

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 Pkwy	21,293 CPD

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 1313 Fusion Pizza
- 11 Omakase Sushi
- 12 Menchie's
- 13 Subway
- 14 Panda Express

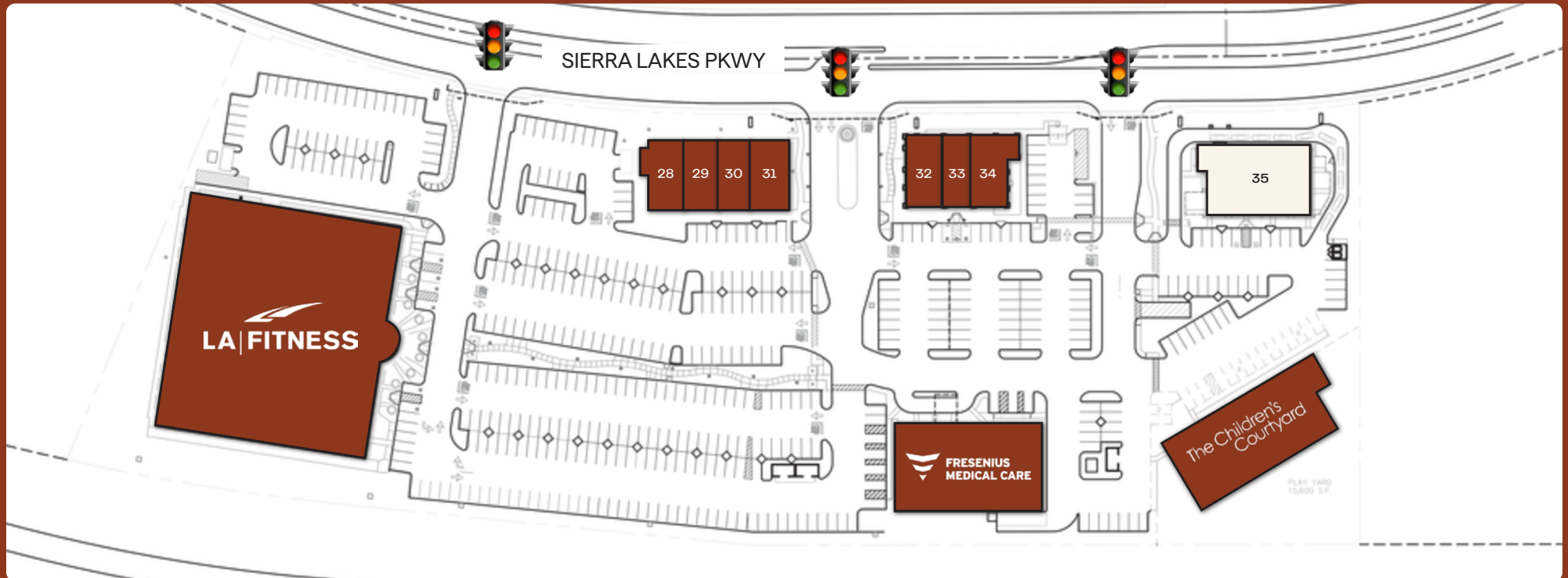
- 15 One Main Financial
- 16 Verizon Wireless
- 17 El Pollo Loco
- 18 Applebee's
- 19 Chase Bank
- 20 Lowe's
- 21 Aspire Salon Studios

- 22 Boot Barn
- 23 AVAILABLE 18,199SF
- 24 Petco
- 25 WaBa Grill
- 26 Costco Gas

