FOR LEASE · FREEWAY RESTAURANT PADS

CBRE



PADS A & B · CITRUS AVE TO THE RIGHT

Fontana Square

NORTH FONTANA, CALIFORNIA

HOTEL & BANQUET HALL ANCHORED · I-210 & CITRUS AVE

An up to 5,000 SF sit-down or drive-thru pad and a 3,885 SF QSR drive-thru, on the I-210 freeway

01 — THE OPPORTUNITY

Freeway pads in front of a new hotel and banquet hall.

Fontana Square is a new 8.9-acre project at the northwest corner of Citrus Avenue and South Highland Avenue, fronting the I-210. A dual-brand Holiday Inn Express and Staybridge Suites (184 rooms) and a 29,673 SF banquet hall anchor the site, bringing overnight guests and event crowds seven days a week. Two restaurant pads face the freeway, with an 80-foot freeway pylon.

184

Hotel rooms, Holiday Inn Express and Staybridge Suites

29,673 SF

Banquet hall for weddings and events

154,000

Cars a day on the I-210 at the site

19,365

Cars a day on Citrus Avenue

$137,053

Average household income within a 5-minute drive

80 ft

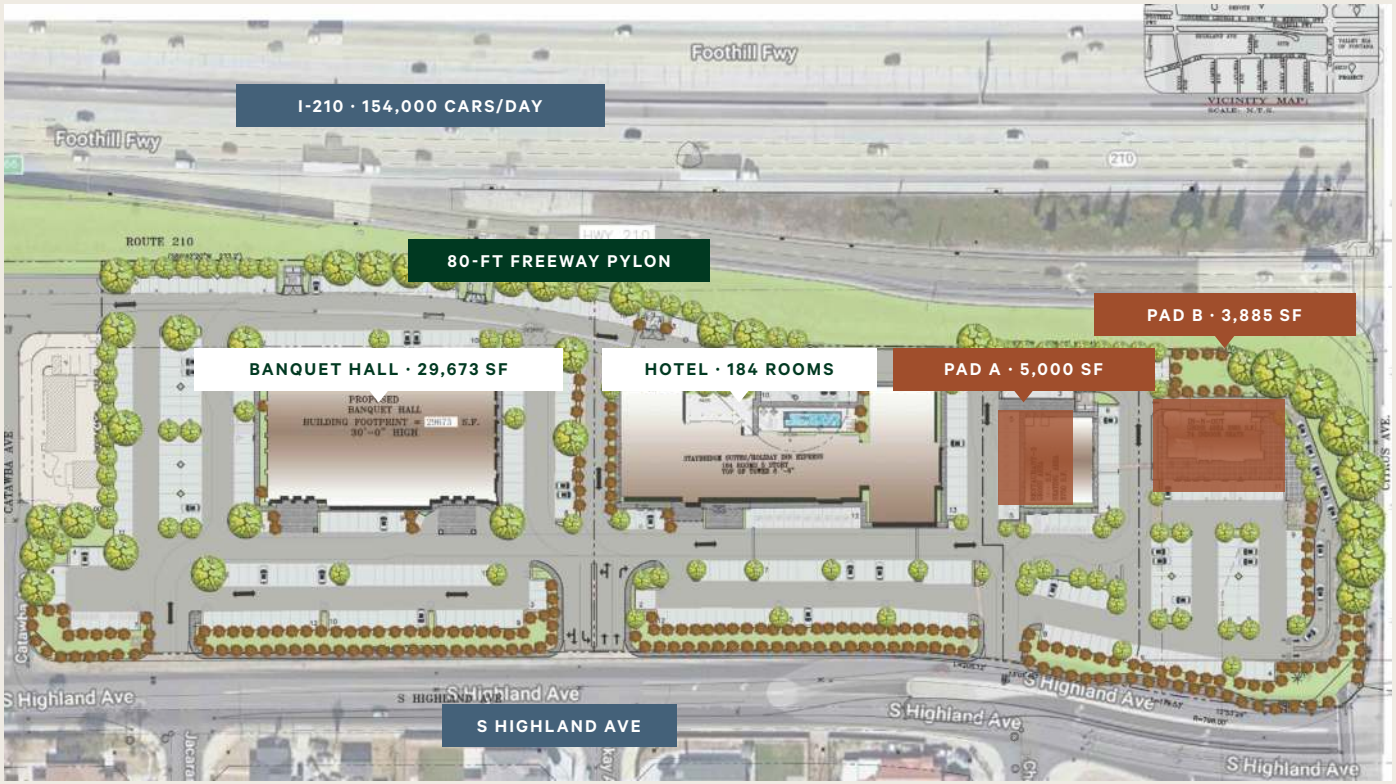
Freeway pylon sign facing the I-210

Sources: City of Fontana; Esri (2018 I-210 count, 2024 demographics); CoStar. Renderings for illustration only.



