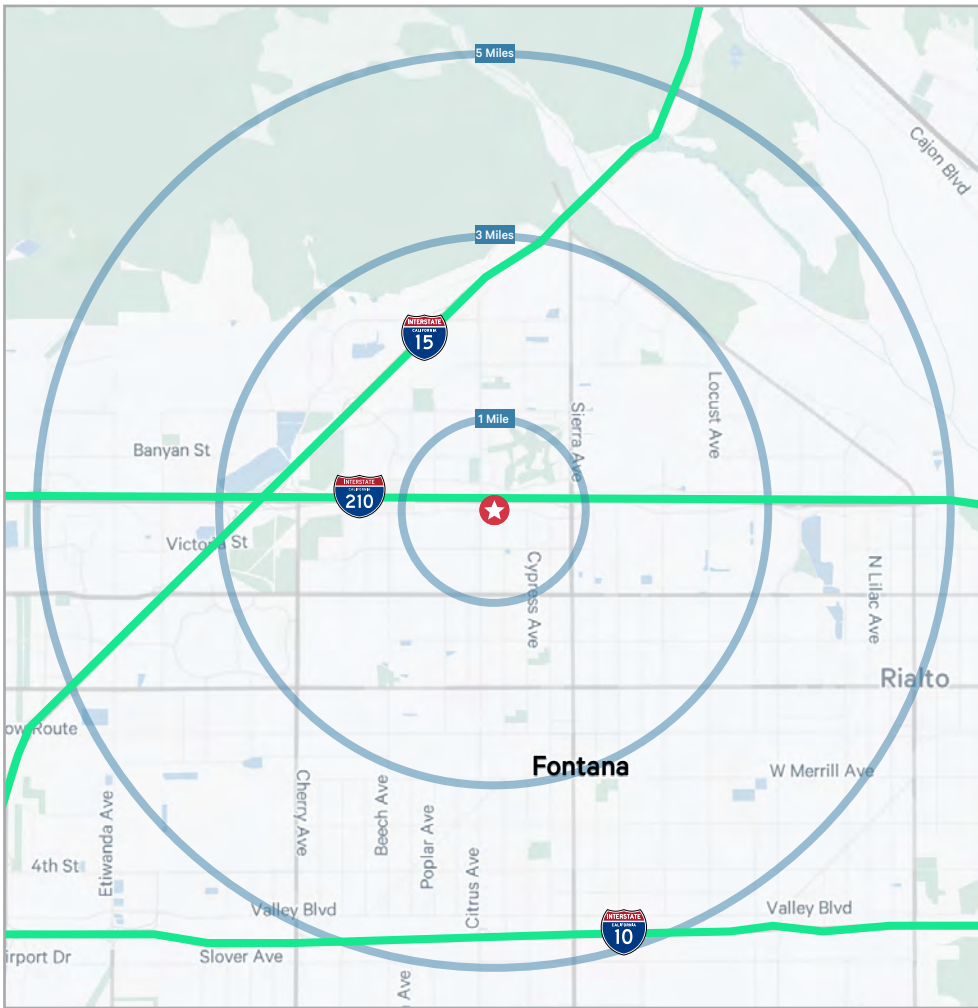


PAD AVAILABLE FOR GROUND LEASE

16213 S HIGHLAND AVE, FONTANA, CA





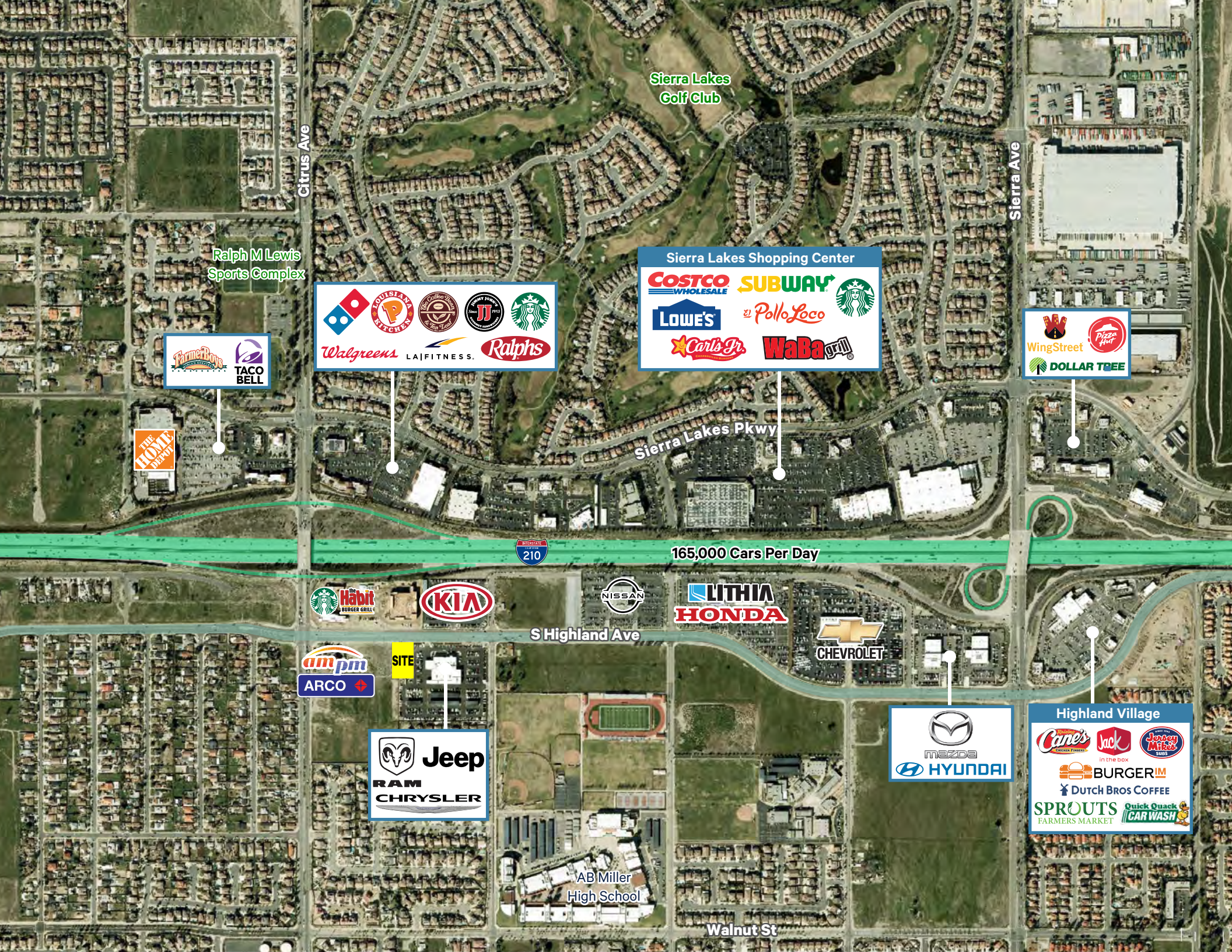
DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	18,298	134,492	321,493
Daytime Population	13,936	102,336	257,113
Average Household Income	\$132,917	\$126,152	\$117,976

This ±0.93 acre site is blocks from the 210 freeway, near auto dealerships, AB Miller High School and densely populated residential communities. The site location provides an opportunity for various retail, restaurant, and/or service uses.

Fontana is the second most populous city in San Bernardino County. Local attractions include NASCAR's Auto Club Speedway, Sierra Lakes Golf Club, The Fontana Days Marathon, Mount Jurupa's hiking trails and the Art Depot gallery and studios.





Sierra Lakes
Golf Club

Ralph M Lewis
Sports Complex

Sierra Lakes Shopping Center

Logos for Domino's, Louie's Kitchen, The Coffee Shop, JJ's, Starbucks, Walgreens, LA Fitness, and Ralphs.

Logos for Costco Wholesale, Subway, Starbucks, Lowe's, Pollo Loco, Carl's Jr., and Waba Grill.

Logos for WingStreet, Pizza Hut, and Dollar Tree.

Logos for Farm to Table and Taco Bell.

Logo for The Home Depot.

Sierra Lakes Pkwy

INTERSTATE
210

165,000 Cars Per Day

Logos for Starbucks and Habit Burger Grill.

Logo for KIA.

Logo for Nissan.

Logos for Lithia and Honda.

Logo for Chevrolet.

S Highland Ave

Logos for ampm and ARCO.

