

# LEWIS RETAIL CENTERS

NOW LEASING

## Sierra Lakes Shopping Corridor

Premium shopping destinations  
boasting impressive residential growth

Sierra Lakes Pkwy, Citrus Ave, Fontana, CA 92336







# Project Overview

Sierra Lakes Shopping Corridor draws an impressive 10 Million visitors annually, making it the 2nd most visited power center in the Inland Empire.

Sierra Lakes Shopping Corridor is the premier shopping destination serving the surrounding residents, daytime employees and freeway travelers. With 1,698 new housing units coming to the area the center will continue to build on an already impressive residential population.



## Expanding Horizons, Growing Community

1.3M

Estimated # of customers in last 12 months

12-Month Shopping Center Statistics for Sierra Lakes Shopping Corridor

10.77M

Estimated # of visits in last 12 months

12-Month Shopping Center Statistics for Sierra Lakes Shopping Corridor

Traffic Counts

210-Fwy	125,995 CPD
Sierra Ave	47,067 CPD
Citrus Ave	40,727 CPD
Sierra Lakes	21,293 CPD
Pkwy	

Demographics	1 Mile	3 Miles	5 miles
Residential Population	15,339	120,490	305,761
Avg. Household Income	\$169,338	\$144,591	\$137,083
Daytime Population	6,778	51,565	134,024

# Sierra Lakes Marketplace



- 1 Costco
- 2 Navy Federal Credit Union
- 3 TLC Nails
- 4 Pacific Dental
- 5 Carl's Jr.
- 6 Starbucks
- 7 Great Clips

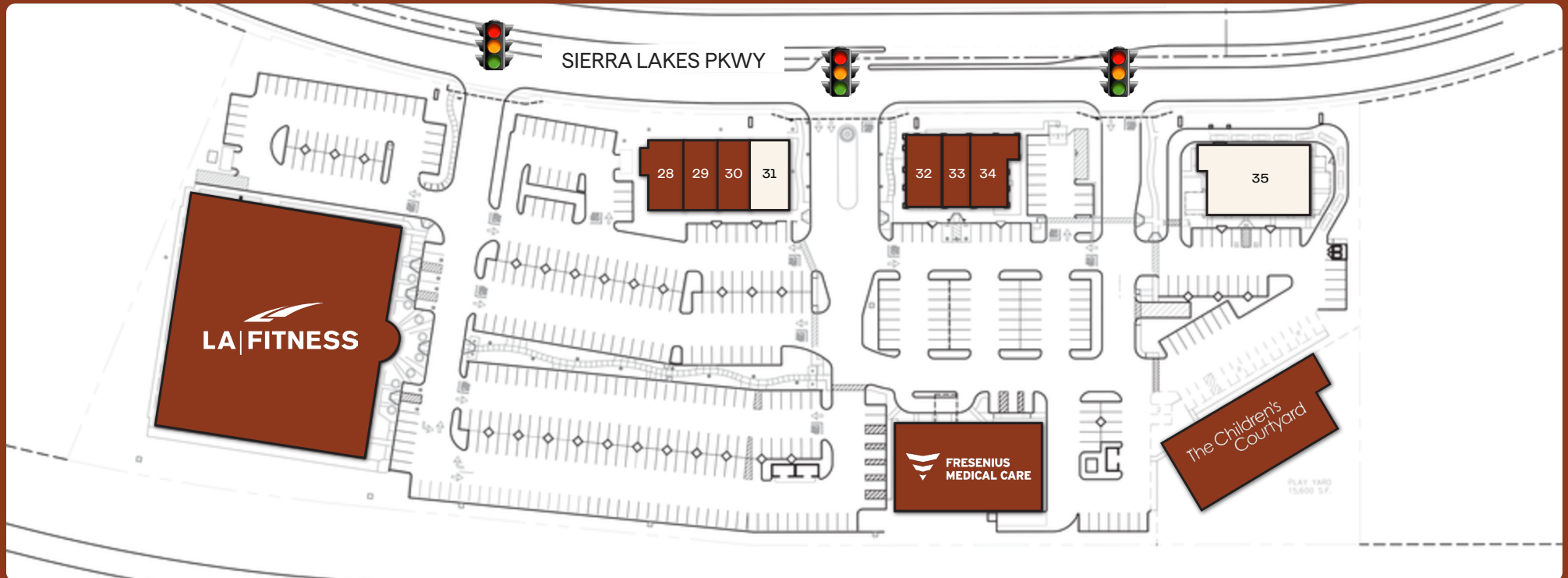
- 8 Chipotle
- 9 Jamba Juice
- 10 Kaur Cafe
- 11 Omakase Sushi
- 12 Menchie's
- 13 Subway
- 14 Panda Express

- 15 One Main Financial
- 16 Verizon Wireless
- 17 El Pollo Loco
- 18 Applebee's
- 19 Chase Bank
- 20 Lowe's
- 21 Aspire Salon Studios

