

Fontana Sierra Plaza

10044 & 10004-10008 SIERRA AVENUE, FONTANA, CA

ANCHOR SPACE AVAILABLE
18,090 SF



SIERRA AVENUE

NEWMARK | PACIFIC CBRE

RETAIL FOR LEASE

Fontana Sierra Plaza

10044 & 10004-10008 SIERRA AVENUE, FONTANA, CA

Space Available

- ±18,090 Square Feet Anchor Space (Formerly Rite Aid)
- ±1,850–2,404 Square Feet

Property Highlights

- Anchored by ALDI & Dollar Tree
- Across the street from Kaiser Permanente Hospital (420 beds)
- Located along highly trafficked Sierra Avenue
- Close proximity to I-10 Freeway
- High growth area with major redevelopments occurring
- Pylon sign with freeway visibility

Traffic Counts

- ±42,300 Average Daily Traffic on Sierra Avenue
- ±38,400 Average Daily Traffic on Valley Boulevard
- ±200,000 Average Daily Traffic on I-10 Freeway

Demographics - 2025

	1-Mile	3-Miles	5-Miles
Population	17,775	144,030	331,740
Avg. H.H. Income	\$92,697	\$98,067	\$107,779
Daytime Population	22,559	123,448	295,559

Source: ESRI



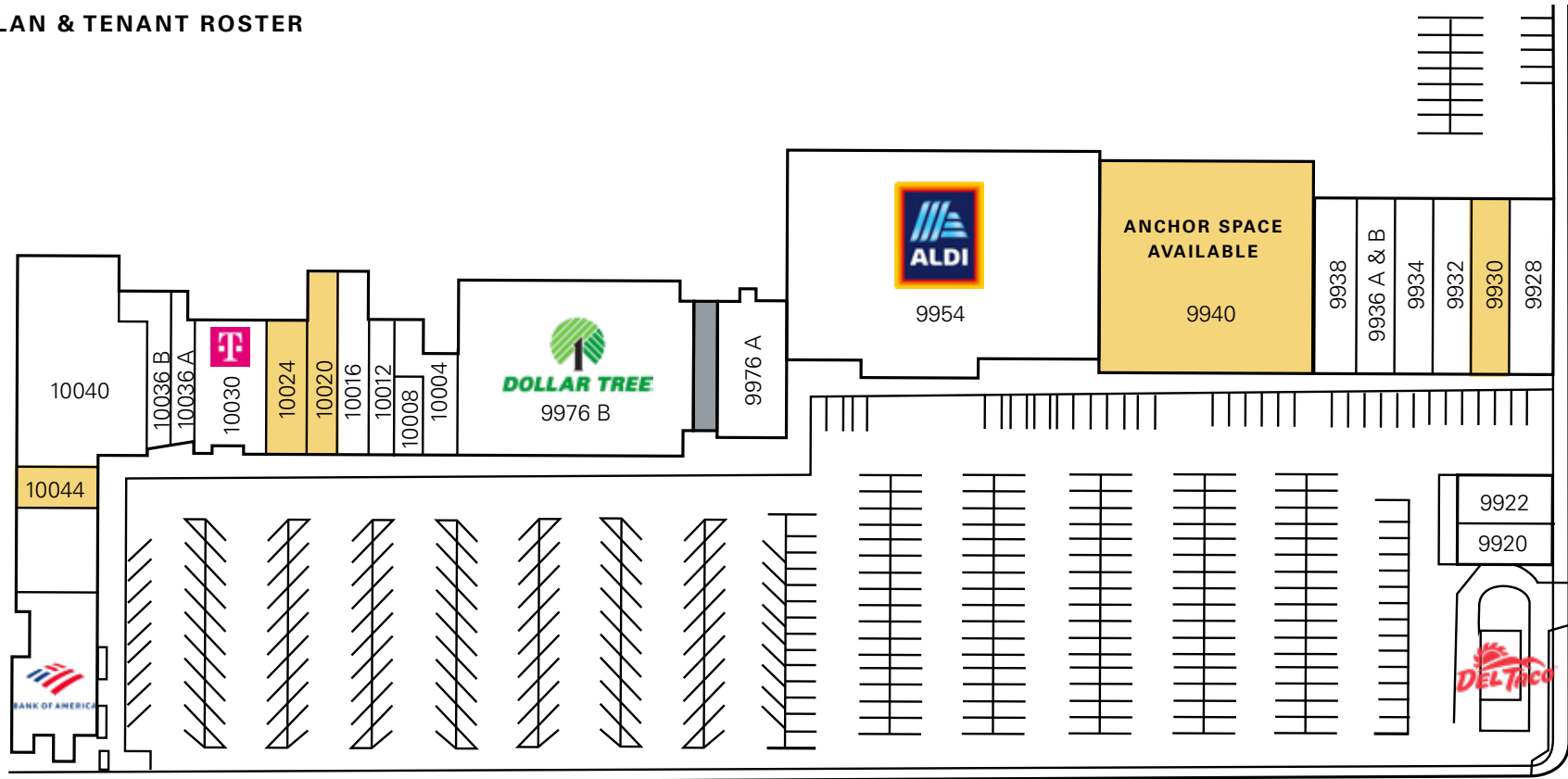
NEWMARK | PACIFIC

CBRE

Dan Samulski
Senior Managing Director
t 949-608-2064
dan.samulski@nmrk.com
CA RE Lic. #01251771

