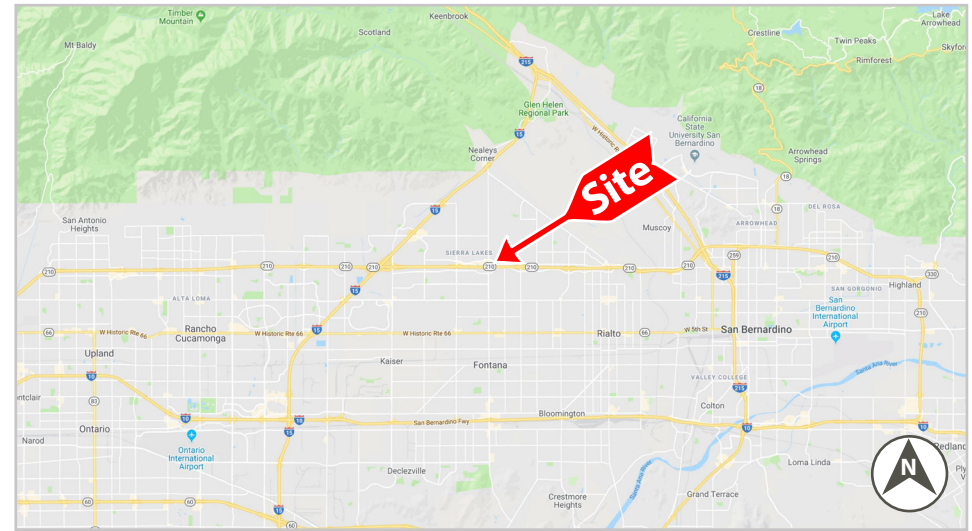


FOR LEASE - LAST TWO PAD SITES ON SIERRA LAKES PKWY

SIERRA LAKES PARKWAY - FONTANA, CA 92377



FOR SALE PAD SITE - FONTANA, CA



PROPERTY OVERVIEW

- » Last fast food drive thru pads on Sierra Lakes Parkway
- » For Lease or BTS 2 drive thru sites, car wash & gas station
- » Two 1.3 acre sites on each corner at a signalized intersection
- » Dynamic trade area with 900,000 SF of retail on Sierra Lakes Parkway
- » Potential 60 foot freeway sign
- » Every drive thru restaurant on Sierra Lakes Parkway is performing substantially higher than their national averages
- » 750,000 SF of Industrial/Office planned adjacent to the site
- » 8,000 new homes planned just North of the site by 5 different builders

DAILY TRAFFIC

Sierra Lakes Parkway	15,000 VPD
Sierra Avenue	15,000 VPD
210 Freeway	107,000 VPD

DEMOGRAPHICS

	1	2	3
Population	8,851	45,643	123,181
Daytime Population	2,394	5,651	16,370
Average Income	\$103,232	\$102,792	\$91,742
College Grads	25%	21%	21%

