

SEC of Sierra Ave & Duncan Canyon Rd  
Fontana, CA 92336

# GROUND LEASE DEVELOPMENT OPPORTUNITY AT FONTANA GATEWAY

ANCHOR SITE, DRIVE-THRU  
PADS, AND RETAIL SPACE  
AVAILABLE FOR LEASE



COMMERCIAL REAL ESTATE SERVICES  
PASADENA

Lee & Associates - Pasadena, Inc.  
1055 E. Colorado Blvd., Suite 330  
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PROPERTY DETAILS

Asking Rate:	Negotiable
Terms:	Negotiable
Size:	±1,500 - ±30,000 SF
Lot Size:	±399,532 SF
Zoning:	C2
Year Built:	Currently Vacant Land
APN:	1118-031-01-0000

PROPERTY HIGHLIGHTS

- Located on the Southeast corner of Sierra Ave. and Duncan Canyon Rd., Fontana Gateway offers excellent opportunities for Anchor tenants, Drive-Thru Pads, and Retail Shop Spaces.
- Significant residential developments within the adjacent and immediate area
  - Well located on a hard corner, site provides exceptional visibility on the main thoroughfare of Sierra Ave.
  - Convenient access to 210 and 15 freeways
  - Zoned C-2 General Commercial





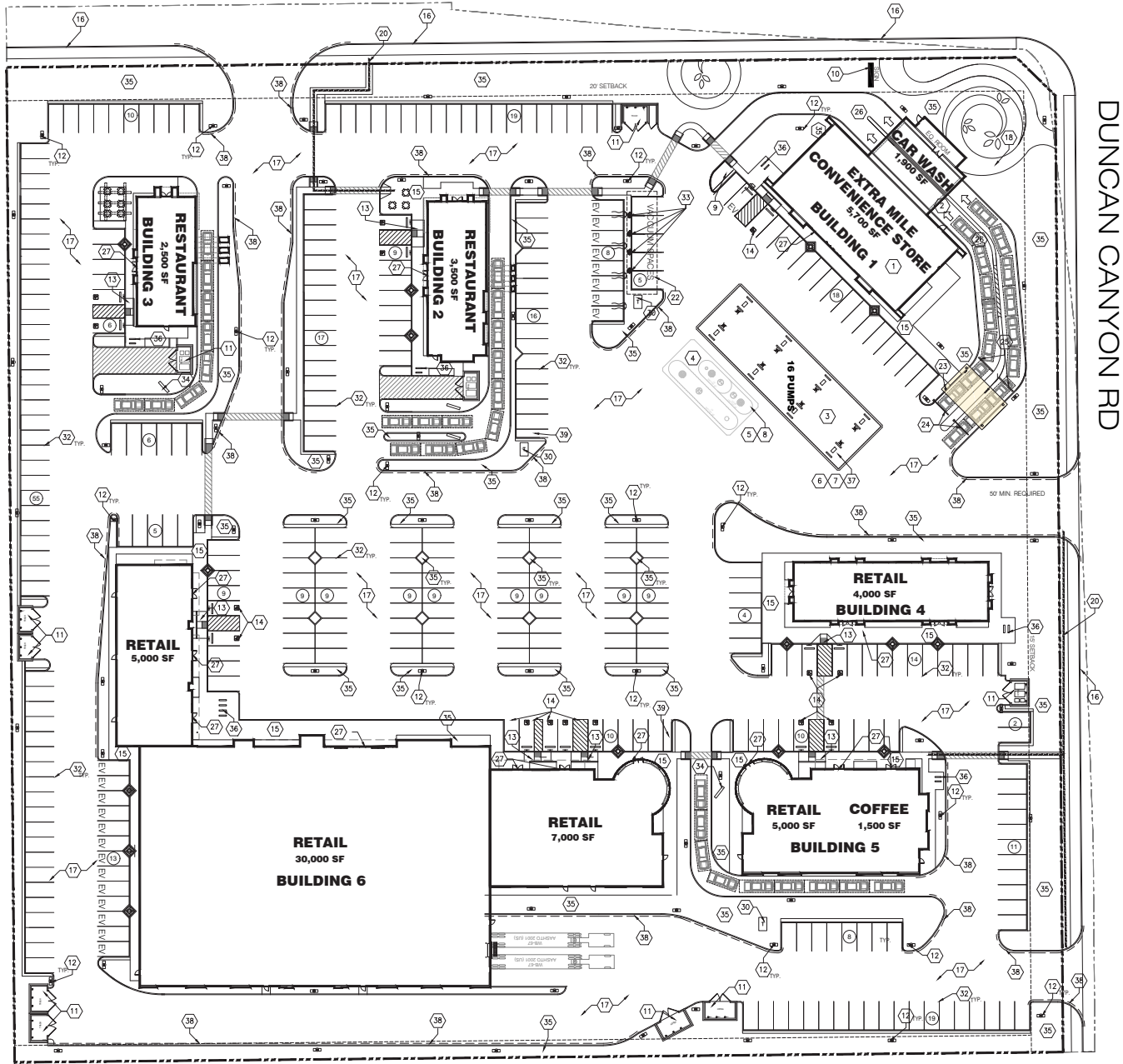








SIERRA AVE



## LOCATION HIGHLIGHTS

The area surrounding Sierra Avenue and Duncan Canyon Road in Fontana is experiencing significant residential development, contributing to the community's growth and vibrancy:

### Ventana at Duncan Canyon:

- **Master-Planned Community:** This 105-acre mixed-use development includes up to 1,671 residential units, 476,500 square feet of commercial space, and a central public square.

### Narra Hills by Landsea Homes:

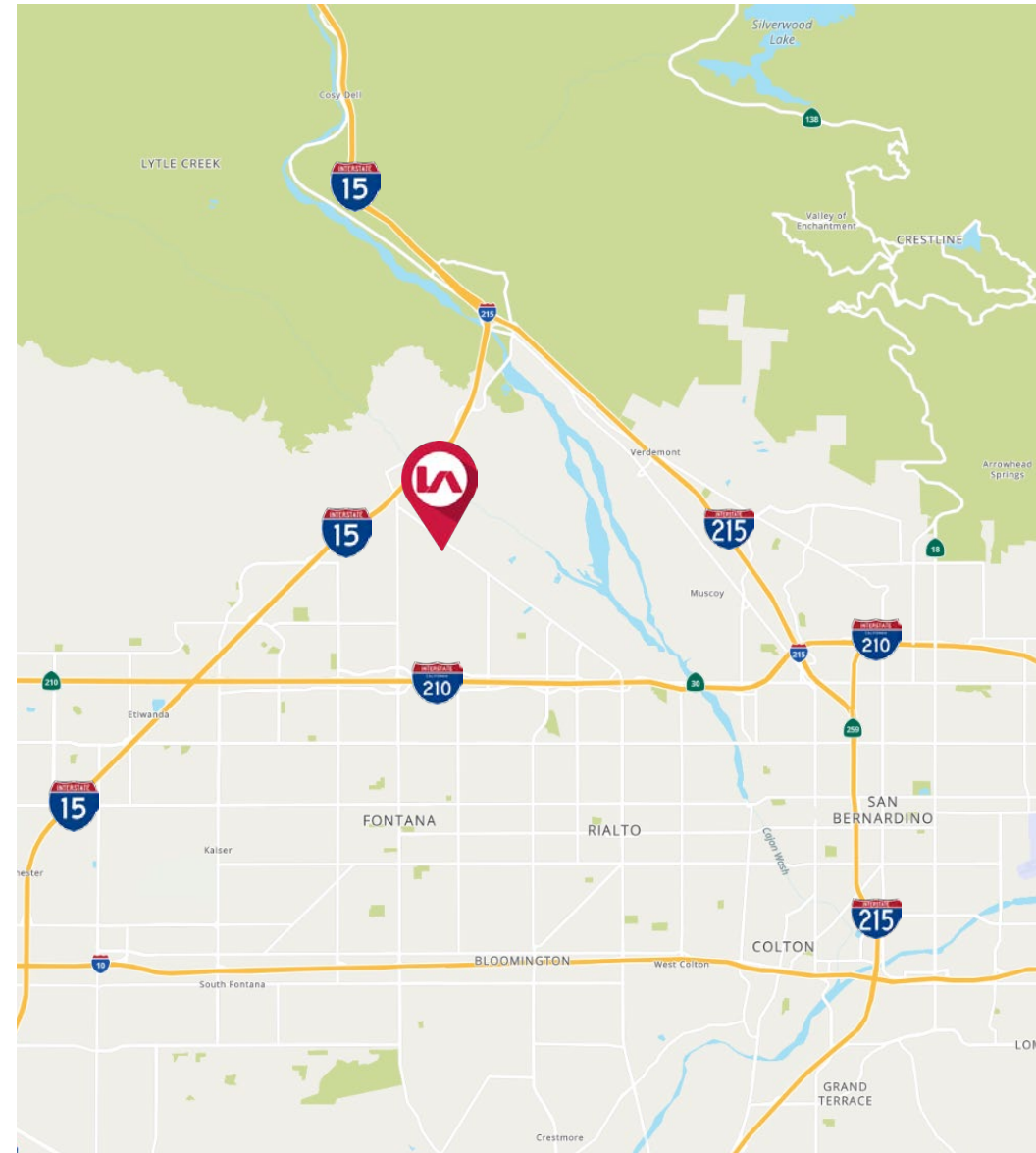
- **Diverse Neighborhoods:** Narra Hills offers five distinct neighborhoods featuring a range of housing options, including single-family homes on expansive 10,000-square-foot lots, cluster homes, and townhomes.

