



# Arboretum Marketplace

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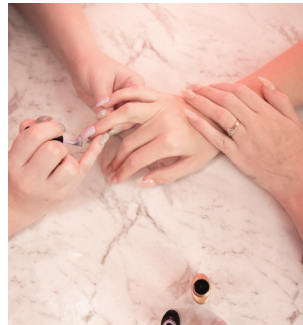
FONTANA, CA



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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

### 2023 Estimated Population

1 MILE	3 MILES	5 MILES
6,628	56,055	173,456



### Avg. Household Income

\$119,577	\$158,786	\$139,838
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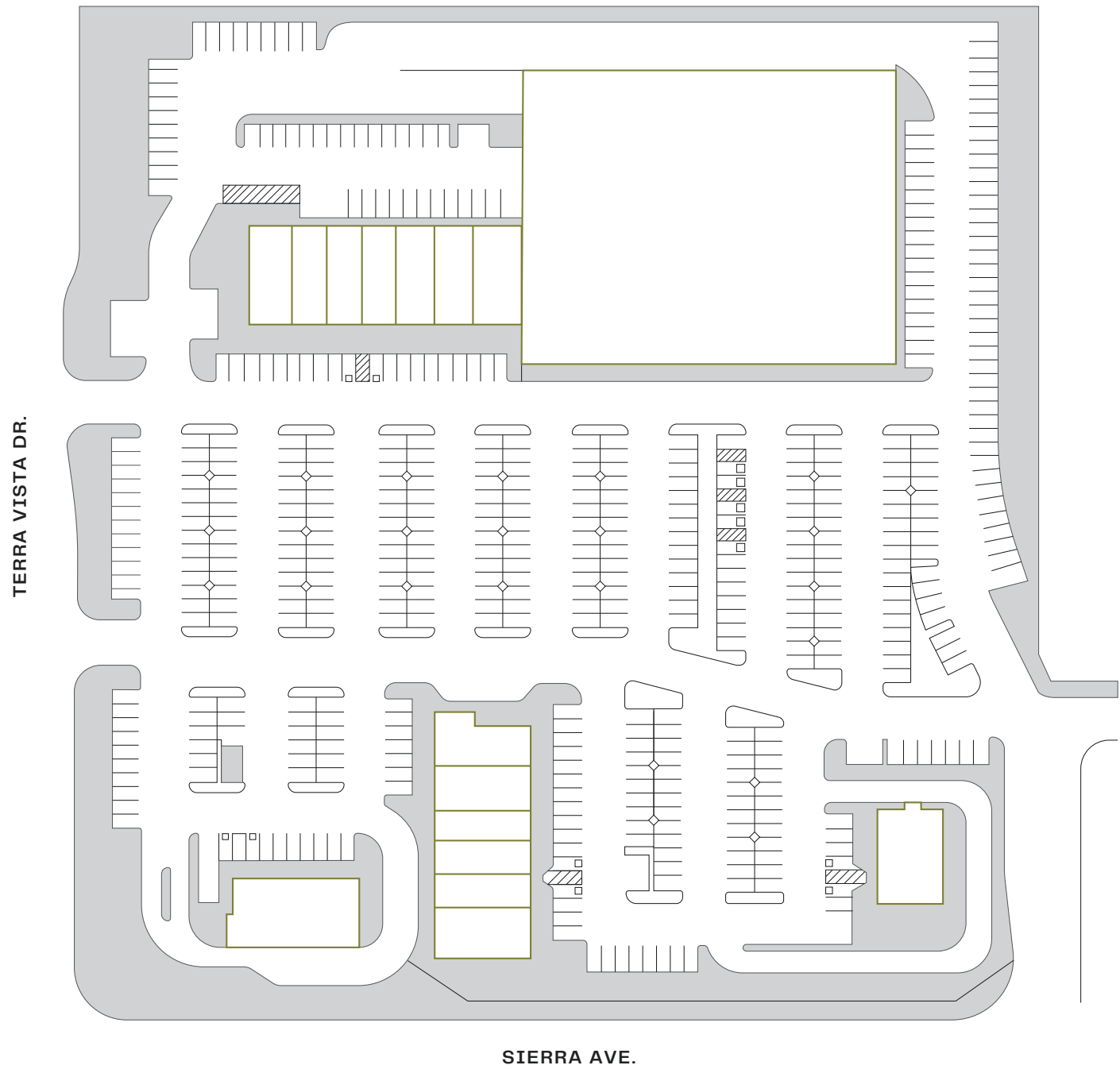
### Daytime Population

3,146	7,531	19,800
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## Traffic Counts

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

# Site Plan



# Future Housing



## Units Sold in the Last 3 Years

#	Community	Total Units	Units Sold
1	Belrose	105	Sold Out
2	Colina & Montana at Sierra	179	Sold Out
3	Etiwanda Ridge	102	Sold Out
4	Laurel Creek at Shady Trails	99	Sold Out
5	Summit Place	172	Sold Out
6	Mountain View	156	Sold Out
8	Gabion Ranch	856	Sold Out
9	The Arboretum - Meadows	585	Sold Out
10	Shady Trails - Wisteria	102	Sold Out
13	Shady Trails - Juniper	91	Sold Out
<b>Total</b>		<b>2,447</b>	
<b>Estimated population increase over the last 3 years</b>			<b>9,788</b>

## Actively Selling

#	Community	Total Units	Units Sold
11	The Arboretum - Gardens	526	208
12	Shady Trails - Burch Bend	139	133
18	Vasari at Ventana Luxury Apartments	257	Built Actively Leasing
14	Nara Hills	484	135
15	Monterado	198	166
16	DR Horton Citrus & Summit	100	Mass Grading
<b>Total</b>		<b>1,698</b>	
<b>Estimated population increase over the next 12 months</b>			<b>6,792</b>

# Site Plan



HYUNDAI MAZDA CHEVROLET HONDA NISSAN KIA

Dignity Health  
Cure's  
SPROUTS

BOOT BARN  
JOANN petco OfficeMax COSTCO

LOWE'S  
Ralphs LA FITNESS  
Walgreens

TARGET STATER BROS. ROSS  
Marshall's 24 HOUR FITNESS CVS

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

Arboretum Marketplace

SIERRA AVE | 25,116 CPD

128,563 CPD



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