

SEC of Sierra Ave & Duncan Canyon Rd
Fontana, CA 92336

GROUND LEASE DEVELOPMENT OPPORTUNITY AT FONTANA GATEWAY

ANCHOR SITE,
DRIVE-THRU PADS,
AND RETAIL SPACE
AVAILABLE FOR LEASE



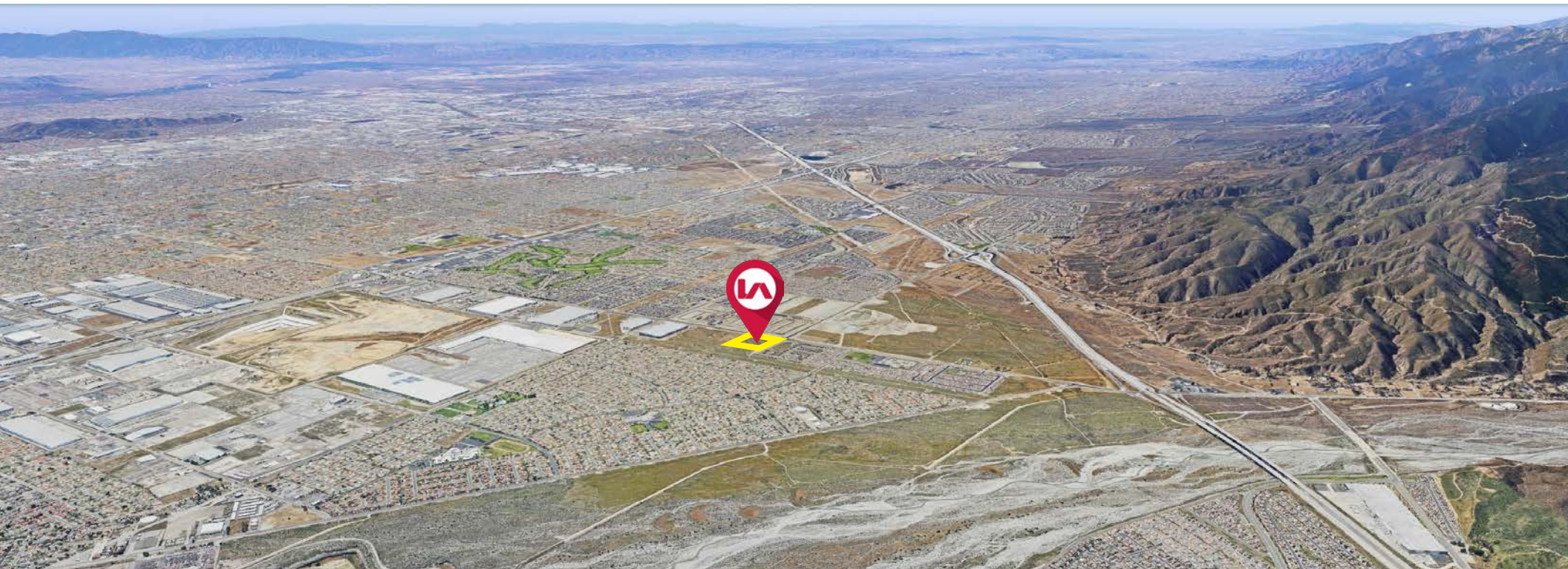
COMMERCIAL REAL ESTATE SERVICES
PASADENA

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PROPERTY DETAILS

Asking Rate:	Negotiable
Terms:	Negotiable
Size:	±1,500 - ±30,000 SF
Lot Size:	±399,532 SF
Zoning:	C2
Year Built:	Currently Vacant Land
APN:	1118-031-01-0000

PROPERTY HIGHLIGHTS

Located on the Southeast corner of Sierra Ave. and Duncan Canyon Rd., Fontana Gateway offers excellent opportunities for Anchor tenants, Drive-Thru Pads, and Retail Shop Spaces.