### The Arboretum by Lennar:

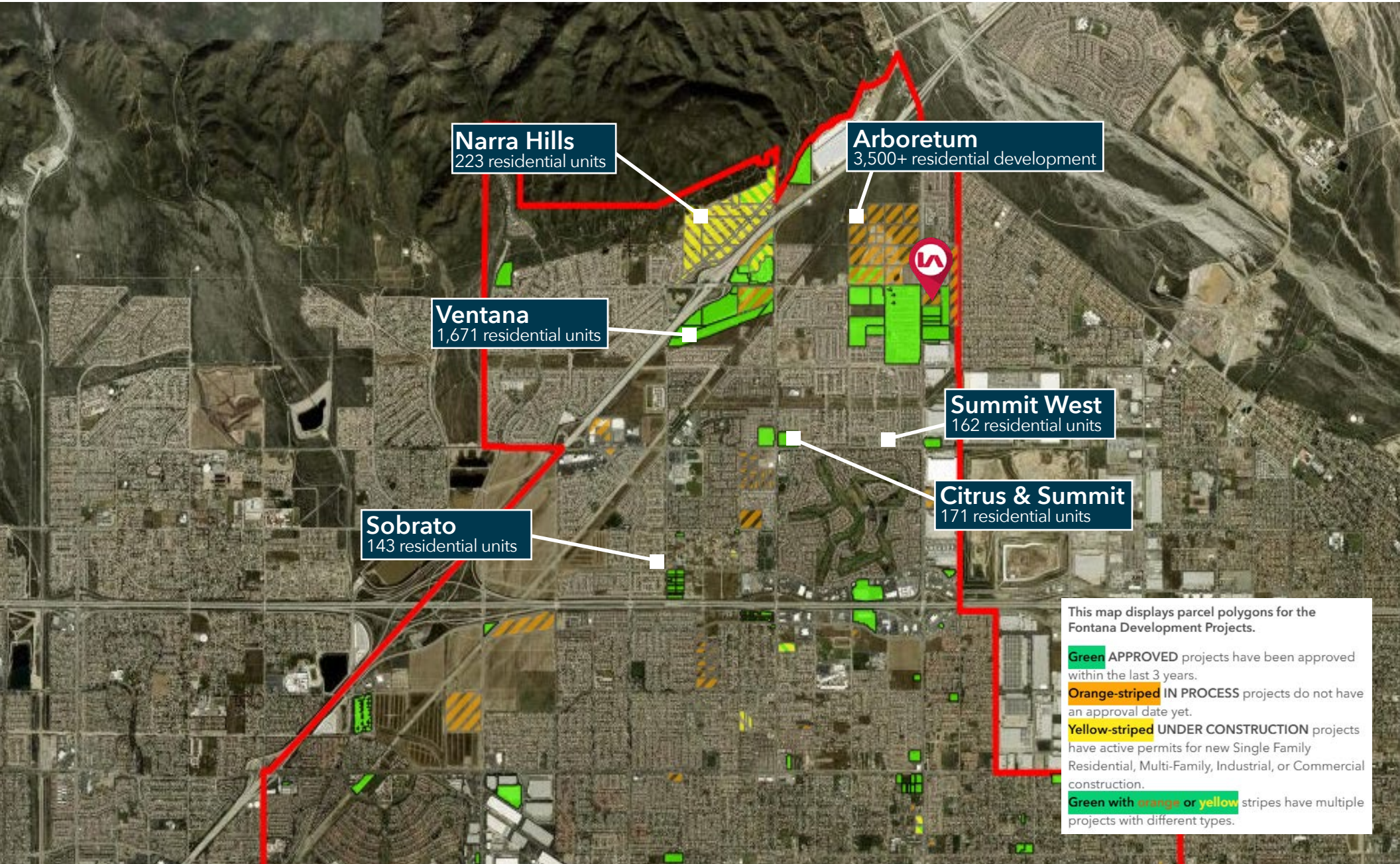
- **Multiple Home Collections:** This master-planned community features various neighborhoods, including:
- **Azalea:** One- and two-story single-family homes with up to 3,339 square feet and five bedrooms, some offering Next Gen® suites for multigenerational living.
- **Blue Sage:** Two-story homes with up to 1,970 square feet and four bedrooms, with select plans offering optional fourth bedrooms and loft spaces.

