

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 (2025)	8,489	98,152	300,311
AHH Income	\$134,709	\$106,744	\$104,640
Daytime Pop.	2,005	24,161	81,110

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 Caesar'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						

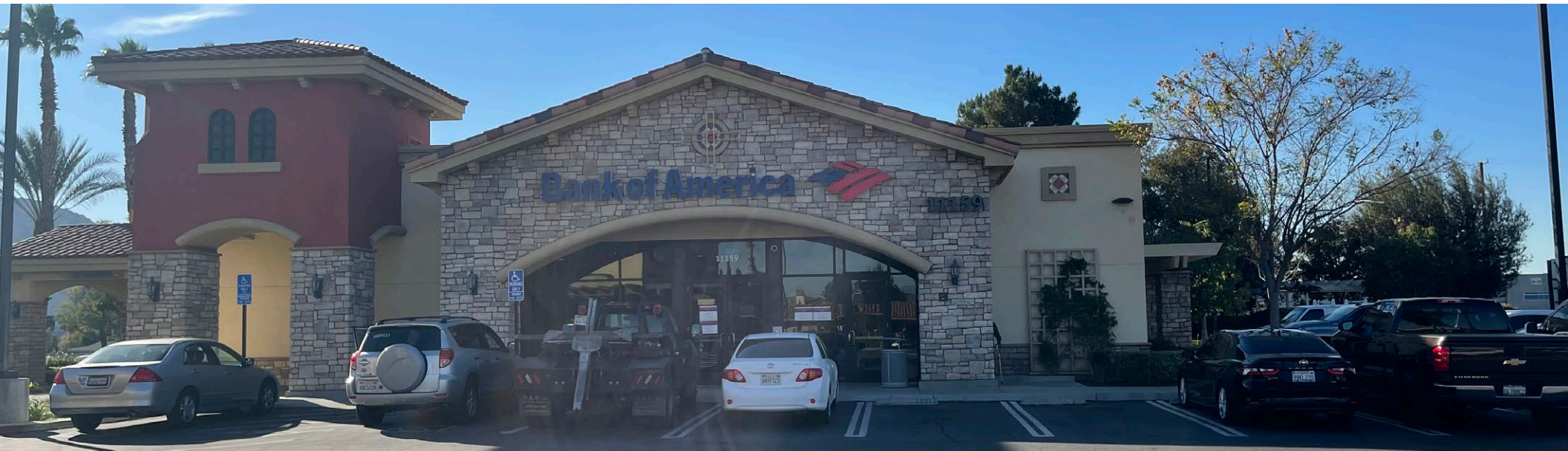


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AERIAL



GALLERY



DEMOGRAPHICS

1 Mile

3 Mile

Demographic and Income Profile

11121 Sierra Ave, Fontana, California, 92337 3

11121 Sierra Ave, Fontana, California, 92337

Ring: 1 mile radius

Latitude: 34.05160, Longitude: -117.43468



Summary	Census 2010	Census 2020	2025	2030
Population	9,282	8,807	8,489	8,321
Households	2,174	2,116	2,098	2,094
Families	1,945	-	1,841	1,835
Average Household Size	4.26	4.14	4.03	3.96
Owner Occupied Housing Units	1,835	-	1,766	1,775
Renter Occupied Housing Units	339	-	332	320
Median Age	30.1	-	35.3	36.9
Trends: 2024-2029 Annual Rate	Area	State	National	
Population	-0.40%	0.07%	0.30%	
Households	-0.04%	0.49%	0.49%	
Families	-0.07%	0.32%	0.44%	
Owner HHs	0.10%	0.49%	0.66%	
Median Household Income	2.04%	2.33%	2.57%	
Households by Income		2025	2030	
	Number	Percent	Number	Percent
<\$15,000	37	1.8%	34	1.6%
\$15,000 - \$24,999	46	2.2%	33	1.6%
\$25,000 - \$34,999	60	2.9%	47	2.2%
\$35,000 - \$49,999	110	5.2%	90	4.3%
\$50,000 - \$74,999	311	14.8%	258	12.3%
\$75,000 - \$99,999	210	10.0%	184	8.8%
\$100,000 - \$149,999	612	29.2%	584	27.9%
\$150,000 - \$199,999	313	14.9%	349	16.7%
\$200,000+	399	19.0%	515	24.6%
Median Household Income		\$119,976	\$132,707	
Average Household Income		\$134,709	\$148,191	
Per Capita Income		\$33,588	\$37,611	
Population by Age	Census 2010	2025	2030	
	Number	Percent	Number	Percent
0 - 4	747	8.0%	411	4.8%
5 - 9	817	8.8%	442	5.2%
10 - 14	856	9.2%	530	6.2%
15 - 19	898	9.7%	602	7.1%
20 - 24	697	7.5%	685	8.1%
25 - 34	1,302	14.0%	1,546	18.2%
35 - 44	1,442	15.5%	1,033	12.2%
45 - 54	1,281	13.8%	1,139	13.4%
55 - 64	702	7.6%	1,130	13.3%
65 - 74	333	3.6%	627	7.4%
75 - 84	161	1.7%	258	3.0%
85+	45	0.5%	86	1.0%