AREA RETAILERS

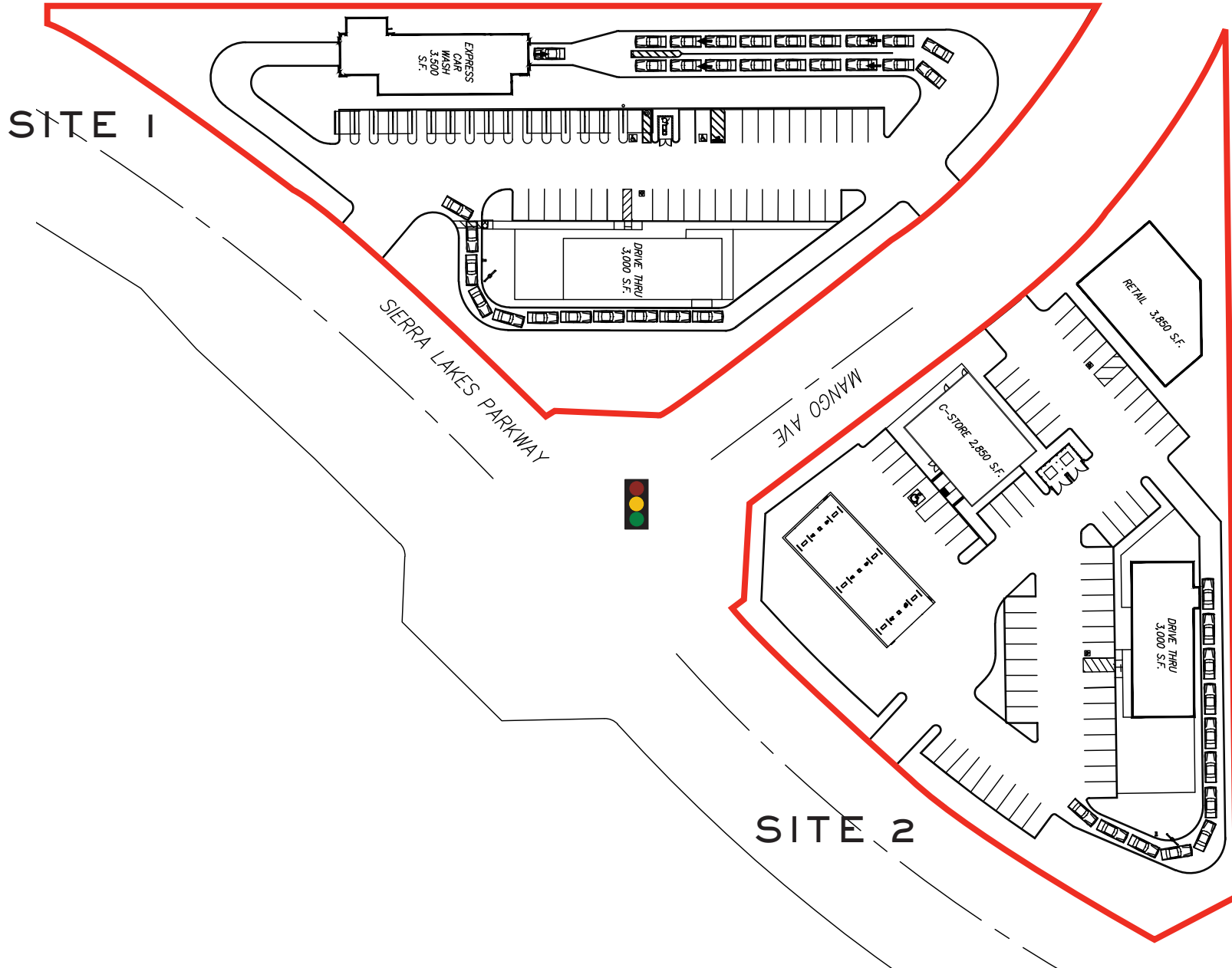
COSTCO	Verizon	El Pollo Loco	Chase Bank
LA Fitness	McDonald's	Farmer Boys	Starbucks
Home Depot	Chase	Mod Pizza	Chipotle
Carls Jr.	Taco Bell	Waba Grill	Dickie's BBQ
Lowe's	Les Schwab Tires	Panda Express	Menchie's
Dollar Tree	Mimi's Café	Subway	
Ralph's	Coffee Bean & Tea Leaf	Boston's Restaurant	
7 - 11	Popeye's	Applebee's	



