

for lease

SIERRA CROSSROADS



11121-11285 SIERRA AVENUE | FONTANA, CA | 92337

EXCLUSIVE BROKER





±122,639 SF SHOPPING CENTER

PROPERTY HIGHLIGHTS

- Sierra Crossroads boasts the presence of a prominent Stater Bros. Grocery Store as its anchor, drawing significant foot traffic and ensuring a thriving atmosphere for shoppers and visitors.
- Positioned near the 10 freeway and Sierra Avenue, Sierra Crossroads enjoys an exceptionally convenient location. This prime spot benefits both the local community and neighboring areas, making it a go-to destination for various needs.

TRAFFIC COUNTS

- Sierra Avenue: 19,396 ADT
- Underwood Drive: 8,072 ADT

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Pop (2024)	8,615	99,414	304,099
AHH Income	\$133,958	\$100,173	\$99,968
Daytime Pop.	2,020	26,334	84,296

TENANTS



AVAILABILITIES

SUITE	TENANT	SQ. FT.	SUITE	TENANT	SQ. FT.	SUITE	TENANT	SQ. FT.
11117	Kiddie Academy	10,010	11201-1E	Subway	1,065	11251-2G	Red Persimmon Nails	1,632
11121	Walgreens	14,820	11201-1F	Dentist	2,768	11251-2H	Champion Tae Kwon Do	1,483
11159	Bank of America	5,600	11205	Wells Fargo Bank	5,000	11255-1C	Starbucks	1,604
11175-E1	Little Ceasar's	1,267	11225	Stater Bros.	44,156	11255-2C	Lupita's Jewelry	1,194
11175-E2	The Alley	1,280	11251-2A	Spiffy Cleaners	1,500	11275-3A	Judy's Donuts	1,215
11175-E3	Baskin Robbins	1,150	11251-2B	Juice It Up!	947	11275-3B	Panda Bowl	2,385
11175-E4	Excellence Barber	740	11251-2C	El Chilitos Mexican Food	1,502	11275-3D	Thai T	2,374
11175-E5	Waba Grill	1,482	11251-2D	Great Clips	1,266	11275-3E	EM Extra Mile	4,475
11201-1A	Leo's Country Kitchen	1,988	11251-2E	The UPS Store	1,245	11285	Jack in the Box	4,980
11201-1C	Edible Arrangements	1,392	11251-2F	Tobacco Leaf	1,080	Pad 1	Quick Quack Car Wash	
11201-1D	AVAILABLE	1,038						