Demographic and Income Profile

11121 Sierra Ave, Fontana, California, 92337 3

11121 Sierra Ave, Fontana, California, 92337

Ring: 3 mile radius

Latitude: 34.05160, Longitude: -117.43468



Summary	Census 2010	Census 2020	2025	2030
Population	97,635	99,823	98,152	97,603
Households	23,207	24,881	25,416	25,714
Families	19,939	-	21,457	21,689
Average Household Size	4.19	3.99	3.84	3.78
Owner Occupied Housing Units	15,301	-	16,245	16,695
Renter Occupied Housing Units	7,905	-	9,171	9,019
Median Age	28.0	-	33.3	34.9
Trends: 2024-2029 Annual Rate	Area	State	National	
Population	-0.11%	0.07%	0.30%	
Households	0.23%	0.49%	0.49%	
Families	0.22%	0.32%	0.44%	
Owner HHs	0.55%	0.49%	0.66%	
Median Household Income	2.14%	2.33%	2.57%	
Households by Income		2025	2030	
	Number	Percent	Number	Percent
<\$15,000	1,368	5.4%	1,237	4.8%
\$15,000 - \$24,999	1,106	4.4%	884	3.4%
\$25,000 - \$34,999	1,417	5.6%	1,170	4.6%
\$35,000 - \$49,999	2,163	8.5%	1,885	7.3%
\$50,000 - \$74,999	3,868	15.2%	3,491	13.6%
\$75,000 - \$99,999	4,502	17.7%	4,398	17.1%
\$100,000 - \$149,999	5,504	21.7%	5,786	22.5%
\$150,000 - \$199,999	3,176	12.5%	3,776	14.7%
\$200,000+	2,312	9.1%	3,086	12.0%
Median Household Income		\$88,553	\$98,425	
Average Household Income		\$106,774	\$117,352	
Per Capita Income		\$27,618	\$30,875	
Population by Age	Census 2010	2025	2030	
	Number	Percent	Number	Percent
0 - 4	8,553	8.8%	6,111	6.2%
5 - 9	8,746	9.0%	6,302	6.4%
10 - 14	9,213	9.4%	6,923	7.1%
15 - 19	9,868	10.1%	7,859	8.0%
20 - 24	8,227	8.4%	7,752	7.9%
25 - 34	13,687	14.0%	16,863	17.2%
35 - 44	13,871	14.2%	12,810	13.1%
45 - 54	12,077	12.4%	11,721	11.9%
55 - 64	7,189	7.4%	10,916	11.1%
65 - 74	3,577	3.7%	7,045	7.2%
75 - 84	2,030	2.1%	2,992	3.0%
85+	597	0.6%	857	0.9%

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DEMOGRAPHICS (cont.)

5 Mile

Demographic and Income Profile

11121 Sierra Ave, Fontana, California, 92337 3

11121 Sierra Ave, Fontana, California, 92337

Ring: 5 mile radius

Latitude: 34.05160, Longitude: -117.43468



Summary	Census 2010	Census 2020	2025	2030		
Population	295,206	303,027	300,311	302,908		
Households	72,749	78,428	80,574	82,653		
Families	60,976	-	65,986	67,605		
Average Household Size	4.04	3.84	3.71	3.65		
Owner Occupied Housing Units	44,904	-	48,912	50,687		
Renter Occupied Housing Units	27,845	-	31,662	31,966		
Median Age	28.0	-	33.5	35.1		
Trends: 2024-2029 Annual Rate	Area	State	National			
Population	0.17%	0.07%	0.30%			
Households	0.51%	0.33%	0.49%			
Families	0.49%	0.32%	0.44%			
Owner HHS	0.72%	0.49%	0.66%			
Median Household Income	2.17%	2.33%	2.57%			
Households by Income	2025		2030			
	Number	Percent	Number	Percent		
<\$15,000	4,741	5.9%	4,298	5.2%		
\$15,000 - \$24,999	4,189	5.2%	3,440	4.2%		
\$25,000 - \$34,999	4,876	6.1%	4,132	5.0%		
\$35,000 - \$49,999	7,274	9.0%	6,596	8.0%		
\$50,000 - \$74,999	12,296	15.3%	11,274	13.6%		
\$75,000 - \$99,999	13,621	16.9%	13,524	16.4%		
\$100,000 - \$149,999	16,701	20.7%	18,019	21.8%		
\$150,000 - \$199,999	9,358	11.6%	11,198	13.5%		
\$200,000+	7,518	9.3%	10,170	12.3%		
Median Household Income	\$85,734		\$95,427			
Average Household Income	\$104,640		\$115,377			
Per Capita Income	\$28,100		\$31,505			
Population by Age	Census 2010		2025		2030	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	26,006	8.8%	19,101	6.4%	19,105	6.3%
5 - 9	26,164	8.9%	19,682	6.6%	18,810	6.2%
10 - 14	27,636	9.4%	21,073	7.0%	19,587	6.5%
15 - 19	29,507	10.0%	23,762	7.9%	20,401	6.7%
20 - 24	25,005	8.5%	23,143	7.7%	22,664	7.5%
25 - 34	41,977	14.2%	50,966	17.0%	50,223	16.6%
35 - 44	40,646	13.8%	39,670	13.2%	44,406	14.7%
45 - 54	36,336	12.3%	35,041	11.7%	34,821	11.5%
55 - 64	22,896	7.8%	32,655	10.9%	31,709	10.5%
65 - 74	11,241	3.8%	22,809	7.6%	25,342	8.4%
75 - 84	5,947	2.0%	9,758	3.2%	12,568	4.1%
85+	1,846	0.6%	2,652	0.9%	3,272	1.1%

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