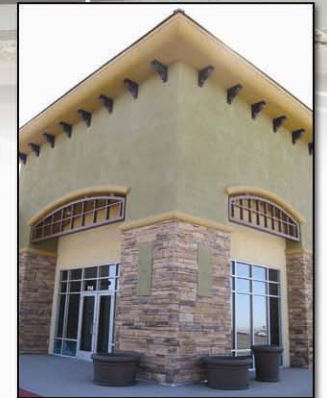


SHOPS AT SIERRA

NEC SIERRA AVE & 210 FREEWAY
FONTANA, CA



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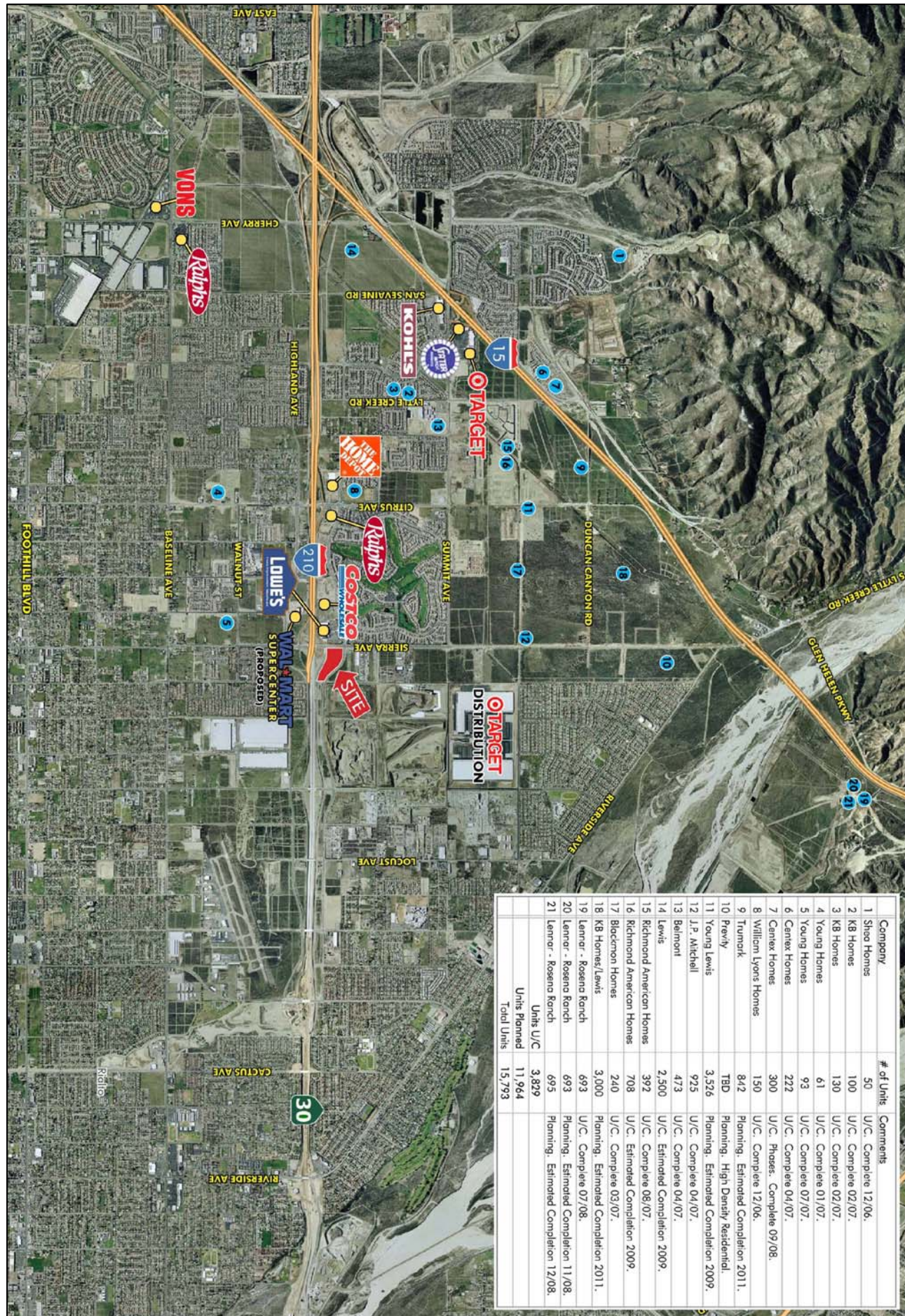
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Another quality project by



**Retail
24/7.**



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FOR LEASE

±75,000 SF

NEC SIERRA AVE & 210 FREEWAY • FONTANA, CA

Features

- Located at the major signalized intersection at Sierra Avenue off-ramp of 210 Freeway
- Adjacent to new Costco, Lowe's Home Improvement, and Ralph's Shopping Center
- Approximately 7,100 homes planned or under construction in immediate trade area
- Major tenant, restaurant, and retail space available

