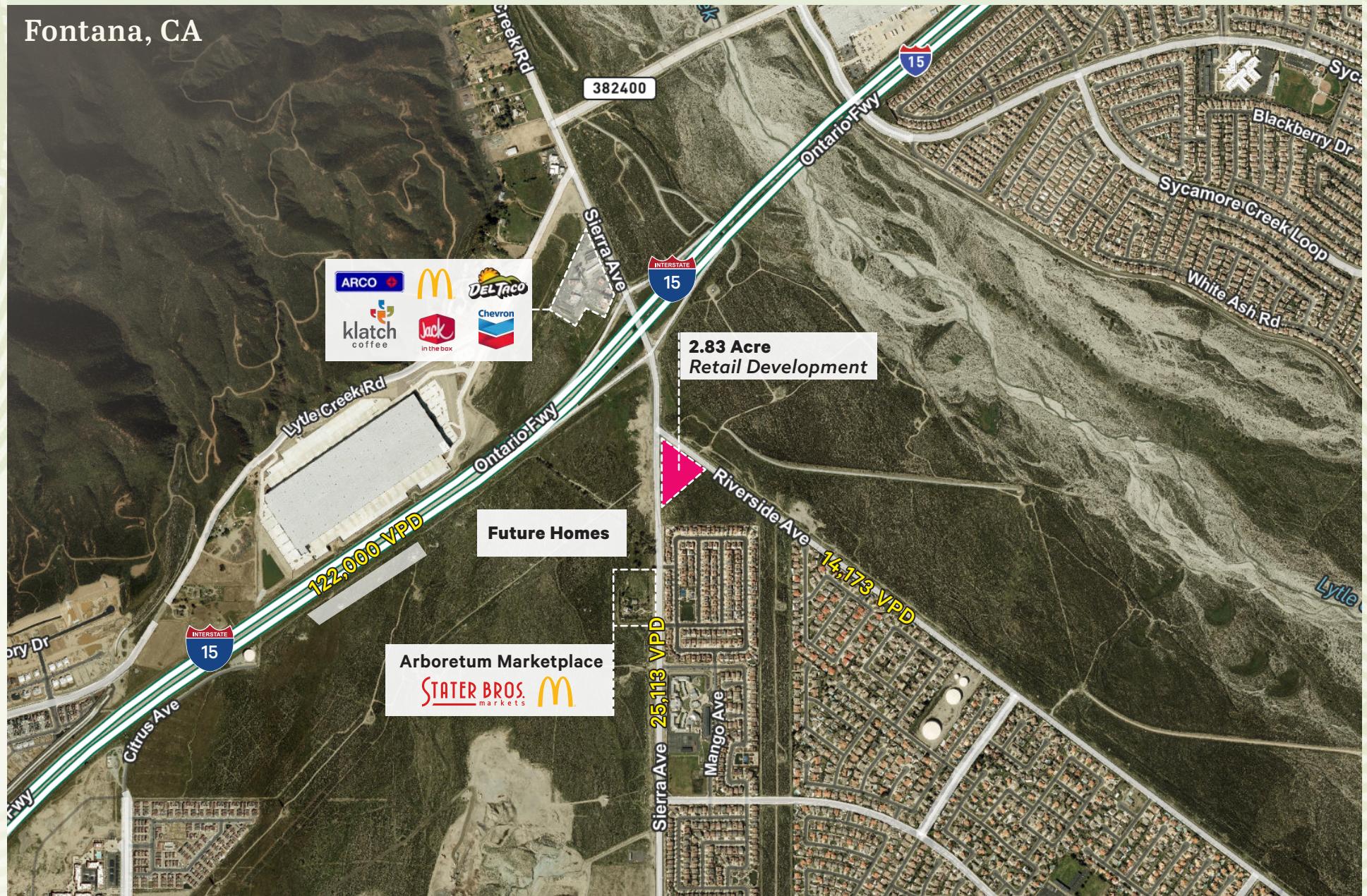


# Sierra Ave & Riverside Ave

Fontana, CA

# I-15 Freeway Adjacent



## RETAIL DEVELOPMENT FOR LEASE

CBRE

# PROPERTY HIGHLIGHTS

2.83 Acre Retail Development | **AVAILABLE FOR LEASE**



## Versatile User Opportunity

Ideal for a variety of uses, including retail, gas station, and car wash, allowing for flexible development plans



## Highly Visible Corner Location

Benefit from unparalleled visibility and accessibility at the highly trafficked intersection of Sierra Avenue & Riverside Avenue connecting from the I-210 and I-15



## Strategic Fontana Location

Tap into the growing Fontana market, benefiting from strong demographics and a thriving local economy



