Arboretum Marketplace

FONTANA, CA











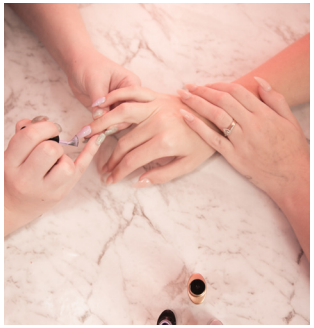
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Project Highlights

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
2025 Estimated Population	8,133	61,715	176,431
2025 Estimated Avg. Household Income	$161,242	$179,348	$146,792
2025 Estimated Households	2,280	16,740	47,565







Traffic Counts

15-Fwy | 128,563 CPD

Sierra Ave | 29,710 CPD

Site Plan

1	Wings and Rings	
2	Available	1,386 SF
3	Nothing Bundt Cakes	
4	Pacific Dental	
5	Available	1,667 SF
6	Stater Bros. Market	
7	Coffee Drive-Thru **LEASING PENDING**	
8	Fast Casual Restaurant **LEASING PENDING**	
9	Available	1,022 SF
10	Good Catch Poke	
11	Available	1,021 SF
12	Available	1,323 SF
13	Available	1,260 SF
14	Available	1,512 SF
15	McDonald's	



Future Housing



Sold Out Last 36 Months

#	Community	Type	Units	Units Sold
1	Lennar Homes	Single Family	64	64
2	Lennar Homes	Single Family	109	109
3	Lennar Homes	Single Family	97	97
4	Lennar Homes	Single Family	88	88
5	Lennar Homes	Single Family	69	69
6	Lennar Homes	Single Family	109	109
7	Lennar Homes	Single Family	89	89
8	Tri Pointe Homes	Townhouse	139	139
9	Richmond American Homes	Single Family	102	102
10	PLC Communities	Single Family	91	91
11	Lennar Homes	Townhouse	228	228
12	Lennar Homes	Single Family	108	108
13	D.R. Horton Inc	Single Family	156	156
Total			**1,449**	**1,449**

Actively Selling/Leasing

#	Builder/Applicant	Type	Units	Units Sold
14	D.R. Horton Inc	Single Family	85	76
15	D.R. Horton Inc	Townhouse	96	20
16	D.R. Horton Inc	Single Family	47	25
17	Landsea Homes	Single Family	78	74
18	Landsea Homes | Risewell Homes	Single Family	127	92
19	Landsea Homes | Risewell Homes	Single Family	71	46
20	Landsea Homes | Risewell Homes	Single Family	84	37
21	Landsea Homes | Risewell Homes	Townhouse	113	57
22	Landsea Homes | Risewell Homes	Single Family	11	7
23	Lennar Homes	Single Family	99	97
24	Richmond American Homes	Single Family	89	33
25	Richmond American Homes	Single Family	86	25
Total			**986**	**589**

Under Construction

#	Builder/Applicant	Type	Units	Units Sold
26	New Home Co. | Risewell Homes	Single Family	124	0
27	New Home Co. | Risewell Homes	Single Family	90	0
Total			**214**	**0**

In Development

#	Builder/Applicant	Type	Units	Units Sold
28	BTC Development	Condominium	595	0
29	Century Communities	Single Family	69	0
30	Century Communities	Condominium	84	0
31	David Evans & Associates	Single Family	86	0
32	KB Home	Townhouse	217	0
33	Lennar Homes	Single Family	76	0
34	Lewis Development	Single Family	2,026	0
Total			**3,153**	**0**

Grand Total **5,802**

Site Plan


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
INTERSTATE 210
INTERSTATE 15

Arboretum Marketplace

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