PROPERTY INFO

+ Anchored by high performing Sprouts Farmer’s Market
+ New 78,000 SF shopping center in Fontana, CA with freeway frontage
+ Located directly on freeway exit at Interstate 210 and Sierra Ave. across the street from a planned Wal-Mart Supercenter (currently going through Entitlements) and across I-210 from Costco and Lowes anchored shopping centers
+ Adjacent to four future Auto Dealerships located on NWC of Sierra Ave. & Highland Ave.
+ Site provides excellent visibility with frontage on both I-210 and Sierra Hwy., a parking ratio of 5.8:1000 and generous signage on I-210 & Sierra Hwy
+ Adler Realty Investments will deliver space as a shell or to each tenant’s specifications
Highland Village

HIGH PERFORMING SPROUTS ANCHORED CENTER
SUB ANCHOR PAD SPACE AND SHOPS AVAILABLE
I-210 & SIERRA AVENUE

TENANT LIST

+ Sprouts
+ Site ‘N Sleep
+ Quick Quack Car Wash
+ Mountain View Tires
+ Jack In The Box
+ Raising Canes
+ Café Rio
+ Jersey Mike’s
+ Burgerim
+ Oggí’s
+ Arrowhead Credit Union
+ Supercuts
+ Pacific Dental

1,900 SF Endcap Available

2,800 SF Pad Available

1,500 SF Available
Highland Village

High Performing Sprouts Anchored Center
Sub Anchor Pad Space and Shops Available
I-210 & Sierra Avenue
Highland Village
HIGH PERFORMING SPROUTS ANCHORED CENTER
SUB ANCHOR PAD SPACE AND SHOPS AVAILABLE
I-210 & SIERRA AVENUE

Demographics

<table>
<thead>
<tr>
<th></th>
<th>1 Mile</th>
<th>3 Mile</th>
<th>5 Mile</th>
</tr>
</thead>
<tbody>
<tr>
<td>Population</td>
<td>12,119</td>
<td>137,448</td>
<td>328,163</td>
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<tr>
<td>Avg. HH Income</td>
<td>$107,220</td>
<td>$89,915</td>
<td>$83,417</td>
</tr>
<tr>
<td>Daytime Population</td>
<td>8,994</td>
<td>100,825</td>
<td>250,791</td>
</tr>
<tr>
<td>Households</td>
<td>3,326</td>
<td>34,402</td>
<td>80,710</td>
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<tr>
<td>Median Age</td>
<td>32.3</td>
<td>30.8</td>
<td>30.4</td>
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</tbody>
</table>

Traffic Counts (CPD)

<table>
<thead>
<tr>
<th>Location</th>
<th>Count (CPD)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Interstate 210</td>
<td>±120,000</td>
</tr>
<tr>
<td>Sierra Avenue</td>
<td>±40,000</td>
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