Pablo Rodriguez
First Vice President
t 909-418-2041
pablo.rodriguez1@cbre.com
CA RE Lic. #01870757

SITE PLAN & TENANT ROSTER



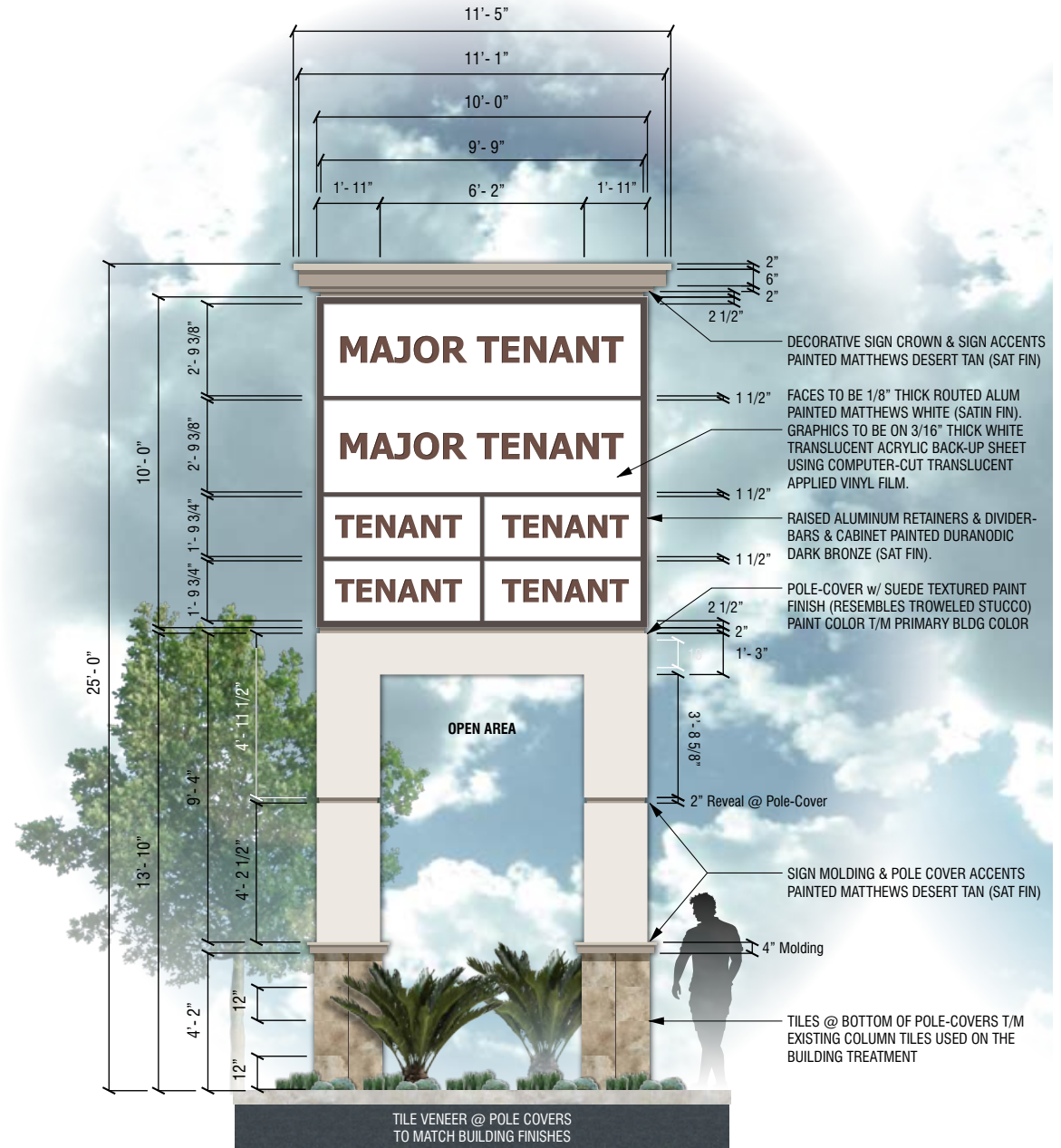
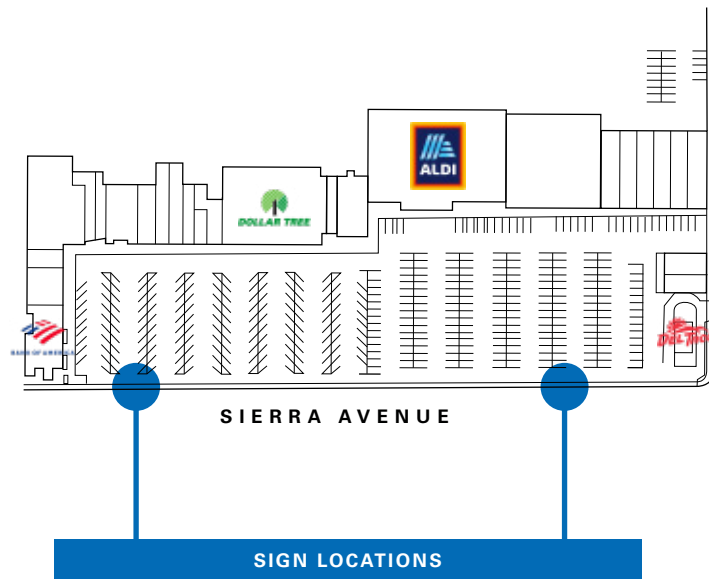
SUITE	TENANT	SF
9906	Del Taco	1,514
9920	Miss Donuts & Bagel	1,227
9922	Golden West Dentistry	2,400
9928	Eates Thai Eatery	2,423
9930	Original La Michoacana (AVAILABLE 10/1/26)	2,404
9932	Sierra Coin Laundry	2,475
9934	Boost Mobile	2,750
9936 A/B	Birreria Gonzalez Mexican Restaurant	3,200