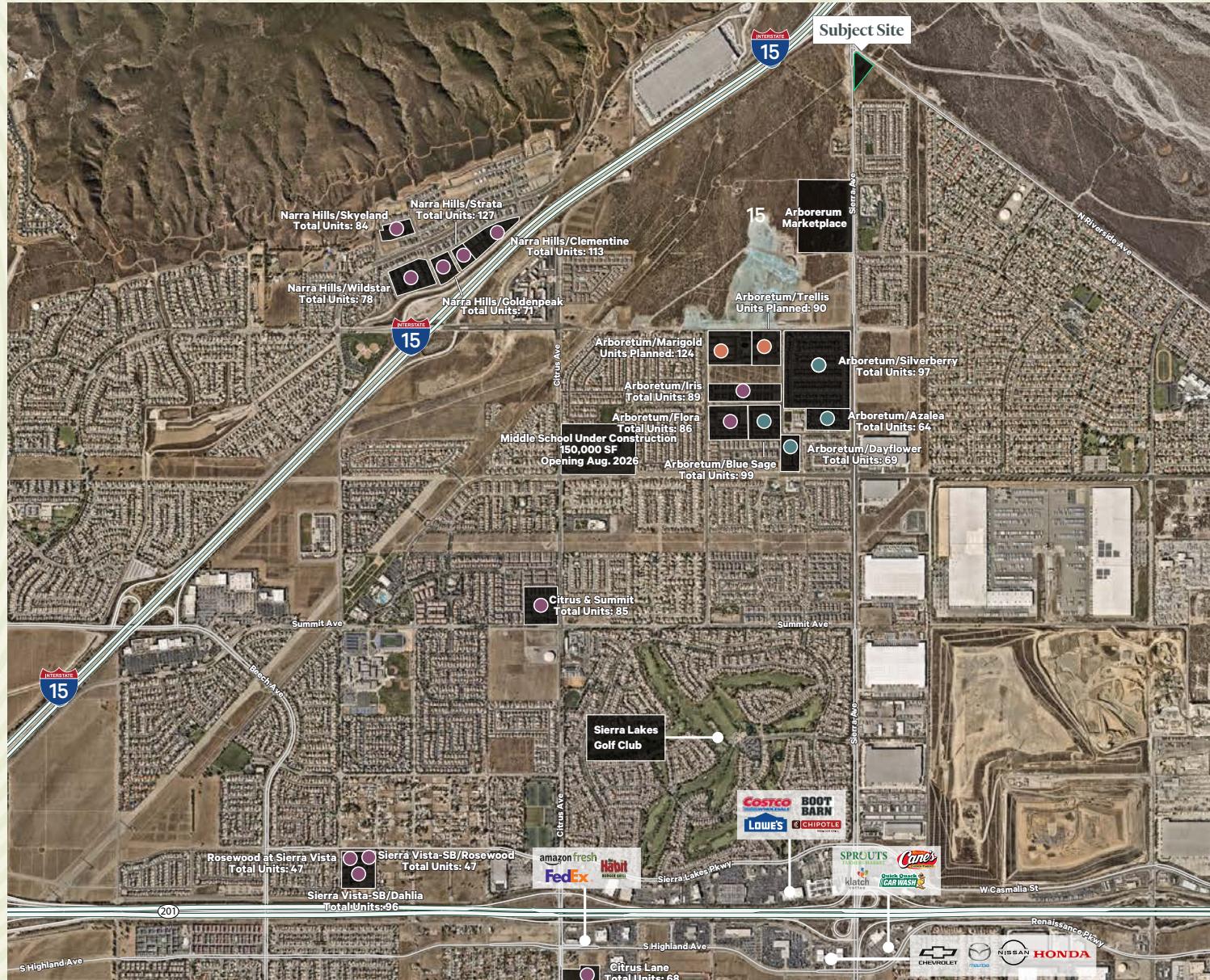
## Exceptional Freeway Exposure

Benefit from prime visibility to over 122,000 vehicles daily on the I-15



# LOCATION

Fontana is a city on the rise, experiencing significant residential growth. This expansion reflects a robust local economy and a desirable living environment, creating a steadily increasing customer base for businesses looking to thrive in a dynamic market.



