

BIG 5 SPORTING GOODS ANCHORED CENTER Retail Space for Sublease



16975 Sierra Lakes Parkway | Fontana, CA 92336



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AVAILABLE

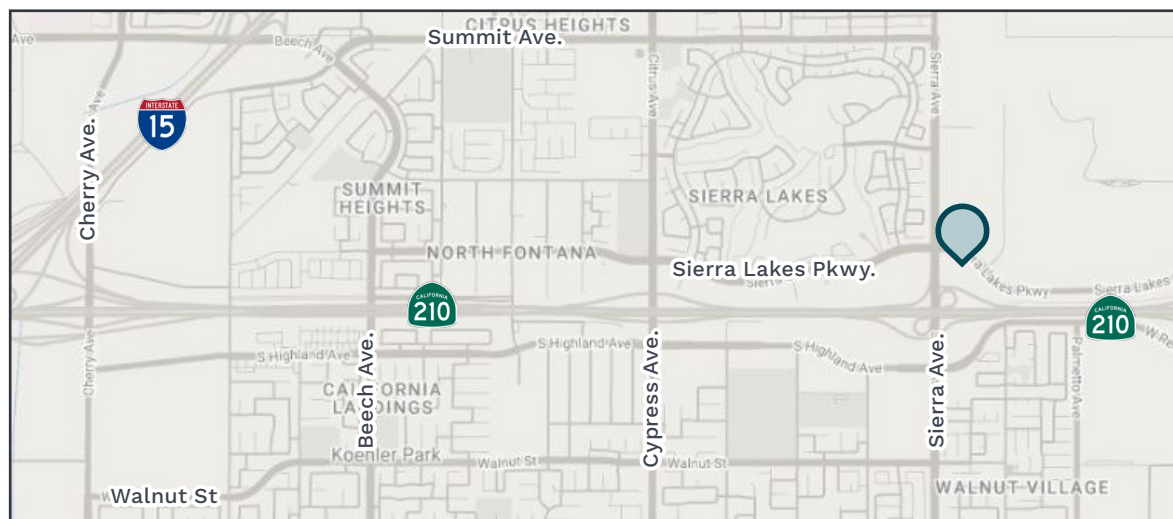
Size: ±2,400 SF
Rent: \$2.65 PSF/Mo., NNN

Initial Lease
Term Through: January 31, 2027

PROPERTY HIGHLIGHTS

- Vacant former 7-Eleven outparcel in the Shops at Sierra Center anchored by Big 5 Sporting Goods
- Strong synergy retail in close distance to the 880,000-SF Sierra Lakes Commercial Corridor
- Directly off the 210 Fwy and less than 2 miles from I-15
- The subject property is in close proximity to the large number of industrial parks in the area adding to the strong daytime population (±275,000 within 5mi)
- Immediate trade area tenants include Lowe's Home Improvement, OfficeMax, Petco & Costco

Prospective tenants are hereby advised that all uses are subject to City approval

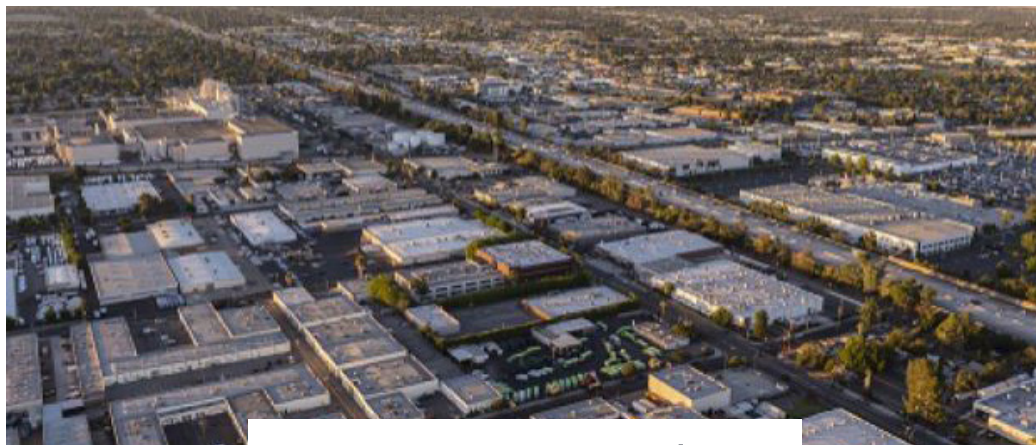


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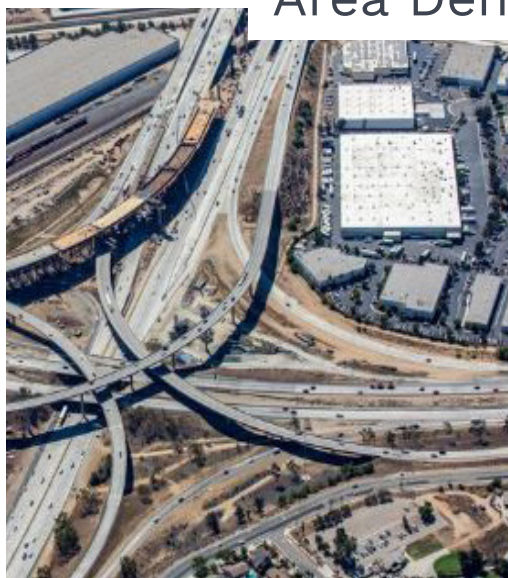
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Area Demographics



	1 Mile	5 Mile	10 Miles
POPULATION			
2023 Estimated Population	10,181	317,922	831,909
2028 Projected Population	10,525	322,930	839,575
2010 Census Population	8,173	287,135	778,341
Projected Annual Growth 2023 to 2028	3.38%	1.58%	0.92%
Historical Annual Growth 2010 to 2023	24.57%	10.72%	6.88%
2023 Median Age	34.1	32.9	33.5
HOUSEHOLDS			
2023 Estimated Households	2,691	80,576	228,538
2028 Projected Households	2,792	82,096	230,921
2010 Census Households	2,099	71,272	212,033
Projected Annual Growth 2023 to 2028	3.75%	1.89%	1.04%
Historical Annual Growth 2010 to 2023	28.20%	13.05%	7.78%
RACE & ETHNICITY			
2023 Estimated White	66.6%	76.4%	76.4%
2023 Estimated Black or African American	12.85%	11.15%	10.76%
2023 Estimated Asian or Pacific Islander	0.41%	0.46%	0.46%
2023 Estimated American Indian or Native Alaskan	2.15%	2.25%	2.28%
2023 Estimated Other Races	3.30%	3.04%	3.29%
2023 Estimated Hispanic	62.4%	72.4%	68.2%
INCOME			
2023 Estimated Average Household Income	\$123,089	\$98,442	\$91,477
2023 Estimated Median Household Income	\$105,896	\$80,268	\$73,281
EDUCATION			
2023 Estimated High School Graduate	23.7%	26.3%	25.3%
2023 Estimated Some College	34.2%	27.2%	28.1%
2023 Estimated Associates Degree Only	5.09%	6.04%	6.14%
2023 Estimated Bachelors Degree Only	14.0%	10.73%	11.4%
2023 Estimated Graduate Degree	6.47%	4.17%	5.23%
BUSINESS			
2019 Estimated Total Businesses	4,642	11,387	26,895
2023 Estimated Total Employees	46,649	93,624	192,347
2019 Estimated Employee Population per Business	10.0	8.2	7.2
2019 Estimated Residential Population per Business	14.3	17.4	15.1



R E A L E S T A T E

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