Demographics

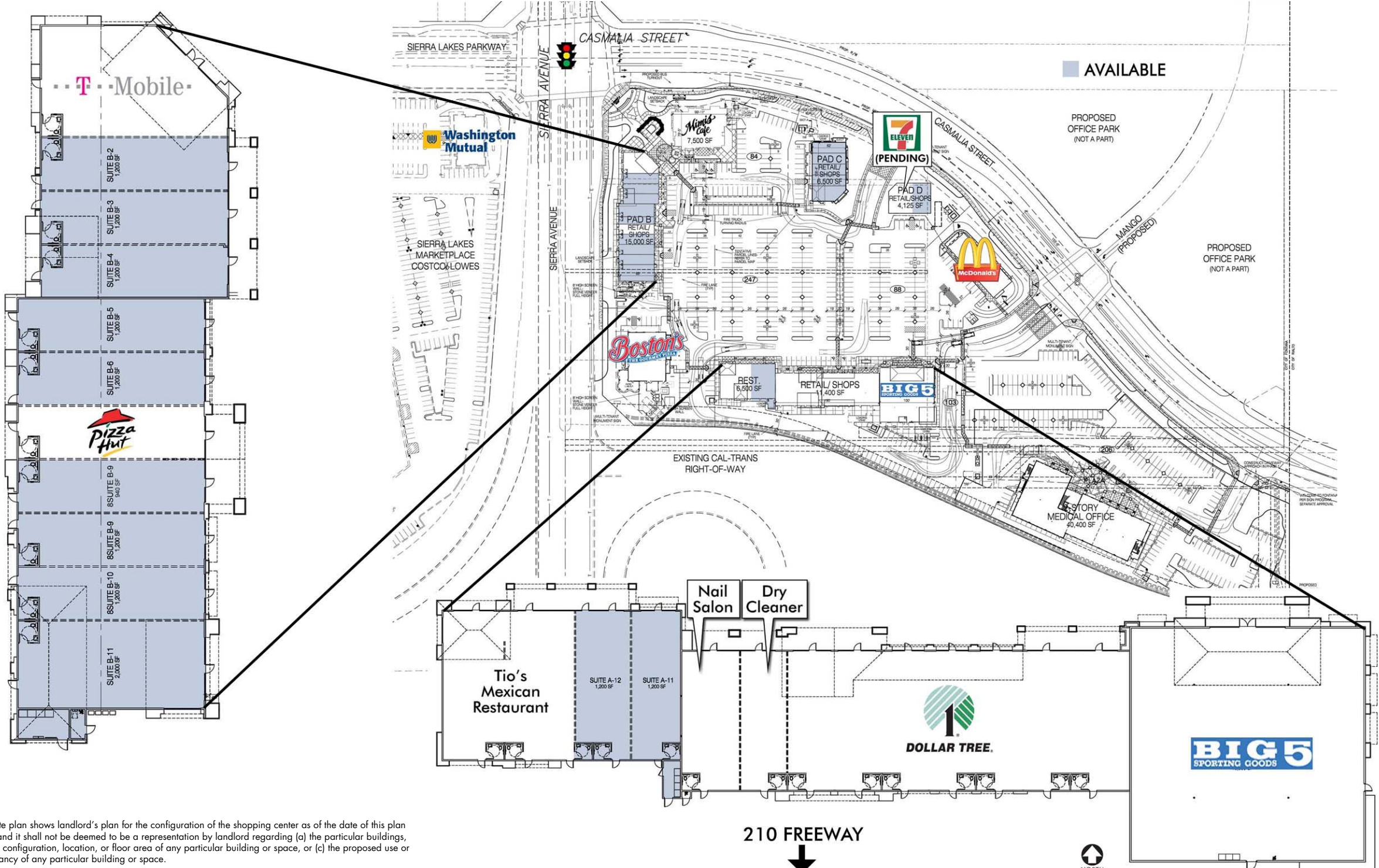
- Population
 - 1 mile: 6,457
 - 3 mile: 116,933
 - 5 mile: 291,141
- Avg. Family HH Income
 - 1 mile: \$76,284
 - 3 mile: \$70,596
 - 5 mile: \$69,436

Source: Claritas, 2008 estimates

Traffic Counts

- Sierra Ave: 12,500 CPD*
- I-210 at Sierra Ave: 50,000 AADT**

Source: *City of Fontana
**CalTrans 2005



This site plan shows landlord's plan for the configuration of the shopping center as of the date of this plan only, and it shall not be deemed to be a representation by landlord regarding (a) the particular buildings, (b) the configuration, location, or floor area of any particular building or space, or (c) the proposed use or occupancy of any particular building or space.