**121,613**  
POPULATION  
(10 Minutes)



**130,185**  
HOUSEHOLDS  
(15 Minutes)

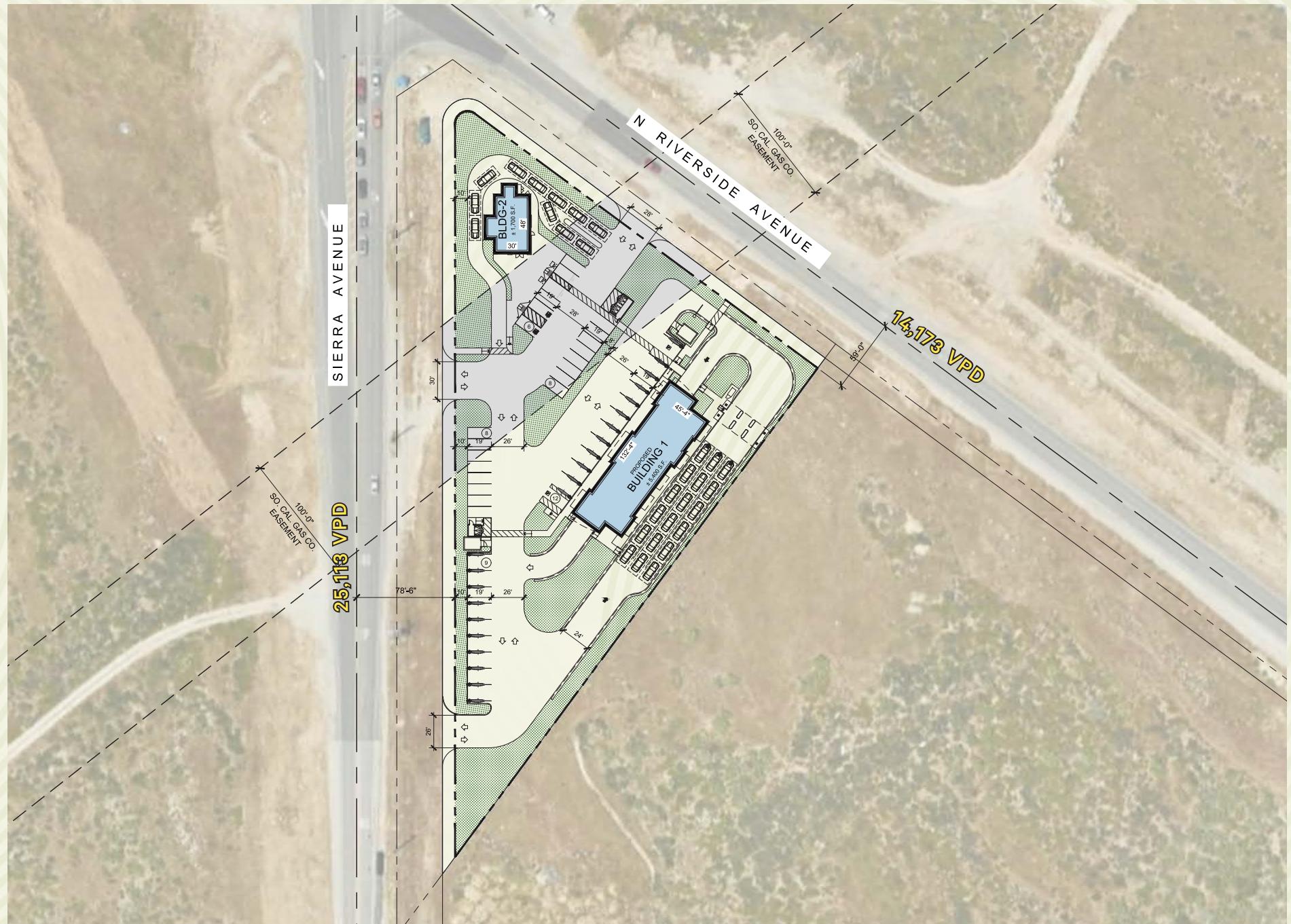


**\$168,684**  
AVG. HOUSEHOLD INCOME  
(5 Minutes)

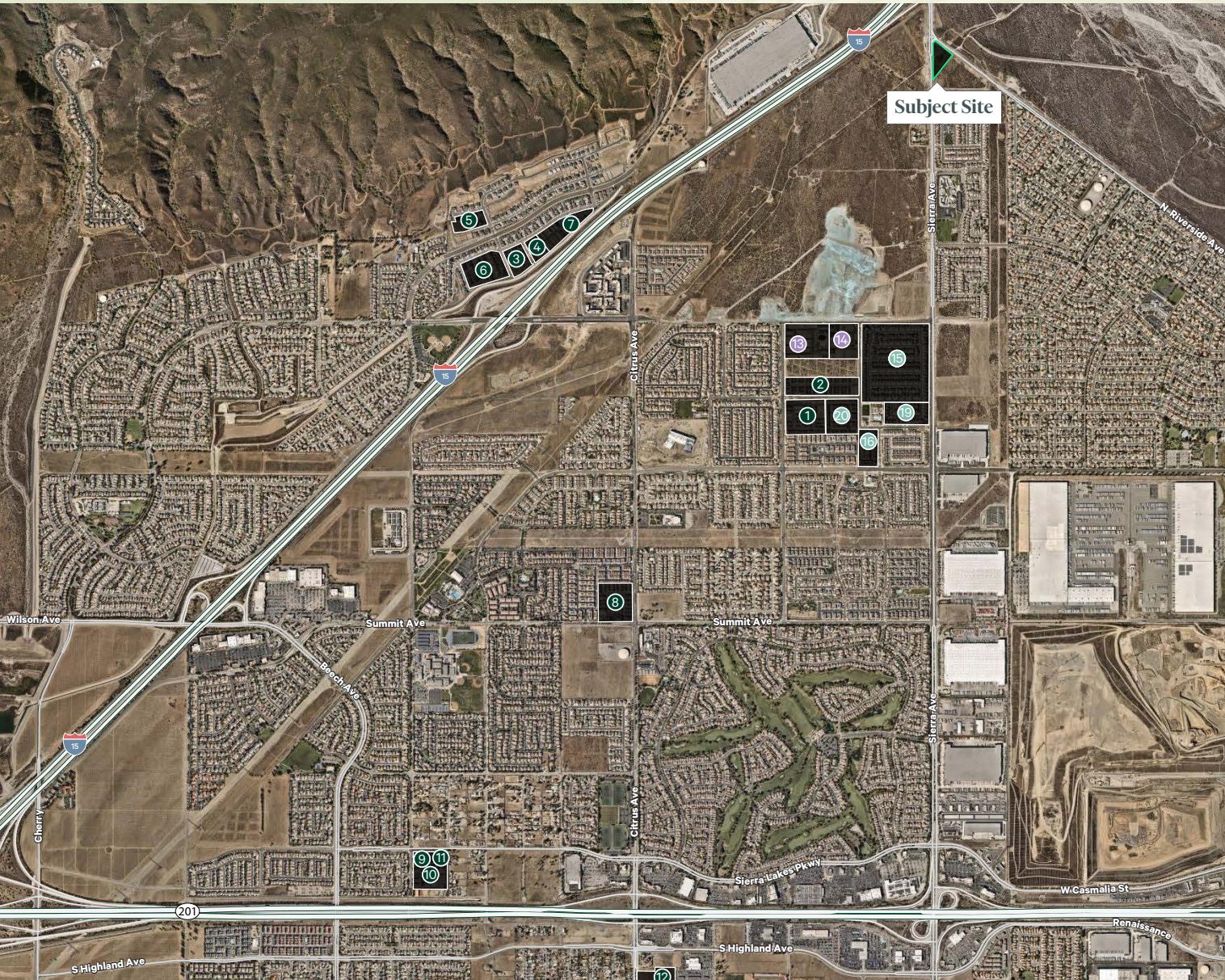


**96,143**  
DAYTIME POPULATION  
(10 Minutes)

# PRELIMINARY SITE PLAN



# FUTURE HOUSING



Active Projects			
#	Community	Total Units	Units Sold
1	Arboretum/Flora	86	25
2	Arboretum/Iris	89	29
3	Narra Hills/Goldenpeak	71	45
4	Narra Hills/Strata	127	88
5	Narra Hills/Skyland	84	36
6	Narra Hills/Wildstar	78	68
7	Narra Hills/Clementine	113	52
8	Citrus & Summit	85	76
9	Rosewood at Sierra Vista	47	19
10	Sierra Vista - SB/Dahlia	96	2
II	Sierra Vista - SB/Rosewood	47	14
12	Citrus Lane	68	29
<b>Total</b>		<b>991</b>	<b>485</b>

Sold Projects			
#	Community	Total Units	Units Sold
1	Arboretum/Silverberry	97	Sold Out
2	Arboretum/Dayflower	69	Sold Out
3	Arboretum/Wildrose	88	Sold Out
4	Arboretum/Acacia	109	Sold Out
5	Arboretum/Azalea	64	Sold Out
6	Arboretum/Blue Sage	99	Sold Out
<b>Total</b>		<b>526</b>	<b>Sold Out</b>

Upcoming Projects		
#	Community	Total Units
1	Arboretum/Marigold	124
2	Arboretum/Trellis	90
<b>Total</b>		<b>214</b>



## 2.83 Acre Retail Development | **AVAILABLE FOR LEASE**

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**CBRE**

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