- **Significant residential developments within the adjacent and immediate area**
- **Well located on a hard corner, site provides exceptional visibility on the main thoroughfare of Sierra Ave.**
- **Convenient access to 210 and 15 freeways**
- **Zoned C-2 General Commercial**



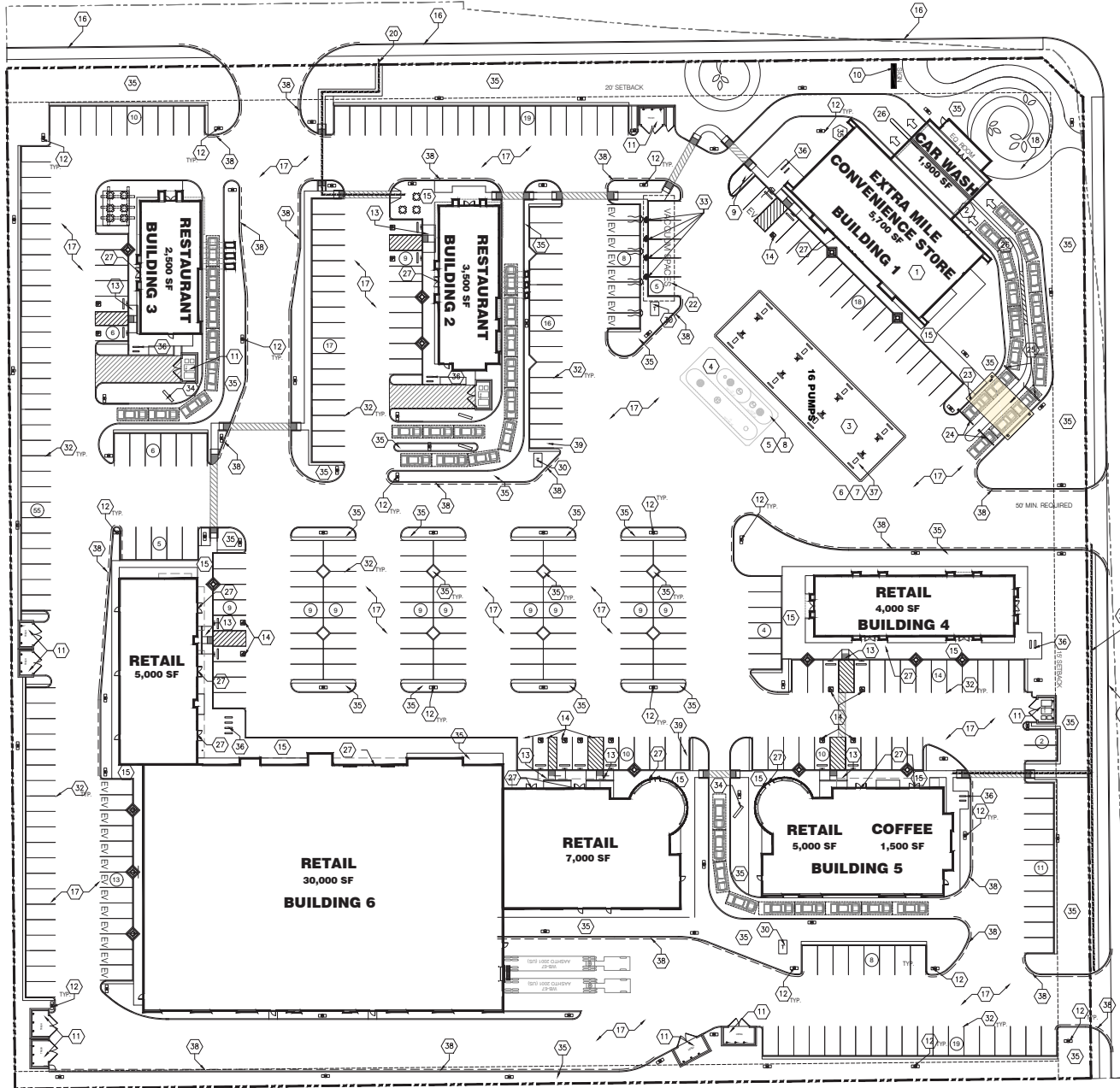
DAN BACANI 626.242.7790

NEW DEVELOPMENT OPPORTUNITY | FOR LEASE



SIERRA AVE

DUNCAN CANYON RD



LOCATION HIGHLIGHTS

The area surrounding Sierra Avenue and Duncan Canyon Road in Fontana is experiencing significant residential development, contributing to the community's growth and vibrancy:

