



Ventana at Duncan Canyon

PROPOSED RETAIL DEVELOPMENT | SEQ DUNCAN CANYON RD & I-15, FONTANA, CA



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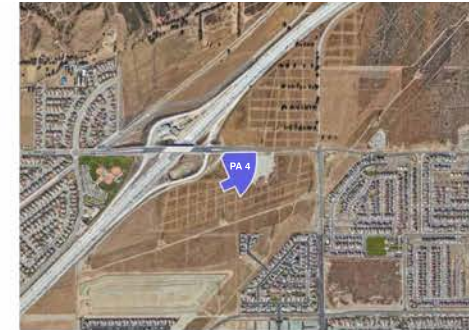
RETAIL INSITE | 120 S Sierra Ave, Ste 110, Solana Beach, Ca 92075 | LIC #01206760 | retailinsite.net





- Approximately 9.57 acre site adjacent to I-15
- Strong potential grocery anchored site
- Median incomes in excess of \$100,000
- Multiple new housing developments within the immediate trade area
- Strategically located site at a full diamond intersection off of I-15
- Strong access to the existing and future residential on both sides of I-15

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PROJECT LOCATION 

Site Summary

APN: 110726208(PA4) 022607559(PA5A), 022607546(PA5B), 022607560(PA2)
 ZONING: C-G.GENERAL COMMERCIAL, DUNCAN CANYON S.P.
 USE: RETAIL/COMMERCIAL
 OCCUPANCY: M, A-2, B
 REQUIRED SETBACKS:
 FROM DUNCAN CANYON RD: 20 FEET 10 FEET
 FROM LYTLE CREEK: 15 FEET 10 FEET
 FROM INTERSTATE 15: 25 FEET 5 FEET
 FROM ADJACENT MIXED-USE: 25 FEET 10 FEET
 HEIGHT: 65 FEET
 LANDSCAPE: 15%

STALL SIZE: 9' x 18'
 LOADING SIZE: MIN. 12x19'
 FIRE LANE DIMENSION: 26'

TOTAL SITE AREA	± 9.57 Ac	416,758 Sf
PROPOSED BUILDING AREA		87,700 Sf
LAND TO BUILDING RATIO		3.75 /1
BUILDING COVERAGE		21.04 %
OVERALL PROPOSED PARKING STALLS:		432 Stalls
PROPOSED PARKING RATIO:		/1,000Sf

PARKING REQUIRED

USE	REQ.	AREA (SF)	STALLS
Retail services	1/175 SF	5,000	29
Retail services	1/200 SF	5,000	25
Retail services (>10,000 sf)	1/225 SF	73,000	324
Restaurant	1/100 SF	4,700	47
TOTAL:			425





ELEVATIONS



PROPOSED EAST ELEVATION



PROPOSED NORTH ELEVATION



PROPOSED WEST ELEVATION



PROPOSED SOUTH ELEVATION



KEY PLAN
N.T.S.



V E N T A N A
DUNCAN CANYON RD
& LYTLER CREEK RD
FONTANA, CA 92336





CONCEPTUAL RENDERING

Development Name	# of Units	Completion Status
1. Ventana North	519	Move Ins/ Under Construction
2. Narra Hills	489	Move Ins/ Under Construction
3. Arboretum South	750	Move Ins/ Under Construction
4. Monterado	189	Move Ins/ Under Construction
5. Juniper	90	Move Ins/ Under Construction
6. Birch Bend	139	Move Ins/ Under Construction
7. Summit & Citrus	160	Under Construction
8. Ventana South	1,100	Planned/Approved
9. Arboretum North	2,500	Planned/Approved
10. Westgate/Falcon Ridge	1,000	Planned/Approved
11. Future Residential	3,200	Planned/Approved
12. Wisteria	102	Completed Mar. '23
13. Aspen Court	60	Completed Jul. '23
14. Mountain View	156	Completed Jan. '23





Falcon Ridge Town Center

SITE

Sierra Lakes Shopping Center

Highland Village

Renaissance Marketplace





Duncan Canyon Rd & Lytle Creek Rd

Rings: 1, 3, 5 mile radii

POPULATION

	1 mile	3 miles	5 miles
Total Population	12,186	75,337	201,509
Projected Population (2027)	12,872	77,267	204,741

HOUSING

	1 mile	3 miles	5 miles
Total Households	3,229	20,025	53,525
Projected Total Households (2027)	3,421	20,635	54,657

INCOME

	1 mile	3 miles	5 miles
Median Household Income	\$129,836	\$120,330	\$105,048
Average Household Income	\$168,848	\$157,059	\$134,823
Per Capita Income	\$43,989	\$41,345	\$35,837
Median Disposable Income	\$105,039	\$100,398	\$84,700
Average Disposable Income	\$118,157	\$111,207	\$97,907

DAYTIME DEMOS

	1 mile	3 miles	5 miles
Total Daytime Population	7,847	49,780	148,534
Daytime Population Workers	1,823	11,899	43,515
Daytime Population Residents	6,024	37,881	105,019

RACE & ETHNICITY

	1 mile	3 miles	5 miles
White	3,599 29.53%	21,764 28.89%	53,000 26.30%
Black or African American	1,421 11.66%	9,907 13.15%	22,020 10.93%
American Indian & Alaska Native Population	179 1.47%	1,121 1.49%	3,690 1.83%
Asian Population	1,792 14.70%	10,533 13.98%	23,020 11.42%
Pacific Islander Population	43 0.35%	178 0.24%	518 0.26%
Other Race Population	3,016 24.75%	17,855 23.70%	62,611 31.07%
Population of Two or More Races	2,137 17.54%	13,979 18.56%	36,651 18.19%
Hispanic Population	5,895 48.38%	37,162 49.33%	118,485 58.80%
Non-Hispanic Population	6,291 51.62%	38,175 50.67%	83,024 41.20%

EDUCATION

	1 mile	3 miles	5 miles
Bachelor's Degree	2,385 31.27%	10,858 22.23%	24,297 18.93%
Graduate/Professional Degree	927 12.16%	4,943 10.12%	11,545 9.00%

AGE

	1 mile	3 miles	5 miles
Median Age	33.7	33.9	32.9

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