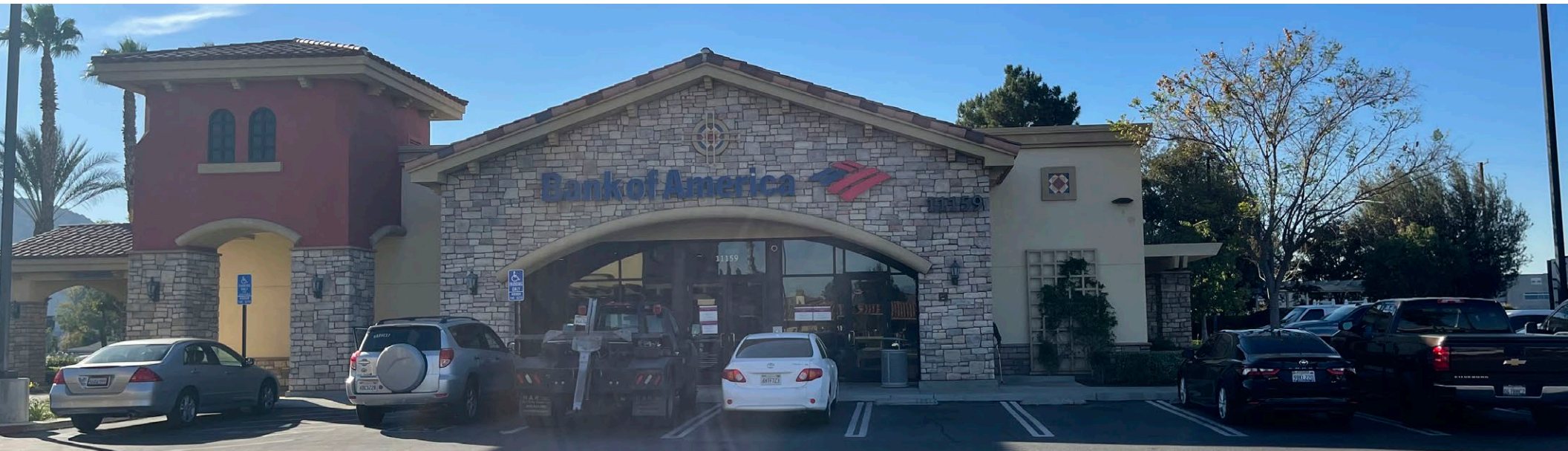


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AERIAL



GALLERY



DEMOGRAPHICS

1 Mile

3 Mile

Demographic and Income Profile

11121 Sierra Ave, Fontana, California, 92337 2

11121 Sierra Ave, Fontana, California, 92337

Ring: 1 mile radius

Latitude: 34.05160, Longitude: -117.43468



Summary	Census 2010	Census 2020	2024	2029			
Population	9,282	8,807	8,615	8,480			
Households	2,174	2,116	2,095	2,096			
Families	1,945	-	1,838	1,839			
Average Household Size	4.26	4.14	4.10	4.03			
Owner Occupied Housing Units	1,835	-	1,762	1,788			
Renter Occupied Housing Units	339	-	333	309			
Median Age	30.1	-	35.5	36.5			
Trends: 2023-2028 Annual Rate		Area	State	National			
Population		-0.32%	0.09%	0.30%			
Households		0.01%	0.38%	0.49%			
Families		0.01%	0.37%	0.44%			
Owner HHs		0.29%	0.58%	0.66%			
Median Household Income		2.41%	2.70%	2.57%			
Households by Income			2024	2029			
		Number	Percent	Number	Percent		
<\$15,000		48	2.3%	41	2.0%		
\$15,000 - \$24,999		39	1.9%	26	1.2%		
\$25,000 - \$34,999		76	3.6%	55	2.6%		
\$35,000 - \$49,999		98	4.7%	74	3.5%		
\$50,000 - \$74,999		341	16.3%	264	12.6%		
\$75,000 - \$99,999		237	11.3%	206	9.8%		
\$100,000 - \$149,999		590	28.2%	593	28.3%		
\$150,000 - \$199,999		367	17.5%	444	21.2%		
\$200,000+		300	14.3%	394	18.8%		
Median Household Income		\$112,339		\$126,575			
Average Household Income		\$133,958		\$156,111			
Per Capita Income		\$32,826		\$38,869			
Population by Age		Census 2010	2024	2029			
		Number	Percent	Number	Percent		
0 - 4		747	8.0%	422	4.9%	415	4.9%
5 - 9		817	8.8%	487	5.7%	449	5.3%
10 - 14		856	9.2%	603	7.0%	529	6.2%
15 - 19		898	9.7%	721	8.4%	627	7.4%
20 - 24		697	7.5%	726	8.4%	640	7.5%
25 - 34		1,302	14.0%	1,292	15.0%	1,400	16.5%
35 - 44		1,442	15.5%	1,140	13.2%	1,148	13.5%
45 - 54		1,281	13.8%	1,253	14.5%	1,189	14.0%
55 - 64		702	7.6%	1,029	11.9%	1,015	12.0%
65 - 74		333	3.6%	579	6.7%	641	7.6%
75 - 84		161	1.7%	271	3.1%	329	3.9%
85+		45	0.5%	94	1.1%	100	1.2%

