

Sierra Plaza

- Approximately $\pm 1.8M$ Annual Visitors (Placer.ai)
- Fronting one of Fontana's Primary Retail Corridors



DOLLAR TREE
TOP 1% NATIONWIDE
(Placer.ai)



SITE

±40,880
CPD

Marygold Ave

KAISER PERMANENTE
±450 Beds | ±5,000 Employees

Valley Blvd

Sierra Ave

±58,360
CPD

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PROPERTY OVERVIEW

- Approximately 1.8 million annual customer visits to Sierra Plaza according to Placer.ai.
- Anchored by ALDI and a Top 1% performing Dollar Tree, generating consistent traffic for daily needs. (Placer.ai)
- Positioned within one of Fontana's premier retail corridors at the I-10 Freeway and Sierra Avenue trade area, surrounded by national retailers and benefiting from approximately ±40,880 vehicles per day along the Sierra Avenue/Marygold Avenue corridor.
- Directly across from Kaiser Permanente Fontana Medical Center, a 450-bed regional medical campus and one of the Inland Empire's largest healthcare and employment centers.
- Strong consumer base with 327,000+ residents, 112,000+ daytime population and average household incomes exceeding \$108,000 within a 15-minute drive.
- Directly across from a 437-unit multifamily community, adding meaningful walkable density and foot traffic to the center.

SURROUNDING TENANTS



SITE PLAN



9906-10048 Sierra Avenue Fontana, CA 92335		
UNIT	TENANT	SF
9906	Del Taco	1,514
9920	Miss Donuts & Bagel	1,227
9922	Golden West Dentistry	2,400
9928	Indian Eats	2,423
9930	Available (Occupied)	2,404
9932	Sierra Coin Laundry	2,475
9934	Boost Mobile	2,750
9936	Birrieria Gonzalez	3,200
9938	Pho Ha Restaurant	2,750
9940	Available	18,090
9954	Aldi	26,408
9976 A	Billy J's	3,784
9976 B	Dollar Tree	14,768
10004	Amax Insurance	1,655
10008	Barbershop	800
10012	Total By Verizon	1,585
10016	Adriana's Insurance Service	2,147
10020	Available (Vacant)	2,147
10024	Available (Occupied)	2,125
10030	T-Mobile	3,485
10036 A	American Nail & Spa	1,493
10036 B	Tobacco Zone	1,625
10040	Available (Occupied)	11,132
10044	Pawn Shop	1,850
10048	Bank of America	6,000



