

for lease

SIERRA CROSSROADS



11121-11285 SIERRA AVENUE | FONTANA, CA | 92337

EXCLUSIVE BROKER



CUSHMAN &
WAKEFIELD



±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 (2026)	7,855	99,998	300,602
AHH Income	\$140,093	\$110,294	\$108,188
Daytime Pop.	2,980	20,042	75,314

TENANTS

Walgreens

SUBWAY



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	AVAILABLE	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

Demographic and Income Profile

11121 Sierra Ave, Fontana, California, 92337 4

11121 Sierra Ave, Fontana, California, 92337

Ring: 1 mile radius

Latitude: 34.05161, Longitude: -117.43468



Summary	Census 2010	Census 2020	2026	2031		
Population	8,609	8,162	7,855	7,717		
Households	2,002	1,939	1,927	1,923		
Families	1,789	-	1,690	1,686		
Average Household Size	4.30	4.19	4.06	4.00		
Owner Occupied Housing Units	1,678	-	1,614	1,615		
Renter Occupied Housing Units	324	-	313	307		
Median Age	30.2	-	34.8	36.7		
Trends: 2024-2029 Annual Rate	Area	State	National			
Population	-0.35%	0.17%	0.30%			
Households	-0.04%	0.42%	0.49%			
Families	-0.05%	0.37%	0.44%			
Owner HHs	0.01%	0.48%	0.66%			
Median Household Income	2.02%	2.75%	2.57%			
Households by Income	2026		2031			
	Number	Percent	Number	Percent		
<\$15,000	34	1.8%	35	1.8%		
\$15,000 - \$24,999	36	1.9%	26	1.4%		
\$25,000 - \$34,999	42	2.2%	31	1.6%		
\$35,000 - \$49,999	107	5.5%	85	4.4%		
\$50,000 - \$74,999	253	13.1%	211	11.0%		
\$75,000 - \$99,999	172	8.9%	146	7.6%		
\$100,000 - \$149,999	565	29.3%	525	27.3%		
\$150,000 - \$199,999	310	16.1%	331	17.2%		
\$200,000+	408	21.2%	533	27.8%		
Median Household Income	\$126,097		\$139,333			
Average Household Income	\$140,093		\$156,503			
Per Capita Income	\$35,165		\$39,778			
Population by Age	Census 2010		2026		2031	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	692	8.0%	381	4.8%	373	4.8%
5 - 9	755	8.8%	401	5.1%	390	5.1%
10 - 14	795	9.2%	477	6.1%	403	5.2%
15 - 19	827	9.6%	570	7.3%	469	6.1%
20 - 24	648	7.5%	633	8.1%	509	6.6%
25 - 34	1,211	14.1%	1,491	19.0%	1,504	19.5%
35 - 44	1,337	15.5%	924	11.8%	1,065	13.8%
45 - 54	1,184	13.7%	1,028	13.1%	931	12.1%
55 - 64	652	7.6%	1,051	13.4%	989	12.8%
65 - 74	315	3.7%	580	7.4%	685	8.9%
75 - 84	151	1.8%	242	3.1%	310	4.0%
85+	44	0.5%	78	1.0%	90	1.2%

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3 Mile

Demographic and Income Profile

11121 Sierra Ave, Fontana, California, 92337 4

11121 Sierra Ave, Fontana, California, 92337

Ring: 3 mile radius

Latitude: 34.05161, Longitude: -117.43468



Summary	Census 2010		Census 2020		2026	2031
Population	99,321		101,492		99,998	99,963
Households	23,693		25,388		26,093	26,498
Families	20,353		-		22,003	22,305
Average Household Size	4.17		3.98		3.82	3.76
Owner Occupied Housing Units	15,534		-		16,511	16,877
Renter Occupied Housing Units	8,159		-		9,582	9,620
Median Age	28.0		-		33.4	35.2
Trends: 2024-2029 Annual Rate		Area		State		National
Population		-0.01%		0.17%		0.30%
Households		0.31%		0.42%		0.49%
Families		0.27%		0.37%		0.44%
Owner HHs		0.44%		0.48%		0.66%
Median Household Income		2.52%		2.75%		2.57%
Households by Income			2026		2031	
			Number	Percent	Number	Percent
<\$15,000			1,400	5.4%	1,254	4.7%
\$15,000 - \$24,999			980	3.8%	763	2.9%
\$25,000 - \$34,999			1,124	4.3%	882	3.3%
\$35,000 - \$49,999			2,307	8.8%	1,935	7.3%
\$50,000 - \$74,999			3,906	15.0%	3,482	13.1%
\$75,000 - \$99,999			4,342	16.6%	4,140	15.6%
\$100,000 - \$149,999			5,821	22.3%	6,037	22.8%
\$150,000 - \$199,999			3,492	13.4%	4,164	15.7%
\$200,000+			2,722	10.4%	3,841	14.5%
Median Household Income			\$92,741		\$105,008	
Average Household Income			\$110,294		\$124,634	
Per Capita Income			\$28,812		\$33,052	
			Census 2010		2026	
Population by Age			Number	Percent	Number	Percent
0 - 4			8,694	8.8%	6,225	6.2%
5 - 9			8,906	9.0%	6,284	6.3%
10 - 14			9,373	9.4%	6,886	6.9%
15 - 19			10,035	10.1%	7,901	7.9%
20 - 24			8,386	8.4%	7,751	7.8%
25 - 34			13,943	14.0%	17,642	17.6%
35 - 44			14,141	14.2%	12,999	13.0%
45 - 54			12,278	12.4%	11,764	11.8%
55 - 64			7,295	7.3%	11,229	11.2%
65 - 74			3,622	3.6%	7,368	7.4%
75 - 84			2,045	2.1%	3,076	3.1%
85+			602	0.6%	874	0.9%
					1,048	1.0%

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DEMOGRAPHICS (cont.)

