





Where community builds connection

The cornerstone of refined convenience. Ventana at Duncan Canyon is a ±84,692 SF retail destination offering an elevated shopping and dining experience. Featuring space for a grocery anchor tenant, 2 rows of 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





retail destination

CONCEPTUAL RETAIL SITE PLAN

Opportunities

SUITE TYPE	SIZE
Market	±55,192 SF
Shop Row 1	±12,000 SF
Shop Row 2	±7,500 SF
Pad 1	±5,000 SF
Pad 2	±5,000 SF





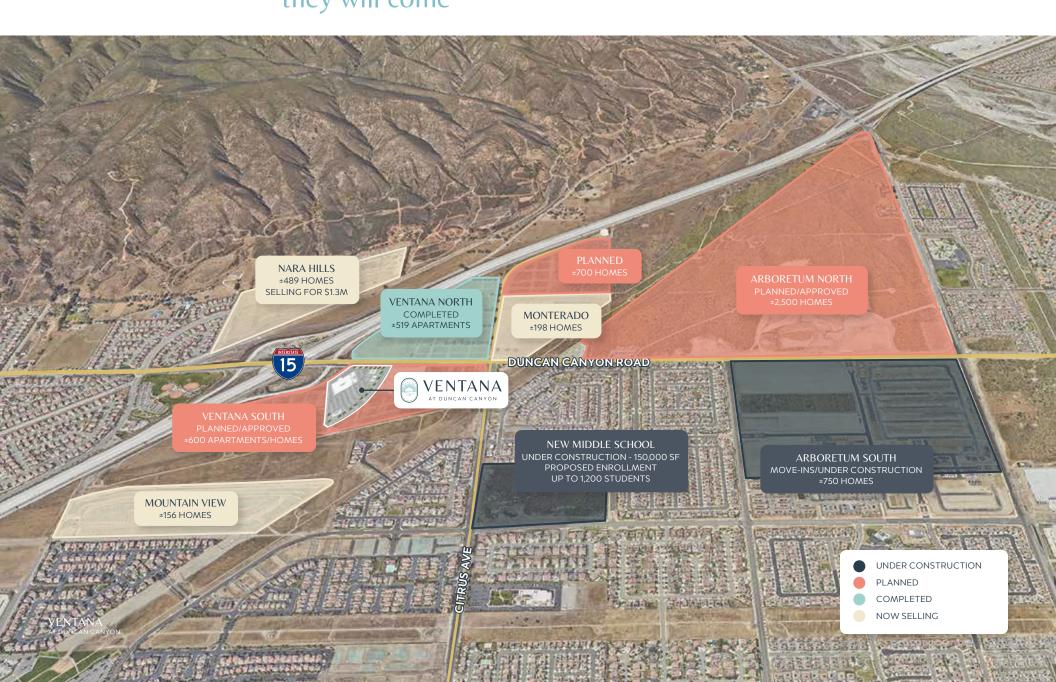
The centerpiece of growth





If you build it, they will come





Where top retail

feels at home





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
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