The Opportunity



Sierra Lakes Pro Park



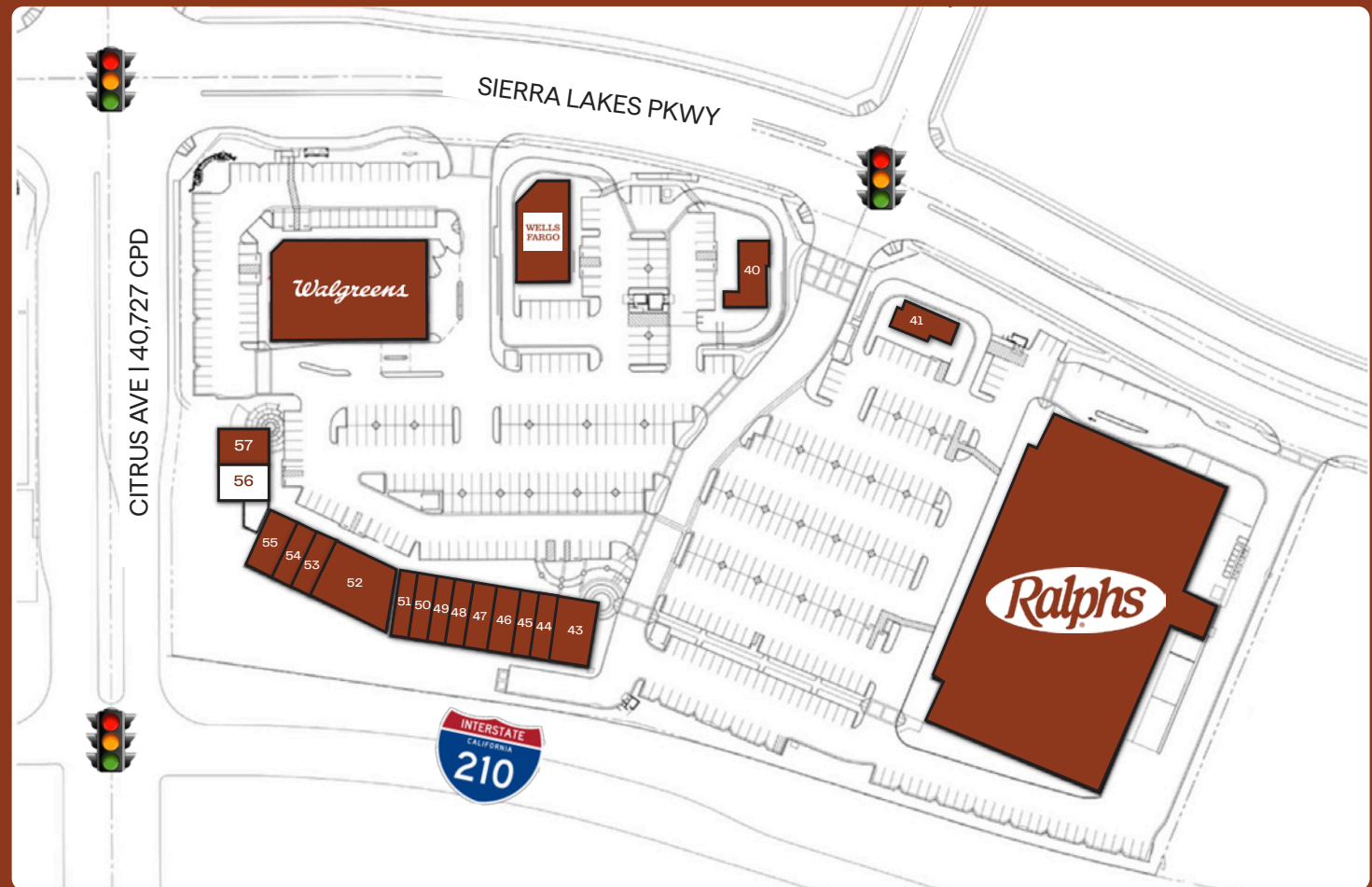
- 27 LA Fitness
- 28 Massage Envy
- 29 Cookie Cutters for Kids
- 30 European Waxing Salon
- 31 Tequileros Taqueria
- 32 MOD Pizza
- 33 Nektar Juice Bar