Ventana at Duncan Canyon:

- **Master-Planned Community:** This 105-acre mixed-use development includes up to 1,671 residential units, 476,500 square feet of commercial space, and a central public square.

Narra Hills by Landsea Homes:

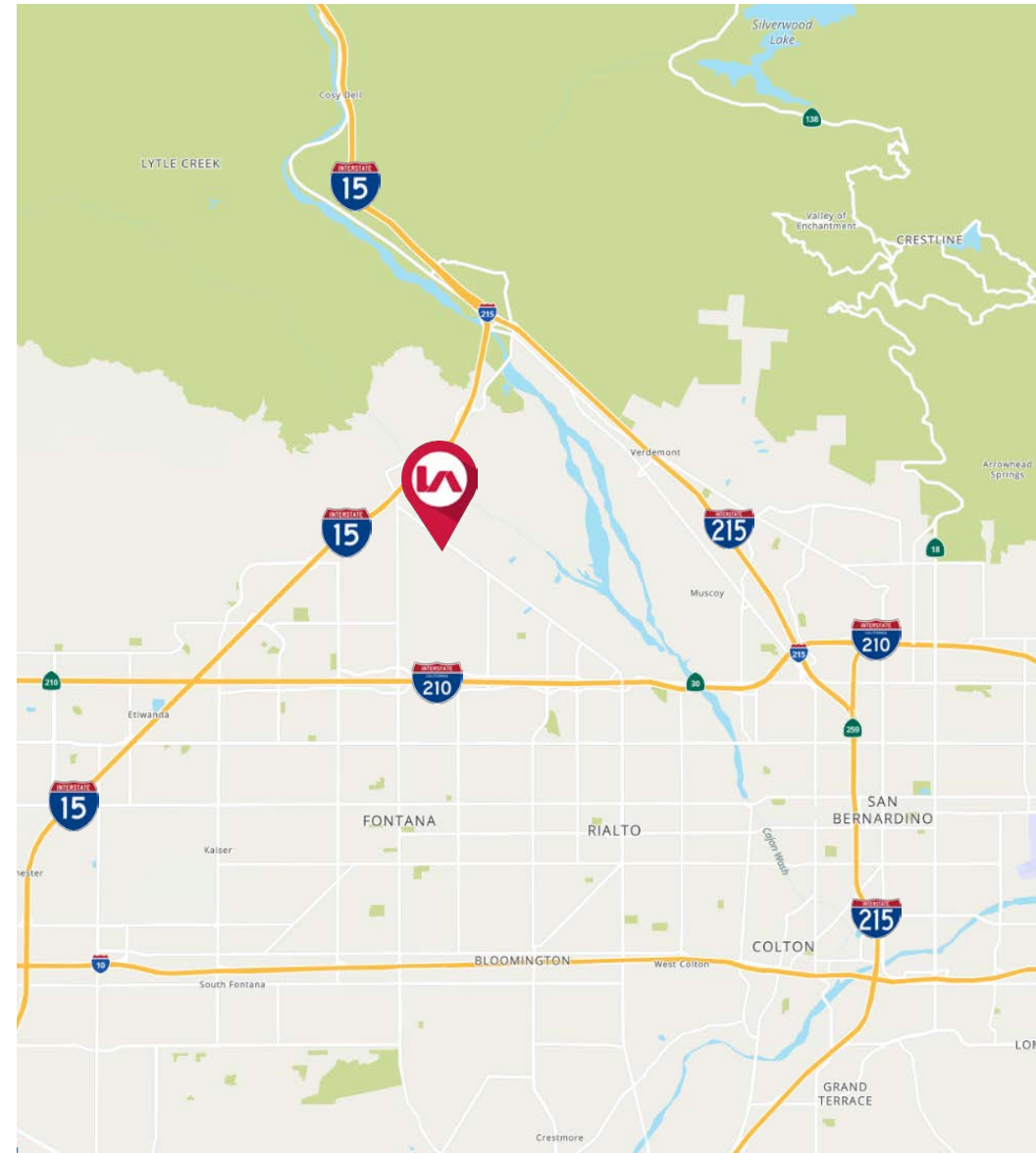
- **Diverse Neighborhoods:** Narra Hills offers five distinct neighborhoods featuring a range of housing options, including single-family homes on expansive 10,000-square-foot lots, cluster homes, and townhomes.