EMILY ISEMINGER
 eiseminger@woodmont.com
 714.269.2032

FOR LEASE - LAST TWO PAD SITES ON SIERRA LAKES PKWY

SIERRA LAKES PARKWAY - FONTANA, CA 92377

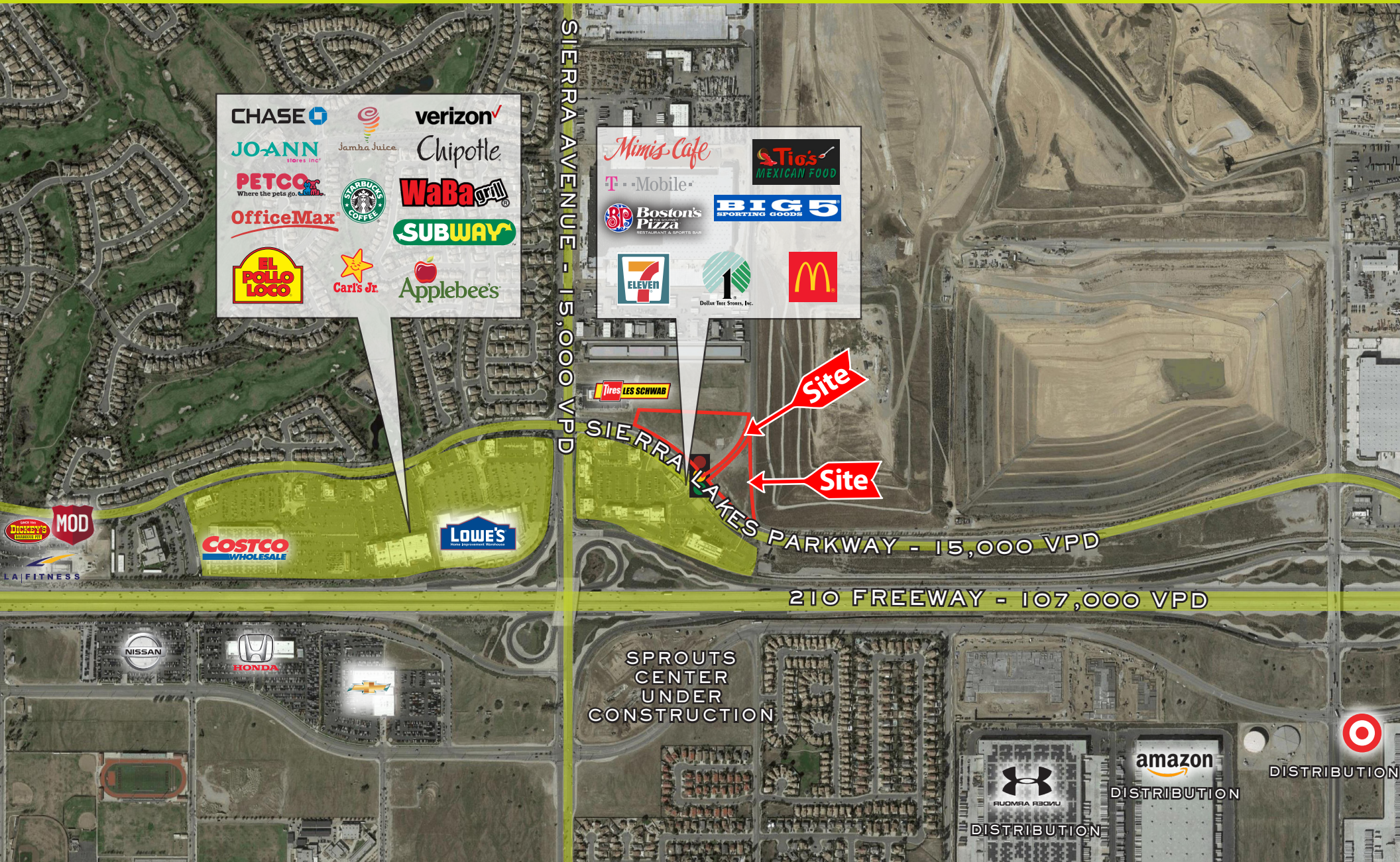


EMILY ISEMINGER
eiseminger@woodmont.com
714.269.2032



FOR LEASE - LAST TWO PAD SITES ON SIERRA LAKES PKWY

SIERRA LAKES PARKWAY - FONTANA, CA 92377



CHASE
verizon
Chipotle
Waba Grill
SUBWAY
EL POLLO LOCO
Carls Jr.
Applebee's

Mimis Cafe
T-Mobile
Boston's Pizza
7-Eleven
Dollar Tree Stores, Inc.
McDonald's

MOD
COSTCO WHOLESALE
LOWE'S

LES SCHWAB
Site
Site

amazon DISTRIBUTION
Target DISTRIBUTION
Under Armour DISTRIBUTION

SPROUTS CENTER UNDER CONSTRUCTION

SIERRA AVENUE - 15,000 VPD

SIERRA LAKES PARKWAY - 15,000 VPD

210 FREEWAY - 107,000 VPD



EMILY ISEMINGER
eiseminger@woodmont.com
714.269.2032