SUITE	TENANT	SF
9938	Pho Ha Restaurant	2,750
9940	AVAILABLE	18,090
9954	ALDI	26,408
9976A	Billy J's Restaurant	3,784
9976B	Dollar Tree	14,768
10004	A-Max Insurance	1,655
10008	Oscar's Barber Shop	800
10012	Total By Verizon	1,585
10016	Adriana's Insurance	2,147

SUITE	TENANT	SF
10020	AVAILABLE	2,147
10024	AVAILABLE (Occupied)	2,125
10030	T-Mobile	3,485
10036A	American Nail & Spa	1,493
10036B	Tobacco Zone	1,625
10040	Furniture Store	11,132
10044	AVAILABLE (Occupied)	1,850
10048	Bank of America	6,000

SIGNAGE OPPORTUNITIES

Two pylons signs along
Sierra Avenue which averages
approx. 42,300 cars per day.



AERIAL



DEMOGRAPHICS

	1-MILE	3-MILES	5-MILES
POPULATION	2025 Population	17,775	144,030
	2030 Population	17,741	143,464
	2020 Population	18,579	148,818
	2010 Population	17,105	147,591
	2025-2030 Annual Rate	-0.04%	-0.08%
	2025 Median Age	32.9	32.7
	Total Businesses	694	3,430
	Total Employees	9,948	33,464
	Total Daytime Population	22,559	123,448
HOUSEHOLDS	2025 Total Households	5,118	38,159
	2030 Total Households	5,199	38,670
	2010 Households	4,483	35,400
	2025-2030 Annual Rate	0.31%	0.27%
	2025 Average Household Size	3.47	3.76
INCOME	2025 Median Household Income	\$77,879	\$82,043
	2030 Median Household Income	\$83,209	\$89,009
	2025 Average Household Income	\$92,697	\$98,067
	2030 Average Household Income	\$100,726	\$106,962
	2025 Per Capita Income	\$26,887	\$26,038
HOUSING	2025 Total Housing Units	5,225	39,132
	2025 Owner Occupied Housing Units	45.2%	54.6%
	2025 Renter Occupied Housing Units	52.7%	43.0%
	2025 Vacant Housing Units	2.0%	2.5%
	2025 Median Home Value	\$499,598	\$499,947
	2025 Average Home Value	\$528,156	\$537,255

Fontana Snapshot

217,633

TOTAL POPULATION

58,918

TOTAL HOUSEHOLDS

\$124,091

AVG. HOUSEHOLD INCOME

182,188

DAYTIME POPULATION

Fontana Sierra Plaza

10044 & 10004-10008 SIERRA AVENUE, FONTANA, CA



Dan Samulski

Senior Managing Director

t 949-608-2064

dan.samulski@nmrk.com

CA RE Lic. #01251771

Pablo Rodriguez

First Vice President

t 909-418-2041

pablo.rodriguez1@cbre.com

CA RE Lic. #01870757

Corporate License #01796698

Procuring broker shall only be entitled to a commission, calculated in accordance with the rates approved by our principal only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.

NEWMARK | PACIFIC

CBRE

nmrk.com