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

The Opportunity



Sierra Lakes Village

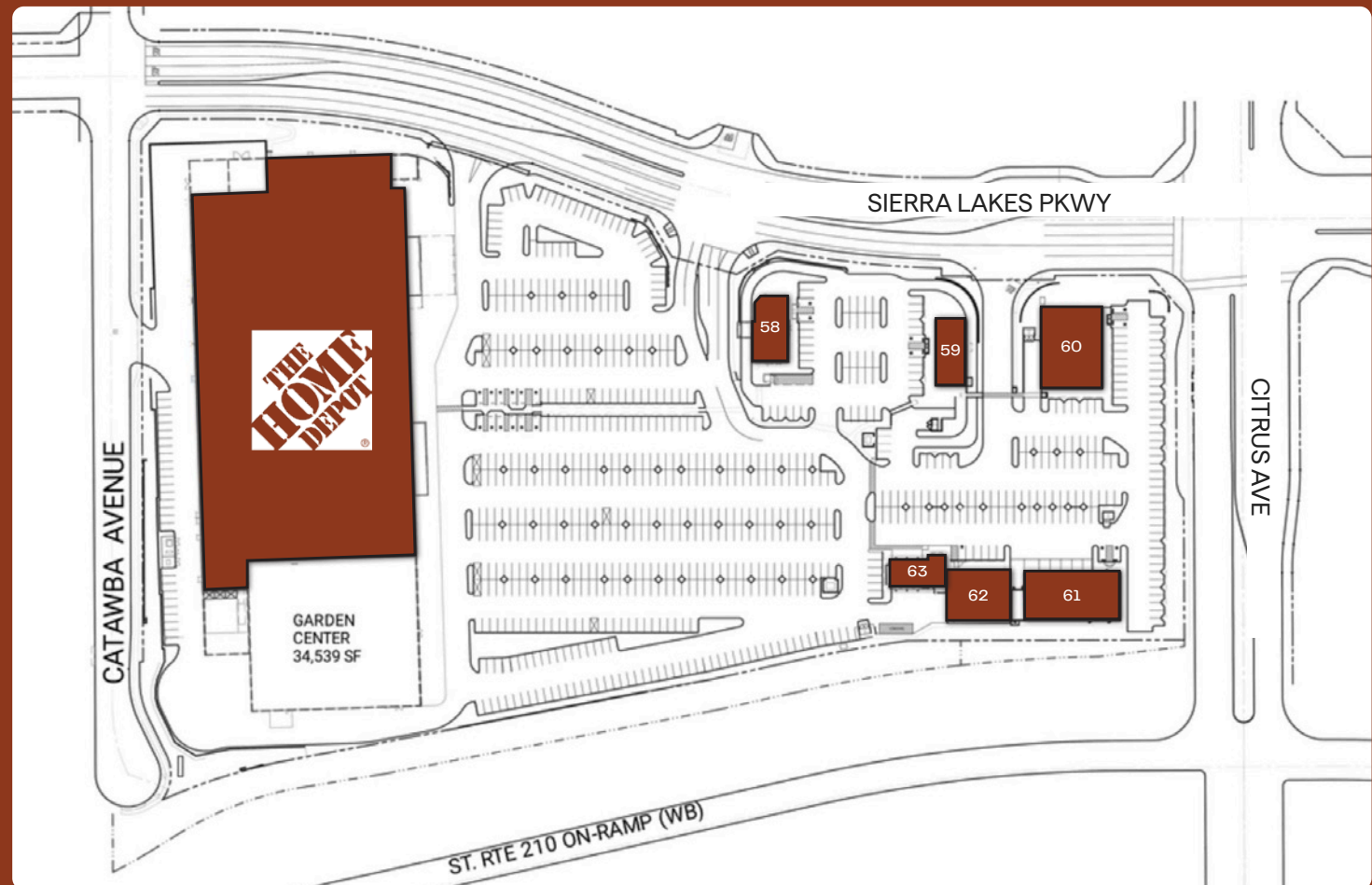


- 38 Walgreens
- 39 Wells Fargo
- 40 Popeye's
- 41 Coffee Bean & Tea Leaf
- 42 Ralphs
- 43 Mooyah Burgers & Fries
- 44 West Coast Sourdough

- 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 AVAILABLE 1,300 SF
- 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



Sold Out Last 36 Months

#	Builder / Applicant	Type	Units	# Sold	Status	Date Sold Out
1	Lennar Homes	Single Family	64	64	Sold Out	Q4 2025
2	Lennar Homes	Single Family	109	109	Sold Out	Q3 2025
3	Lennar Homes	Single Family	97	97	Sold Out	Q2 2025
4	Lennar Homes	Single Family	88	88	Sold Out	Q2 2025
5	Lennar Homes	Single Family	69	69	Sold Out	Q1 2025
6	Lennar Homes	Single Family	109	109	Sold Out	Q4 2024
7	Lennar Homes	Single Family	89	89	Sold Out	Q3 2024
8	Tri Pointe Homes	Townhouse	139	139	Sold Out	Q2 2024
9	Richmond American Homes	Single Family	102	102	Sold Out	Q1 2024
10	PLC Communities	Single Family	91	91	Sold Out	Q4 2023
11	Lennar Homes	Townhouse	228	228	Sold Out	Q3 2023
12	Lennar Homes	Single Family	108	108	Sold Out	Q1 2023
13	D.R. Horton Inc	Single Family	156	156	Sold Out	Q1 2023
TOTAL			1,449	1,449		

Actively Selling / Leasing

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

Under Construction

#	Builder / Applicant	Type	Units	# Sold	Status
26	New Home Co. Risewell Homes	Single Family	124	0	Under Construction
27	New Home Co. Risewell Homes	Single Family	90	0	Under Construction
TOTAL			214	0	

In Development

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

GRAND TOTAL

5,802



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