5 Mile

Demographic and Income Profile

11121 Sierra Ave, Fontana, California, 92337 4

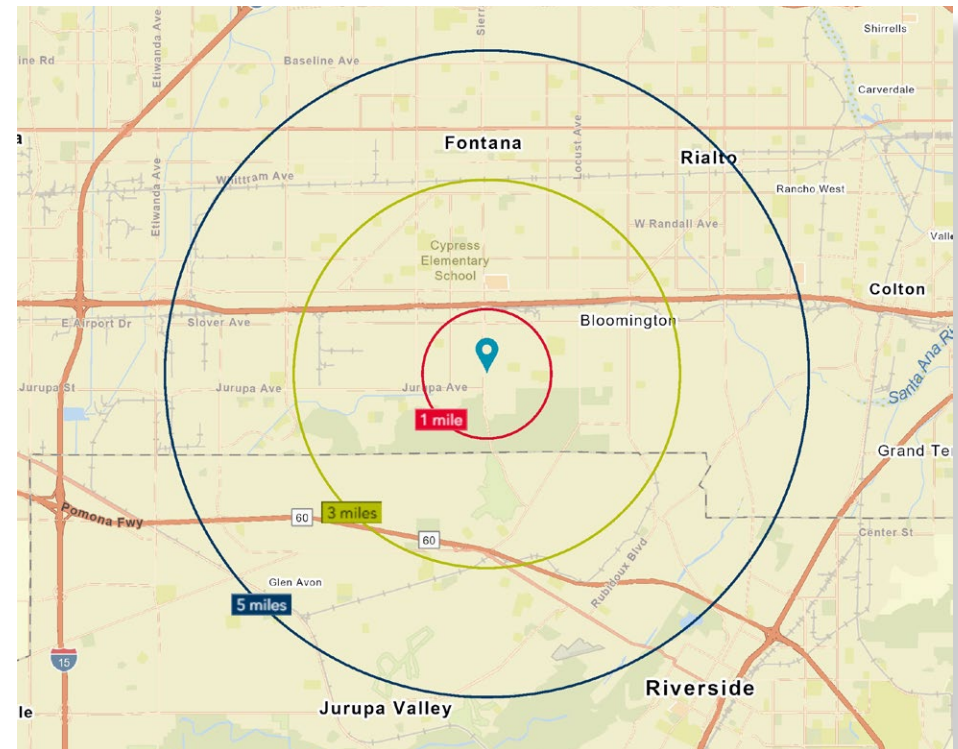
11121 Sierra Ave, Fontana, California, 92337

Ring: 5 mile radius

Latitude: 34.05161, Longitude: -117.43468



Summary	Census 2010	Census 2020	2026	2031			
Population	295,265	303,060	300,602	304,118			
Households	72,743	78,422	81,046	83,338			
Families	60,983	-	66,377	68,104			
Average Household Size	4.04	3.85	3.69	3.63			
Owner Occupied Housing Units	44,890	-	48,987	50,476			
Renter Occupied Housing Units	27,853	-	32,059	32,862			
Median Age	28.0	-	33.7	35.4			
Trends: 2024-2029 Annual Rate	Area	State	National				
Population	0.23%	0.17%	0.30%				
Households	0.56%	0.42%	0.49%				
Families	0.52%	0.37%	0.44%				
Owner HHS	0.60%	0.48%	0.66%				
Median Household Income	2.70%	2.75%	2.57%				
Households by Income	2026		2031				
	Number	Percent	Number	Percent			
	<\$15,000	4,701	5.8%	4,250	5.1%		
	\$15,000 - \$24,999	3,816	4.7%	3,074	3.7%		
	\$25,000 - \$34,999	3,833	4.7%	3,090	3.7%		
	\$35,000 - \$49,999	7,623	9.4%	6,584	7.9%		
	\$50,000 - \$74,999	12,280	15.2%	11,127	13.4%		
	\$75,000 - \$99,999	12,756	15.7%	12,391	14.9%		
	\$100,000 - \$149,999	17,302	21.3%	18,380	22.1%		
	\$150,000 - \$199,999	10,055	12.4%	12,176	14.6%		
\$200,000+	8,679	10.7%	12,267	14.7%			
Median Household Income	\$89,459		\$102,187				
Average Household Income	\$108,188		\$122,508				
Per Capita Income	\$29,292		\$33,694				
Population by Age	Census 2010		2026		2031		
	Number	Percent	Number	Percent	Number	Percent	
	0 - 4	26,022	8.8%	19,066	6.3%	19,055	6.3%
	5 - 9	26,171	8.9%	19,310	6.4%	18,929	6.2%
	10 - 14	27,640	9.4%	20,550	6.8%	19,213	6.3%
	15 - 19	29,513	10.0%	23,440	7.8%	19,982	6.6%
	20 - 24	25,008	8.5%	22,685	7.5%	22,352	7.3%
	25 - 34	42,003	14.2%	52,130	17.3%	50,300	16.5%
	35 - 44	40,657	13.8%	39,610	13.2%	45,335	14.9%
	45 - 54	36,345	12.3%	34,602	11.5%	35,006	11.5%
	55 - 64	22,894	7.8%	32,833	10.9%	31,527	10.4%
	65 - 74	11,231	3.8%	23,634	7.9%	25,819	8.5%
	75 - 84	5,939	2.0%	10,036	3.3%	13,226	4.3%
	85+	1,841	0.6%	2,705	0.9%	3,376	1.1%



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