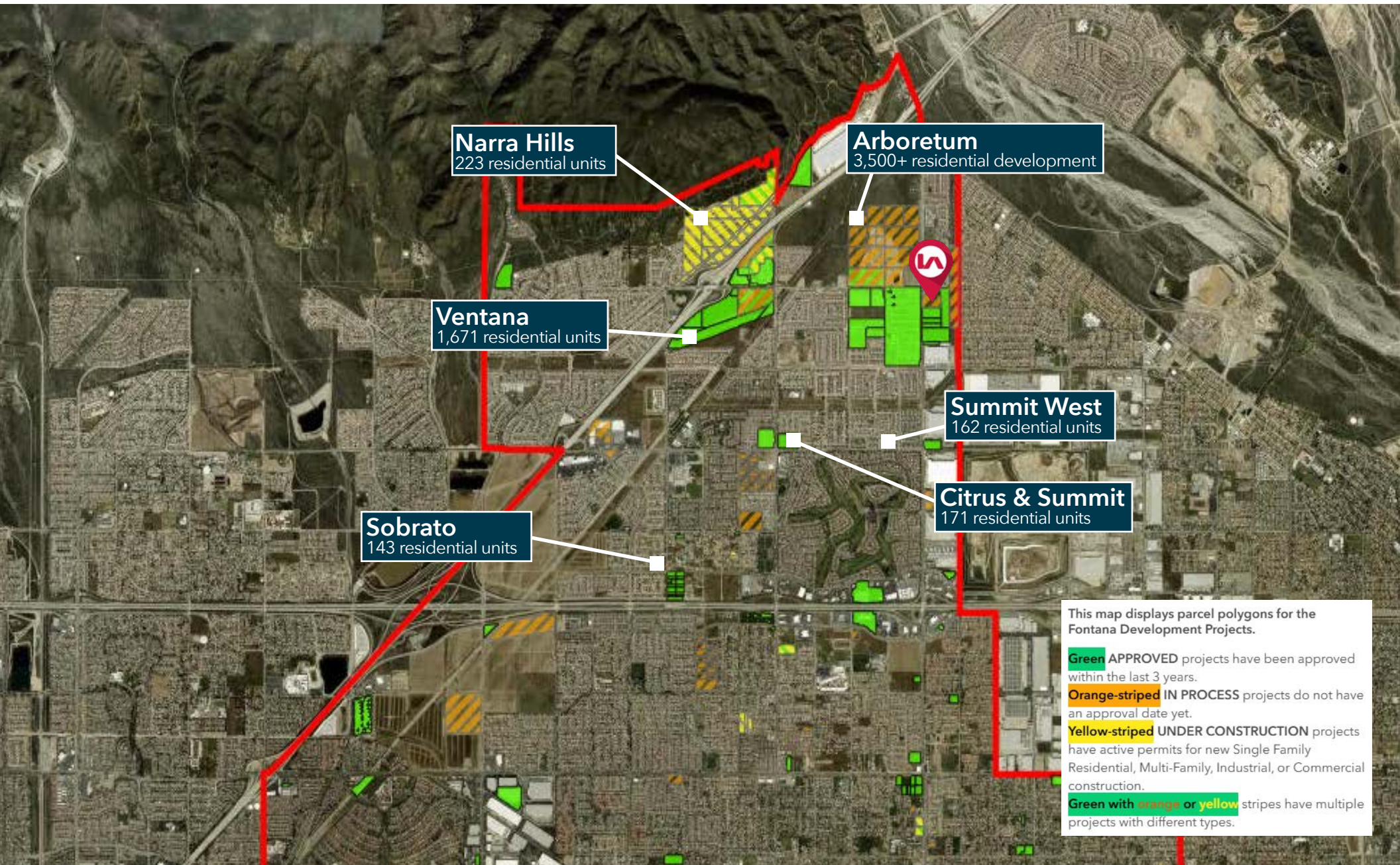
The Arboretum by Lennar:

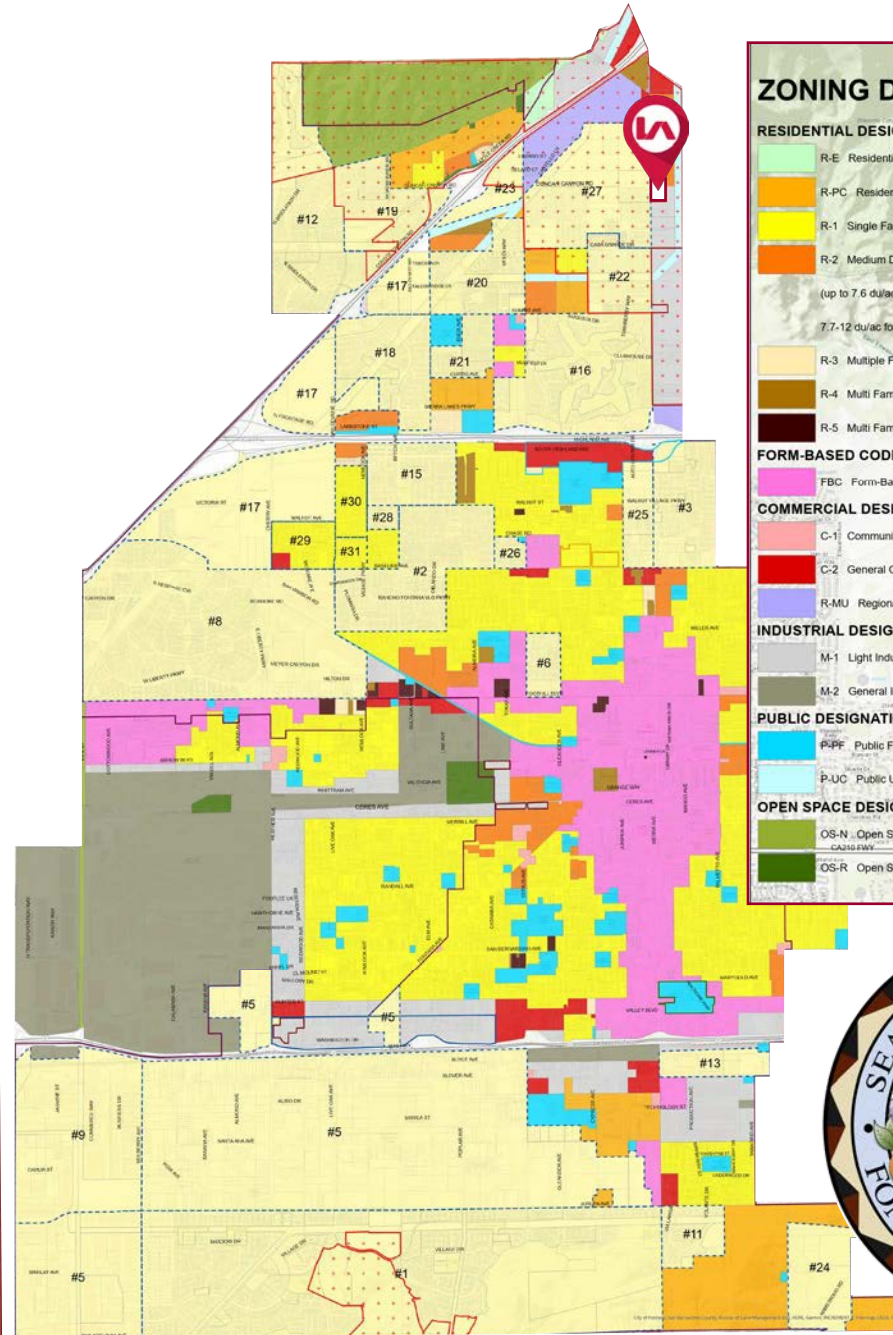
- **Multiple Home Collections:** This master-planned community features various neighborhoods, including:
 - **Azalea:** One- and two-story single-family homes with up to 3,339 square feet and five bedrooms, some offering Next Gen® suites for multigenerational living.
 - **Blue Sage:** Two-story homes with up to 1,970 square feet and four bedrooms, with select plans offering optional fourth bedrooms and loft spaces.