02 — SITE PLAN & AVAILABILITIES

Two freeway pads: up to 5,000 SF and 3,885 SF.



Available Planned

Preliminary plan, not to scale. Citrus Ave at right.

5,000 SF

PAD A · AVAILABLE

Up to 5,000 SF. Sit-down or drive-thru restaurant next to the hotel.

3,885 SF

PAD B · AVAILABLE

QSR drive-thru pad at the Citrus Avenue end of the site.

184 rooms

HOTEL · PLANNED

Holiday Inn Express and Staybridge Suites, five stories.

29,673 SF

BANQUET HALL · PLANNED

Event venue at the west end of the site.

PROJECT SUMMARY

LOCATION
NWC Citrus Ave & S Highland Ave

ADDRESS
6556 Citrus Ave, Fontana 92336

SITE
8.9 acres, C-2 zoning

PAD A
Up to 5,000 SF, sit-down or drive-thru

PAD B
3,885 SF QSR drive-thru

HOTEL
184 rooms, 5 stories

BANQUET HALL
29,673 SF

SIGNAGE
80-ft freeway pylon

FREEWAY
I-210, 154,000 cars a day

TERMS
Ground lease or build-to-suit. Contact broker.

Sizes approximate. Site plan preliminary and subject to change.



03 — NEW ROOFTOPS

North Fontana keeps adding homes, and they drive past this corner.

Fontana Square sits where North Fontana meets the I-210. Thousands of new homes are built or underway north of the freeway, including 143 D.R. Horton homes across S Highland Ave. Lewis alone has more than 4,300 homes planned at The Arboretum and Sierra Lakes.

4,300+
Lewis homes planned nearby

6,400+
New units near the I-15

04 — SURROUNDING RETAIL

Next to North Fontana's busiest shopping corridor.

Five established centers within four miles of the site drew 38.8 million visits in the last 12 months. Sierra Lakes Shopping Corridor, across the I-210, is the #1 power center within 15 miles and is still growing, up 3.9% year over year.

	VISITS, LAST 12 MONTHS
Sierra Lakes Shopping Corridor Costco, The Home Depot, Lowe's, Ralphs · across I-210	11.9M +3.9% YoY
Renaissance Marketplace Cinemark, Ross, Burlington, Ulta · 3.7 mi east	10.8M
Falcon Ridge Town Center Target, Stater Bros, Ross, Ulta · 1.3 mi north	7.9M –3.5% YoY
Summit Heights Gateway Kohl's, Marshalls, PetSmart · 2.0 mi northwest	4.1M
Highland Village Sprouts Farmers Market · 1.3 mi east	4.1M –3.8% YoY
Arboretum Marketplace Stater Bros, McDonald's · 2.4 mi north, under construction	Opening

Distances approximate, straight-line from the site. Source: Placer.ai, Nov 1, 2025–Oct 31, 2026; Lewis Retail Centers.

SHOPPER TRAFFIC NEARBY

38.8M

Visits in the last 12 months to the five established centers around the site

#1 of 5

Sierra Lakes Corridor among power centers within 15 miles

Top 2%

Falcon Ridge among 7,542 U.S. community centers

TRAFFIC AT THE SITE

154,000

Cars a day on the I-210 freeway, right in front of the pads

19,365

Cars a day on Citrus Ave

5,644

Cars a day on S Highland Ave

WHY IT WORKS FOR RESTAURANTS

Hotel guests, banquet crowds, freeway drivers and the homes north of the I-210 all pass the pads, at breakfast, lunch, dinner and on weekends.

Sources: Placer.ai (Nov 2025–Oct 2026); Esri (I-210, 2018); CoStar.



Fontana Square

6556 CITRUS AVE · FONTANA, CALIFORNIA 92336

EXCLUSIVE LEASING

Pablo Rodriguez

First Vice President
+1 909 418 2041
pablo.rodriguez1@cbre.com
Lic. 01870757

© 2026 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. Any projections, opinions, or estimates are subject to uncertainty. You and your advisors should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. Renderings and site plan are preliminary, for illustration only, and subject to change; hotel brands and development plans are subject to change. Visit figures are as published by the respective center owners. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited.

CBRE