SITE

Logos for Jeep, Ram, and Chrysler.

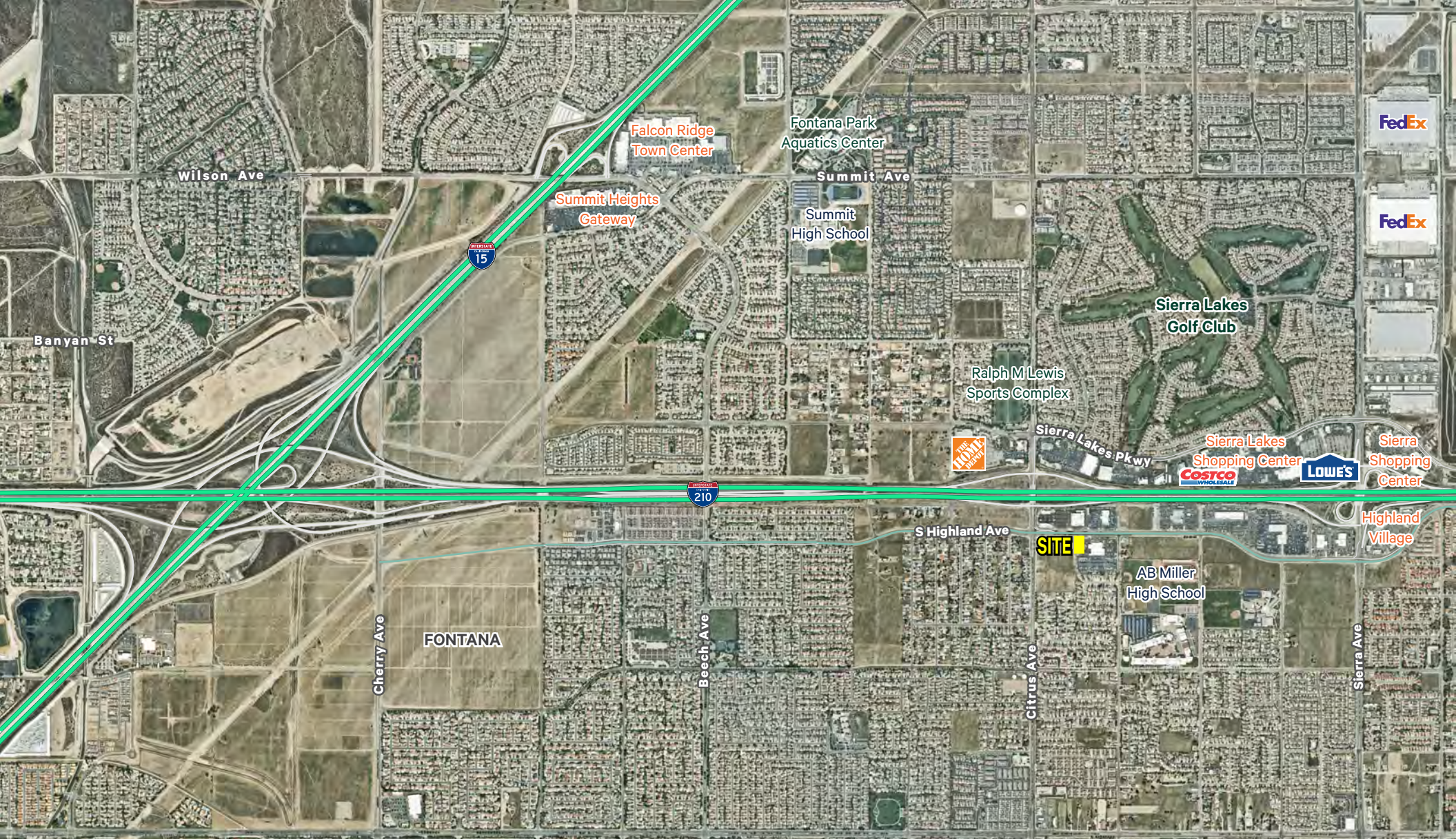
AB Miller
High School

Walnut St

Logos for Mazda and Hyundai.

Logos for Canes, Jack, Jersey Mike's, Burger King, Dutch Bros Coffee, Sprouts Farmers Market, and Quick Quack Car Wash.

Highland Village



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CBRE

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