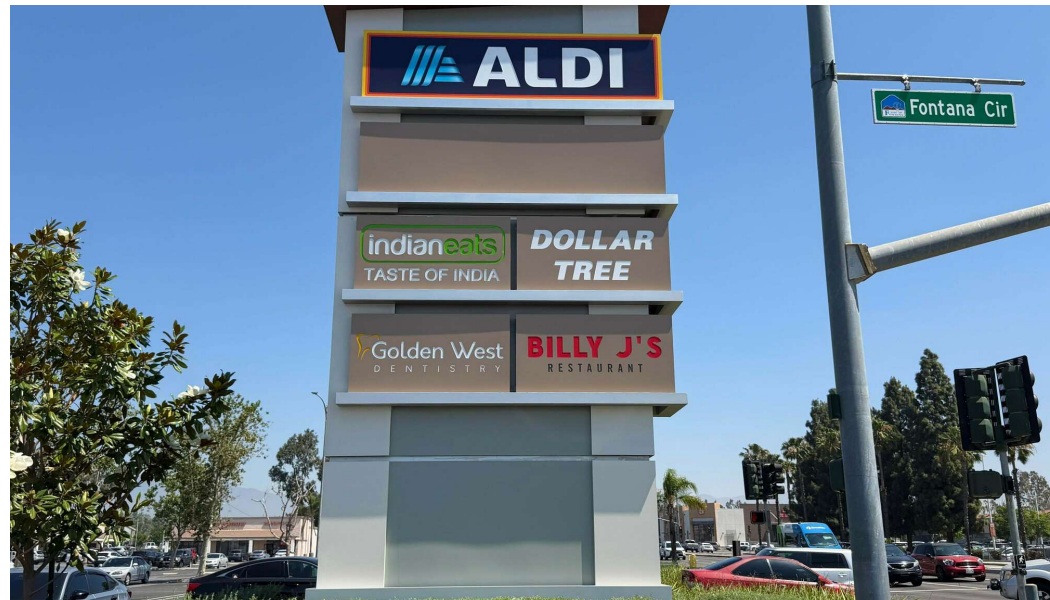
STRONG DAYTIME POPULATION | PRIMARY RETAIL CORRIDOR



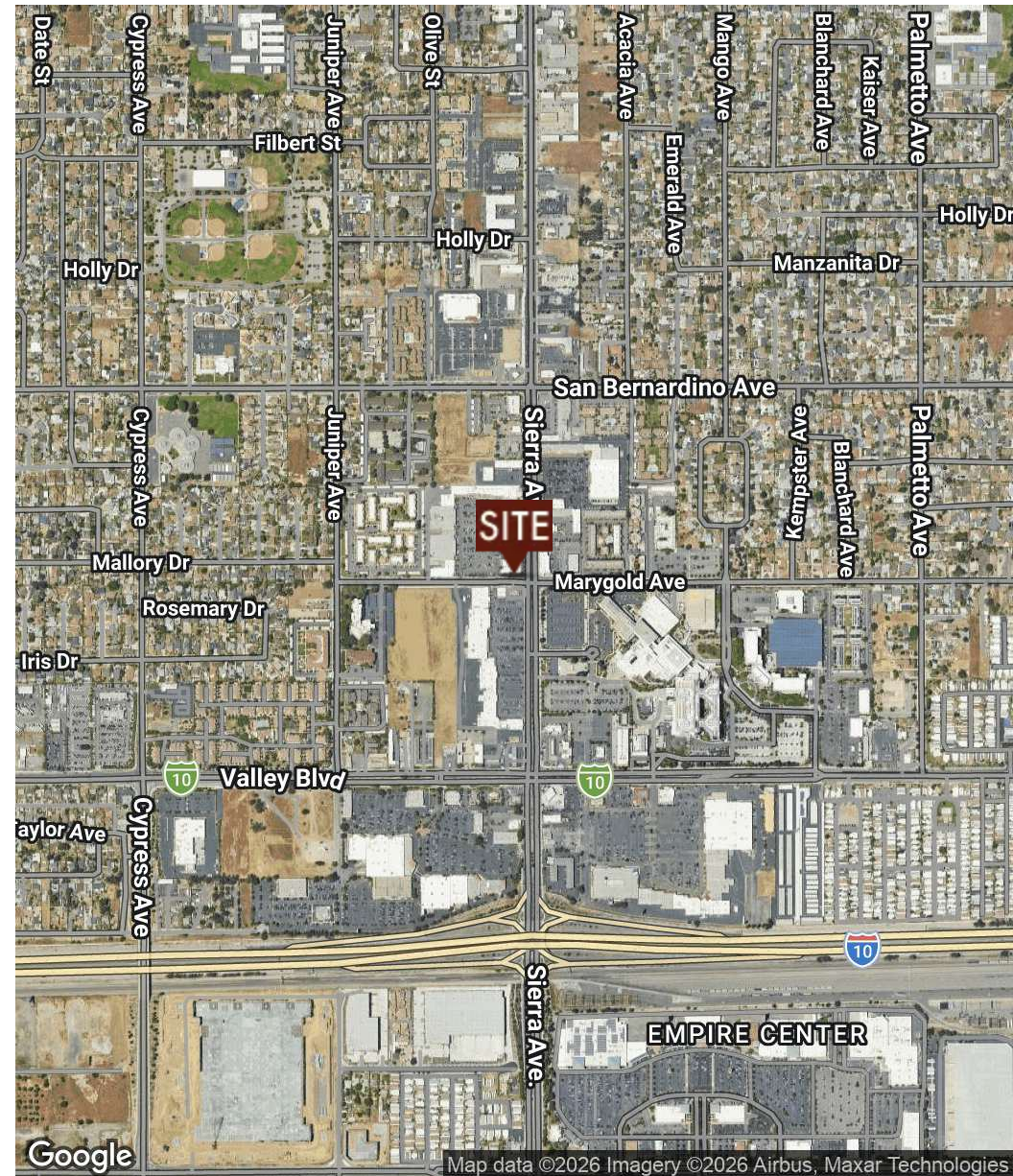
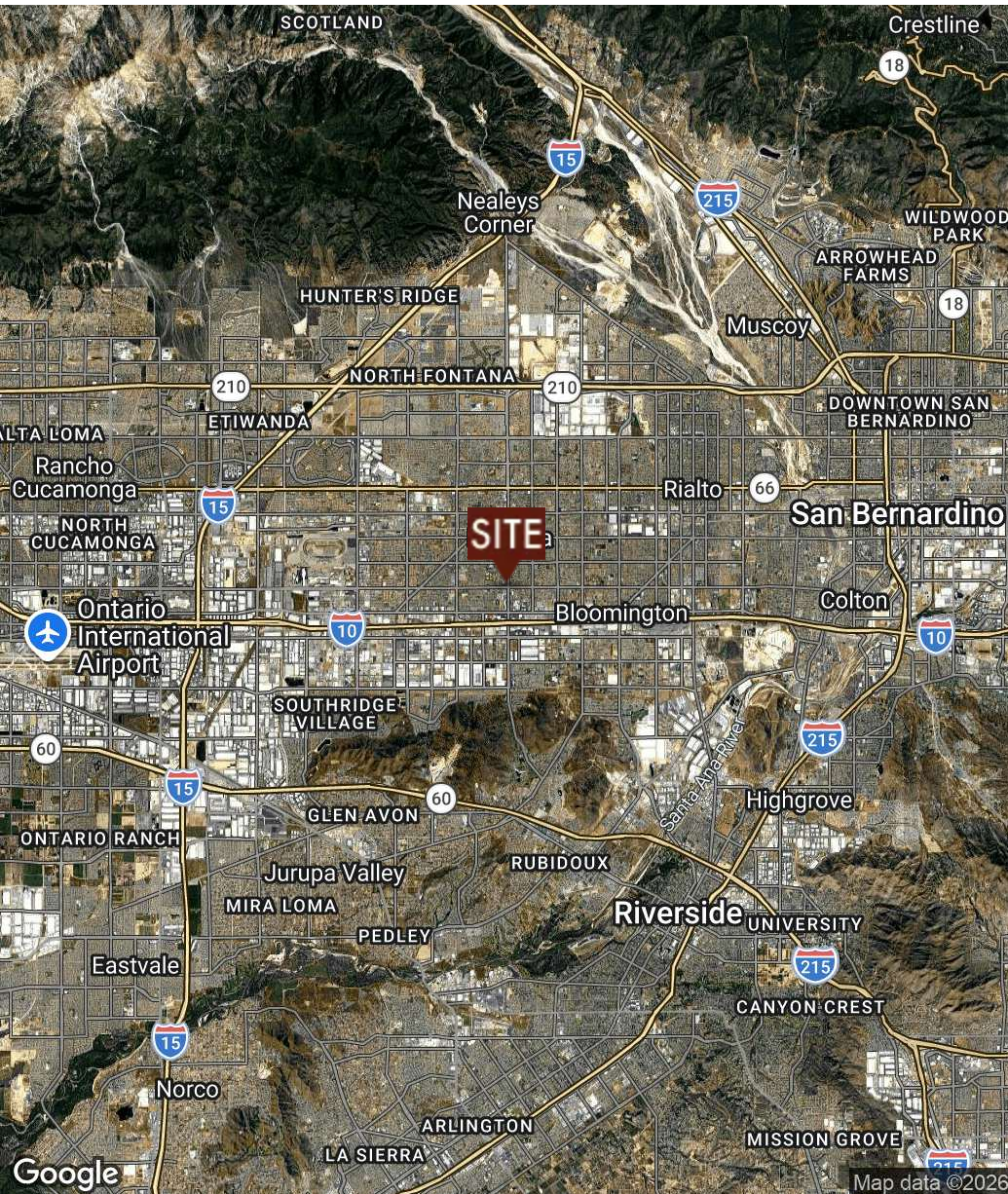
RETAILER MAP



ADDITIONAL PHOTOS



LOCATION MAP



DEMOGRAPHICS

	5 min	10 min	15 min
POPULATION			
2025 Total Population	52,492	174,288	352,166
2025 Median Age	31.2	31.5	32.1
2025 Total Households	14,033	45,754	94,482
2025 Average Household Size	3.7	3.8	3.8
INCOME			
2025 Average Household Income	\$93,184	\$102,665	\$109,261
2025 Median Household Income	\$77,407	\$85,068	\$92,409
2025 Per Capita Income	\$24,948	\$27,001	\$29,361
BUSINESS SUMMARY			
2025 Total Businesses	1,551	4,747	10,928
2025 Total Employees	12,545	41,712	110,841