- 22 Boot Barn
- 23 Office Max
- 24 Petco
- 25 WaBa Grill
- 26 Costco Gas



# Sierra Lakes Pro Park



- |    |                         |
|----|-------------------------|
| 27 | LA Fitness              |
| 28 | Massage Envy            |
| 29 | Cookie Cutters for Kids |
| 30 | European Waxing Salon   |
| 31 | AVAILABLE 2,000 SF      |
| 32 | MOD Pizza               |
| 33 | Nekter Juice Bar        |

- |    |                          |
|----|--------------------------|
| 34 | Pho Amour                |
| 35 | AVAILABLE 5,050 SF       |
| 36 | The Children's Courtyard |
| 37 | Fresenius Dialysis       |

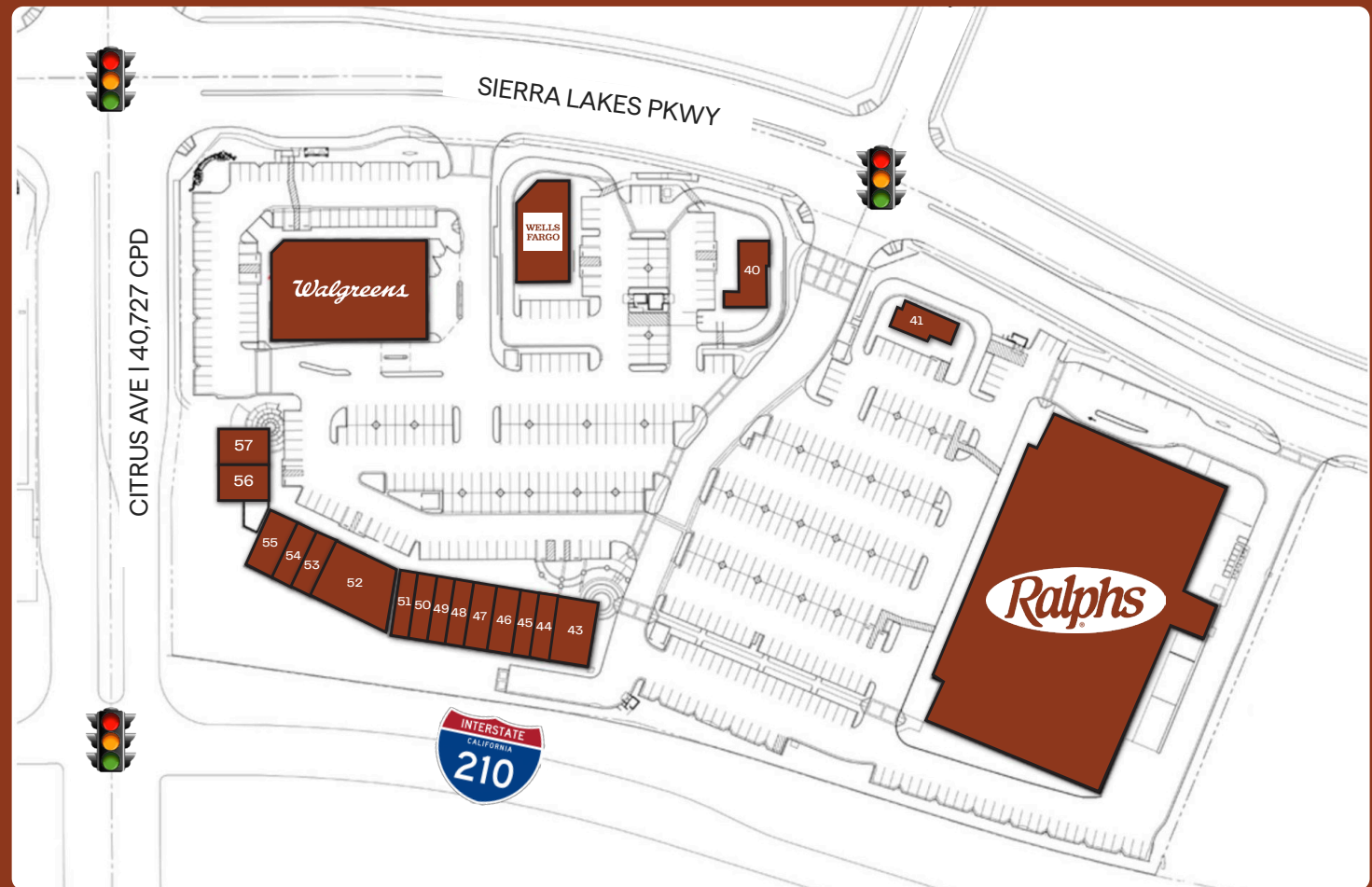


# The Opportunity





# Sierra Lakes Village



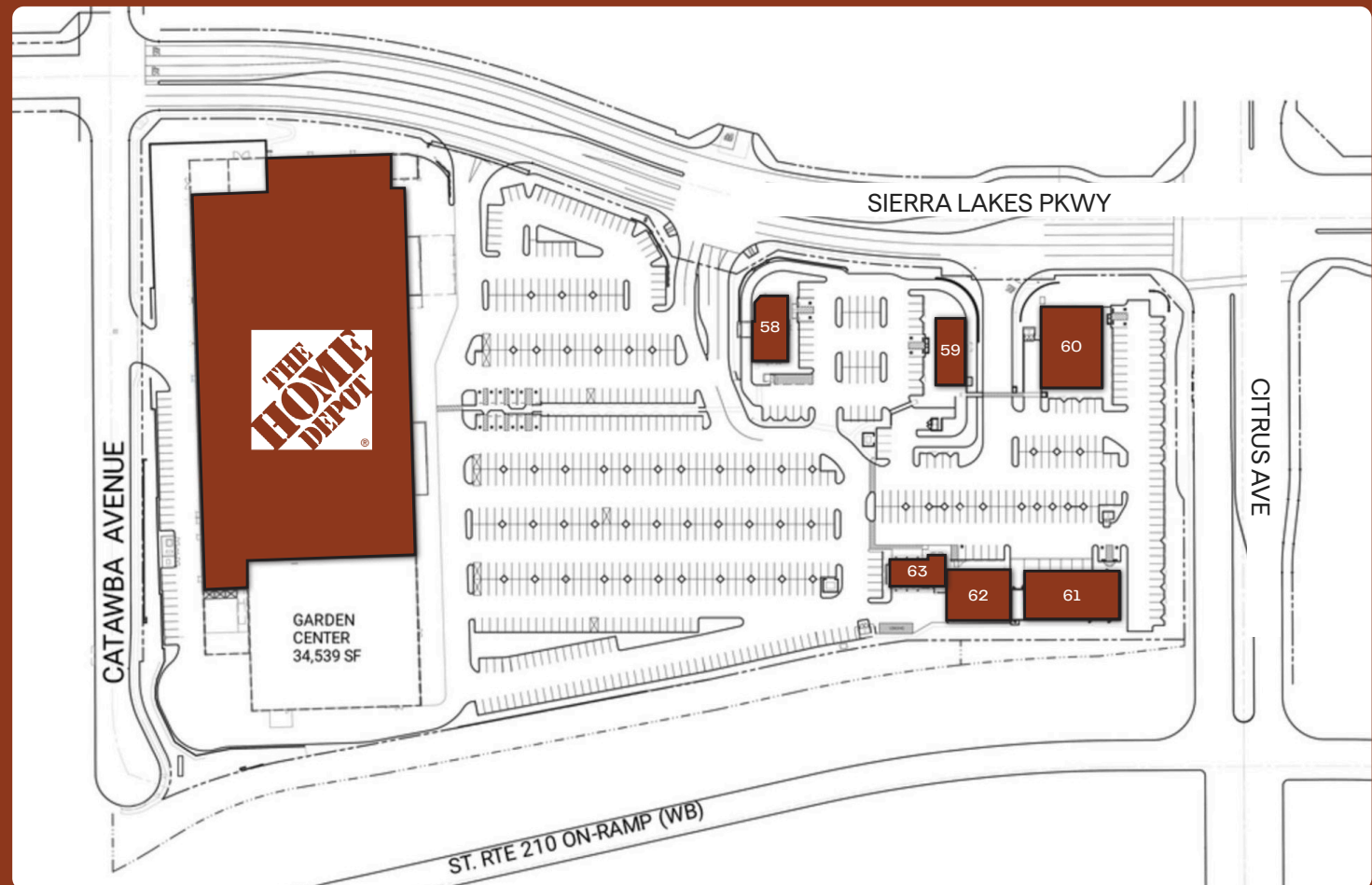
- 38 Walgreens
- 39 Wells Fargo
- 40 Popeye's
- 41 Coffee Bean & Tea Leaf
- 42 Ralphs
- 43 Mooyah Burgers & Fries
- 44 West Coast Sourdough

- 45 The Joint
- 46 Juice it Up
- 47 Zaky Grill
- 48 Sports Clips
- 49 UPS Store
- 50 AT&T
- 51 Smoke Shop

- 52 Fontana Dental
- 53 Nutrishop
- 54 Professionail
- 55 Domino's
- 56 World Tae Kwon Do Center
- 57 Pick Up Stix



# Sierra Lakes West



- |    |                          |
|----|--------------------------|
| 58 | Farmer Boys              |
| 59 | Taco Bell                |
| 60 | Auto Zone                |
| 61 | America's Tire           |
| 62 | Prestige Animal Hospital |
| 63 | Jiffy Lube               |
| 64 | The Home Depot           |



# Sierra Lakes Shopping Corridor





# 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
Total		2,447	
Estimated population increase over the last 3 years			9,788

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
Total		1,698	
Estimated population increase over the next 12 months			6,792





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