



# Arboretum Marketplace

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FONTANA, CA



**LEWIS  
RETAIL CENTERS**

# 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
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<b>2025 Estimated Population</b>	8,133	61,715	176,431
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<b>2025 Estimated Avg. Household Income</b>	\$161,242	\$179,348	\$146,792
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<b>2025 Estimated Households</b>	2,280	16,740	47,565
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## Traffic Counts

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

# Site Plan

1	Local Hot Wings Restaurant	
2	Nothing Bundt Cakes	
3	Pacific Dental	
4	Available	1,690 SF
5	Stater Bros. Market	
6	Coffee Drive-Thru	
7	Fast Casual Restaurant	
8	Available	1,181 SF
9	Available	1,134 SF
10	Available	1,134 SF
11	Available	1,512 SF
12	McDonald's	



TERRA VISTA DR.

SIERRA AVE.

# Site Plan



HYUNDAI MAZDA CHEVROLET HONDA NISSAN KIA

Dignity Health Sprouts JOANN petco OfficeMax Costco Ralphs LA FITNESS Walgreens

TARGET STATER BROS. ROSS DRESS FOR LESS  
 Marshalls CVS

**Middle School Under Construction**  
 150,000 SF  
 1,200 Students  
 Opening August 2026

**The Arboretum** 1,111 Units | **SOLD OUT**

**Ventana at Duncan Canyon**  
 842 Units | **IN DEVELOPMENT**

**Vasari Luxury Apartments**  
 493 Units | **Fully Leased**

**Arboretum**  
 2,014 Units | **IN DEVELOPMENT**

**Arboretum Marketplace**

SIERRA AVE | 25,116 CPD

128,563 CPD



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FONTANA, CA

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