





# 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





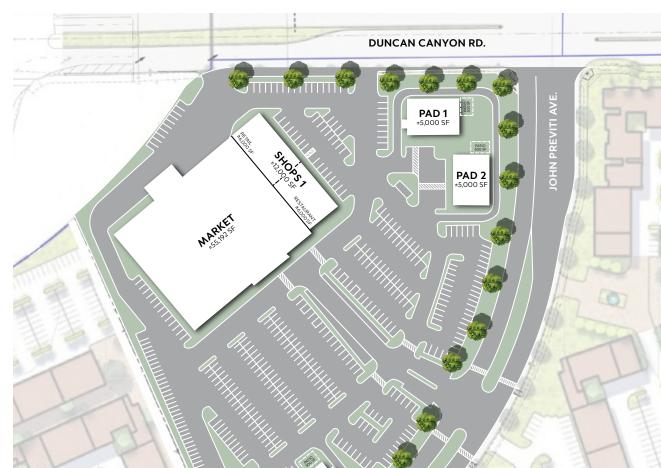
# retail destination

# **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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