Demographic and Income Profile

11121 Sierra Ave, Fontana, California, 92337 2

11121 Sierra Ave, Fontana, California, 92337

Ring: 3 mile radius

Latitude: 34.05160, Longitude: -117.43468



Summary	Census 2010	Census 2020	2024	2029			
Population	97,635	99,823	99,414	99,310			
Households	23,207	24,881	25,292	25,642			
Families	19,939	-	21,360	21,647			
Average Household Size	4.19	3.99	3.91	3.86			
Owner Occupied Housing Units	15,301	-	16,146	16,761			
Renter Occupied Housing Units	7,905	-	9,146	8,881			
Median Age	28.0	-	33.5	34.3			
Trends: 2023-2028 Annual Rate		Area	State	National			
Population		-0.02%	0.09%	0.30%			
Households		0.28%	0.38%	0.49%			
Families		0.27%	0.37%	0.44%			
Owner HHs		0.75%	0.58%	0.66%			
Median Household Income		2.54%	2.70%	2.57%			
Households by Income			2024	2029			
		Number	Percent	Number	Percent		
<\$15,000		1,461	5.8%	1,268	4.9%		
\$15,000 - \$24,999		1,302	5.1%	936	3.7%		
\$25,000 - \$34,999		1,414	5.6%	1,101	4.3%		
\$35,000 - \$49,999		2,293	9.1%	1,871	7.3%		
\$50,000 - \$74,999		4,592	18.2%	4,131	16.1%		
\$75,000 - \$99,999		4,428	17.5%	4,499	17.5%		
\$100,000 - \$149,999		5,311	21.0%	5,883	22.9%		
\$150,000 - \$199,999		2,752	10.9%	3,601	14.0%		
\$200,000+		1,739	6.9%	2,353	9.2%		
Median Household Income		\$82,151		\$93,114			
Average Household Income		\$100,173		\$116,832			
Per Capita Income		\$25,440		\$30,107			
Population by Age		Census 2010	2024	2029			
		Number	Percent	Number	Percent		
0 - 4		8,553	8.8%	6,156	6.2%	6,135	6.2%
5 - 9		8,746	9.0%	6,558	6.6%	6,363	6.4%
10 - 14		9,213	9.4%	7,520	7.6%	6,856	6.9%
15 - 19		9,868	10.1%	8,177	8.2%	7,338	7.4%
20 - 24		8,227	8.4%	8,424	8.5%	7,995	8.1%
25 - 34		13,687	14.0%	15,062	15.2%	15,977	16.1%
35 - 44		13,871	14.2%	13,345	13.4%	13,489	13.6%
45 - 54		12,077	12.4%	12,783	12.9%	12,504	12.6%
55 - 64		7,189	7.4%	10,811	10.9%	10,526	10.6%
65 - 74		3,577	3.7%	6,585	6.6%	7,384	7.4%
75 - 84		2,030	2.1%	2,978	3.0%	3,627	3.7%
85+		597	0.6%	1,016	1.0%	1,118	1.1%

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DEMOGRAPHICS (cont.)

5 Mile

Demographic and Income Profile

11121 Sierra Ave, Fontana, California, 92337 2

11121 Sierra Ave, Fontana, California, 92337

Ring: 5 mile radius

Latitude: 34.05160, Longitude: -117.43468



Summary	Census 2010	Census 2020	2024	2029
Population	295,206	303,027	304,099	308,022
Households	72,749	78,428	80,164	82,363
Families	60,976	-	65,704	67,457
Average Household Size	4.04	3.84	3.78	3.72
Owner Occupied Housing Units	44,904	-	48,590	50,951
Renter Occupied Housing Units	27,845	-	31,574	31,412
Median Age	28.0	-	33.6	34.5
Trends: 2023-2028 Annual Rate	Area	State	National	
Population	0.26%	0.09%	0.30%	
Households	0.54%	0.38%	0.49%	
Families	0.53%	0.37%	0.44%	
Owner HHS	0.95%	0.58%	0.66%	
Median Household Income	2.57%	2.70%	2.57%	
Households by Income		2024	2029	
	Number	Percent	Number	Percent
<\$15,000	4,898	6.1%	4,340	5.3%
\$15,000 - \$24,999	4,568	5.7%	3,445	4.2%
\$25,000 - \$34,999	5,011	6.3%	4,172	5.1%
\$35,000 - \$49,999	7,856	9.8%	6,776	8.2%
\$50,000 - \$74,999	13,839	17.3%	12,484	15.2%
\$75,000 - \$99,999	13,548	16.9%	13,713	16.6%
\$100,000 - \$149,999	16,145	20.1%	18,203	22.1%
\$150,000 - \$199,999	8,274	10.3%	11,050	13.4%
\$200,000+	6,026	7.5%	8,180	9.9%
Median Household Income		\$80,660	\$91,580	
Average Household Income		\$99,968	\$116,753	
Per Capita Income		\$26,355	\$31,219	
Population by Age	Census 2010	2024	2029	
	Number	Percent	Number	Percent
0 - 4	26,006	8.8%	19,345	6.4%
5 - 9	26,164	8.9%	20,259	6.7%
10 - 14	27,636	9.4%	22,597	7.4%
15 - 19	29,507	10.0%	24,481	8.1%
20 - 24	25,005	8.5%	25,308	8.3%
25 - 34	41,977	14.2%	46,297	15.2%
35 - 44	40,646	13.8%	41,050	13.5%
45 - 54	36,336	12.3%	37,673	12.4%
55 - 64	22,896	7.8%	33,043	10.9%
65 - 74	11,241	3.8%	21,423	7.0%
75 - 84	5,947	2.0%	9,571	3.1%
85+	1,846	0.6%	3,051	1.0%

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