### Summit and Citrus by The Stratham Group:

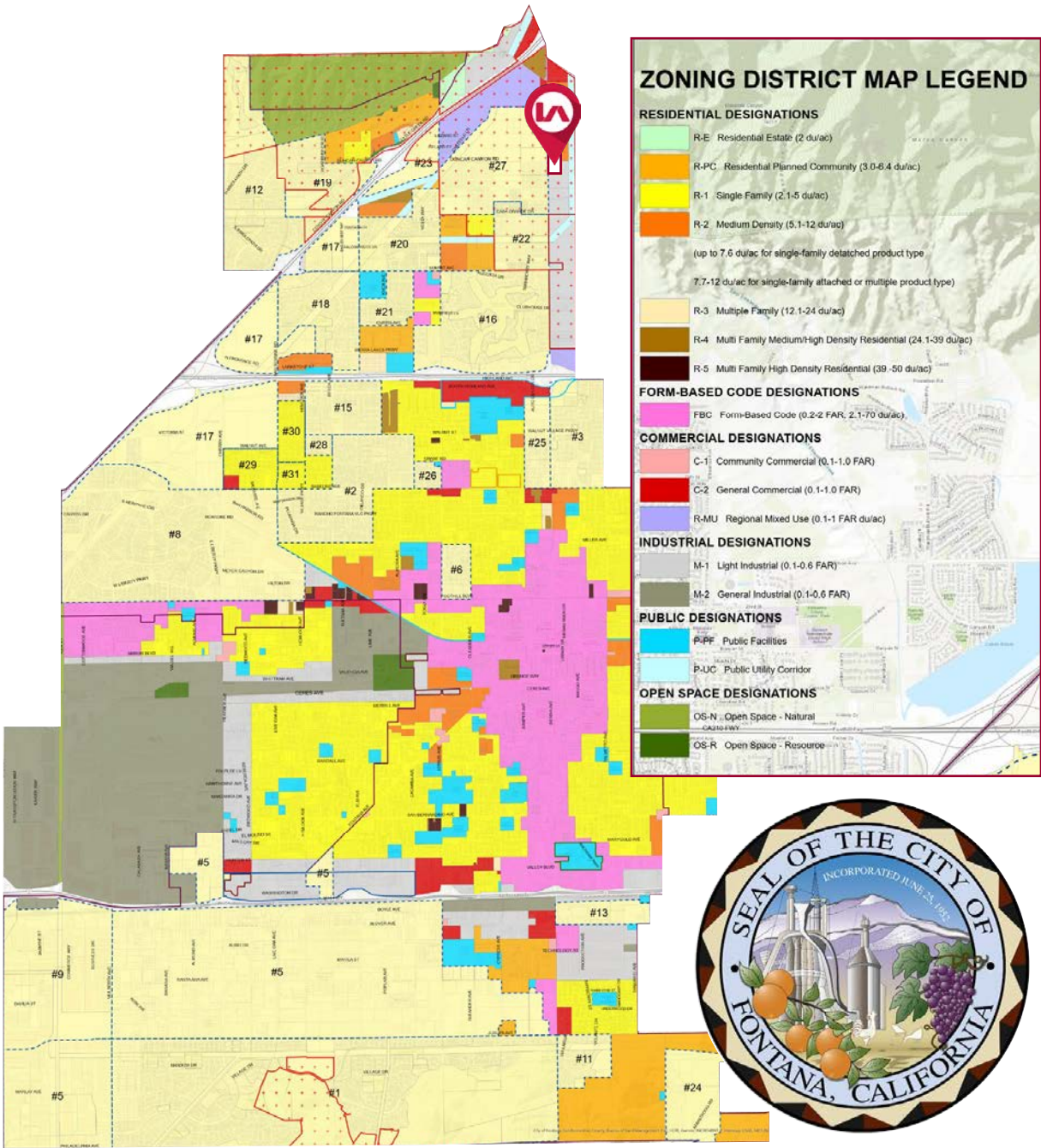
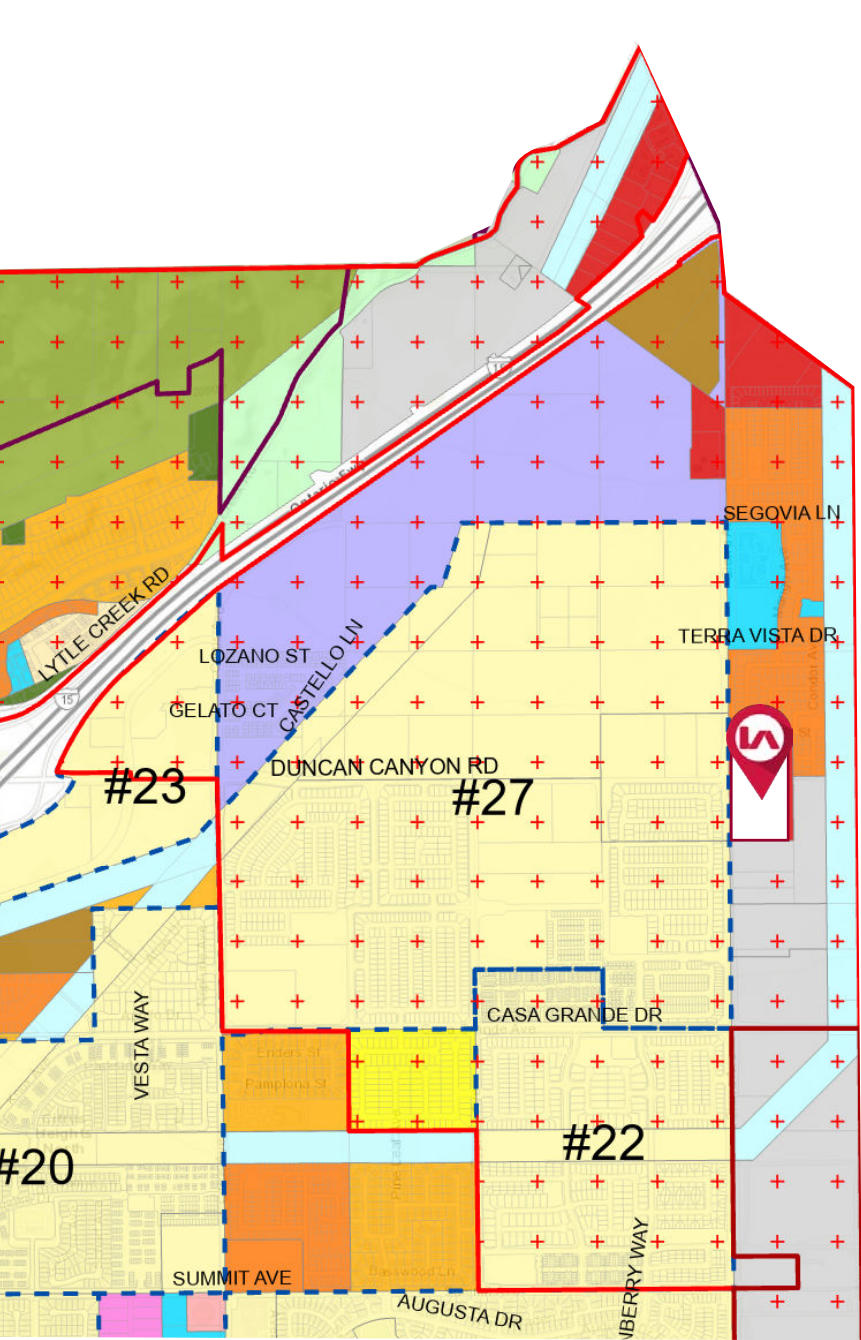
**Description:** A planned community encompassing approximately 28 acres with 171 residential lots, featuring amenities such as a recreational pool, spa, wading pool, tot lots, BBQ areas, basketball court, and turf play areas.