Summit and Citrus by The Stratham Group:

Description: A planned community encompassing approximately 28 acres with 171 residential lots, featuring amenities such as a recreational pool, spa, wading pool, tot lots, BBQ areas, basketball court, and turf play areas.







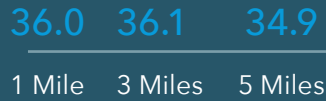
ZONING DISTRICT MAP LEGEND

RESIDENTIAL DESIGNATIONS	
	R-E Residential Estate (2 du/ac)
	R-PC Residential Planned Community (3.0-6.4 du/ac)
	R-1 Single Family (2.1-5 du/ac)
	R-2 Medium Density (5.1-12 du/ac)
	(up to 7.6 du/ac for single-family detached product type)
	7.7-12 du/ac for single-family attached or multiple product type)
	R-3 Multiple Family (12.1-24 du/ac)
	R-4 Multi Family Medium/High Density Residential (24.1-39 du/ac)
	R-5 Multi Family High Density Residential (39-.50 du/ac)
FORM-BASED CODE DESIGNATIONS	
	FBC Form-Based Code (0.2-2 FAR, 2.1-70 du/ac)
COMMERCIAL DESIGNATIONS	
	C-1 Community Commercial (0.1-1.0 FAR)
	C-2 General Commercial (0.1-1.0 FAR)
	R-MU Regional Mixed Use (0.1-1 FAR du/ac)
INDUSTRIAL DESIGNATIONS	
	M-1 Light Industrial (0.1-0.6 FAR)
	M-2 General Industrial (0.1-0.6 FAR)
PUBLIC DESIGNATIONS	
	PPF Public Facilities
	P-UC Public Utility Corridor
OPEN SPACE DESIGNATIONS	
	OS-N Open Space - Natural
	OS-R Open Space - Resource





MEDIAN AGE



POPULATION



EMPLOYEE/POPULATION RATIO



Per 100 Residents



TOTAL BUSINESSES



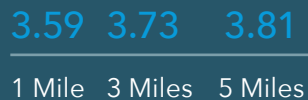
AVG. HOUSEHOLD INCOME



CONSUMER SPENDING PER HH



AVG. HH SIZE



Walk Score®



Somewhat Bikeable
Minimal bike infrastructure.



Minimal Transit
It is possible to get on a bus.

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