CUSHMAN & WAKEFIELD

SEC Duncan Canyon Rd & 1-15 | Fontana, CA 92336

THE SHOPS AT VENTANA

Won't you

be our neighbor?



conceptual rendering

COMING SOON | ±97,000 SF GROCERY ANCHORED RETAIL DEVELOPMENT

Where community
builds connection

The cornerstone of refined convenience, **The Shops at Ventana** is a ±97,000 SF retail destination offering an elevated shopping and dining experience. Featuring a national grocery anchor tenant, shop space, and two premium pads ideal for signature restaurants or boutique retail, the center is designed to serve a dynamic community.

With exceptional visibility from Interstate 15 and seamless signalized access, this location blends ease of access with a sense of place. The center is at the gateway to one of Southern California's fastest-growing residential enclaves with many recently completed and planned developments. Join Fontana's latest retail destination where lifestyle and community connect.

- **EXCEPTIONAL VISIBILITY** and direct access from Interstate 15, Fontana's major north/south freeway
- Located at a **SIGNALIZED INTERSECTION** (Duncan Canyon Rd & I-15 off-ramp)
- **OVER 6,400 NEW RESIDENTIAL UNITS** recently completed, under construction, or approved
- **DUNCAN CANYON ROAD** is a key arterial roadway with planned expansions and infrastructure investment



*conceptual rendering

A vibrant
retail destination

CONCEPTUAL RETAIL SITE PLAN

Opportunities

SUITE TYPE	SIZE
Market	±57,185 SF
Pad A	±3,801 SF
Pad B	±5,002 SF
Shops C	±8,872 SF
Shops D	±10,000 SF
Shops E	±6,437 SF
Shops F	±6,029 SF





THE SHOPS AT VENTANA

Conceptual
Elevations

GROCER



C STORE



PAD A



PAD B



Conceptual
Elevations

SHOP C



SHOP D



SHOP E



SHOP F



The centerpiece
of growth



If you build it,

they will come



Where top retail feels at home



THE SHOPS AT VENTANA

Join Fontana's growth story

Positioned in the heart of the rapidly expanding Inland Empire, Fontana is one of Southern California's fastest-growing cities. Known for its strong family-oriented community, Fontana blends suburban comfort with a vibrant, active lifestyle. The city boasts award-winning parks, top-tier schools, and a calendar full of community events, making it an ideal destination for families and businesses alike. With a diverse and growing population, expanding residential neighborhoods, and excellent connectivity via Interstate 10 and 15, Fontana offers both immediate consumer demand and long-term potential—making it a strategic choice to thrive in a dynamic, high-growth market.

Demographics

	1 MILE	3 MILES	5 MILES
Total Population	10,891	72,514	195,184
Projected Population (2029)	13,002	76,051	200,908
Daytime Population	1,214	9,881	32,897
Average Household Income	$185,741	$168,553	$147,248

*highest income in area



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