Stix

Sierra Lakes West



- 1 Farmer Boys
- 2 Taco Bell
- 3 Auto Zone
- 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 | 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 |



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