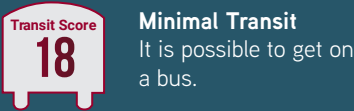
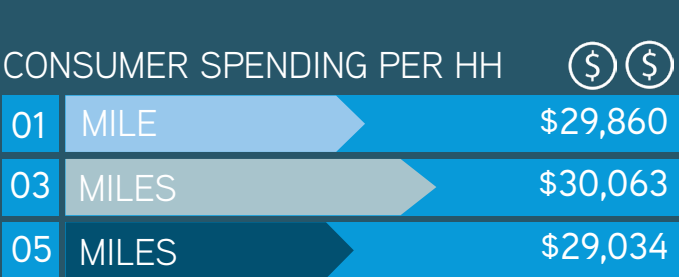
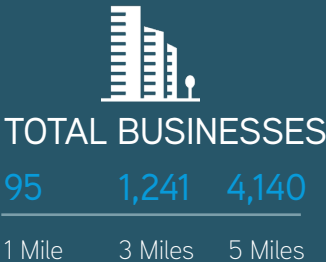
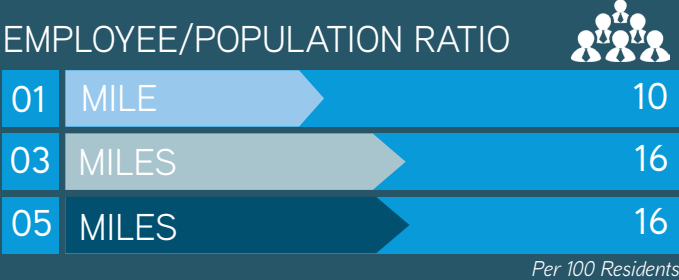
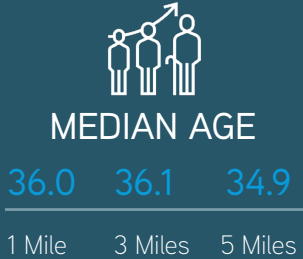














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