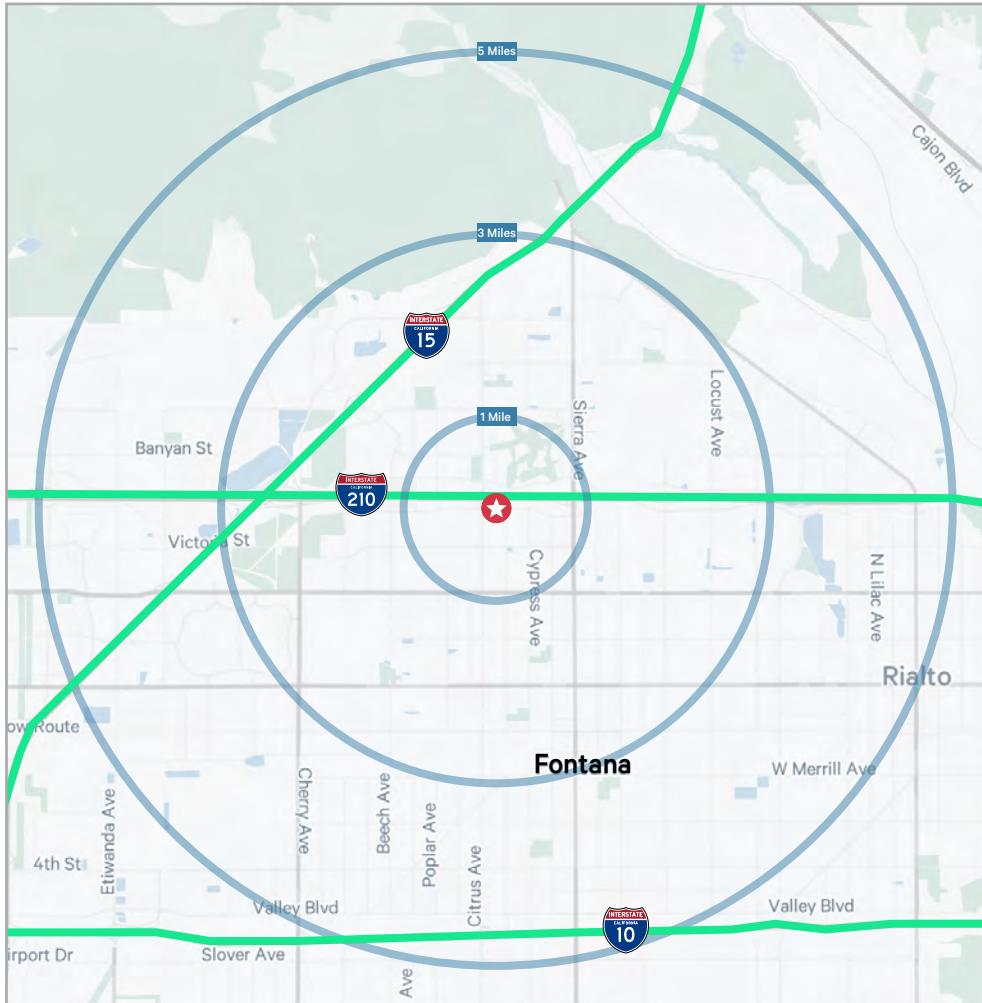


# PAD AVAILABLE FOR GROUND LEASE

16213 S HIGHLAND AVE, FONTANA, CA



CBRE



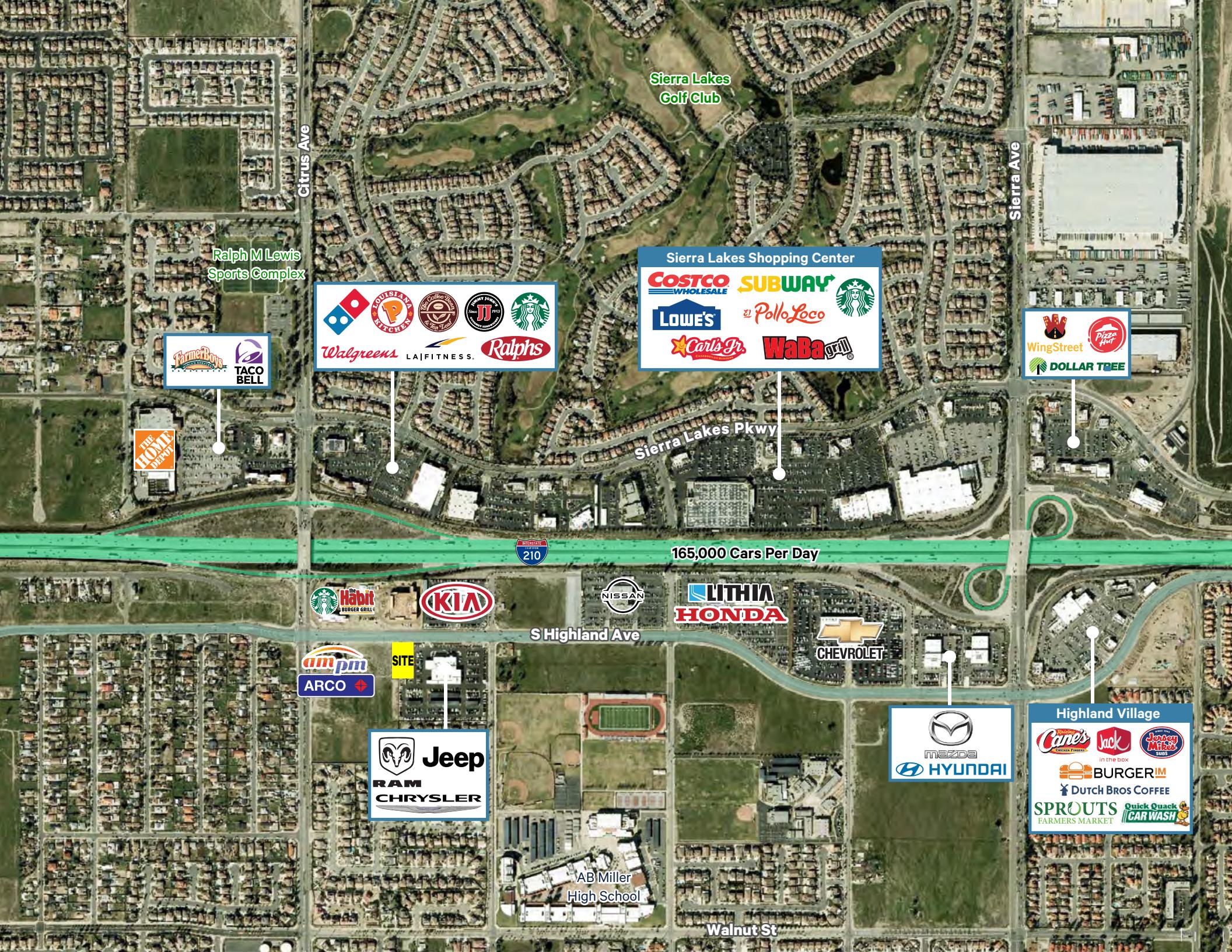
# DEMOGRAPHICS

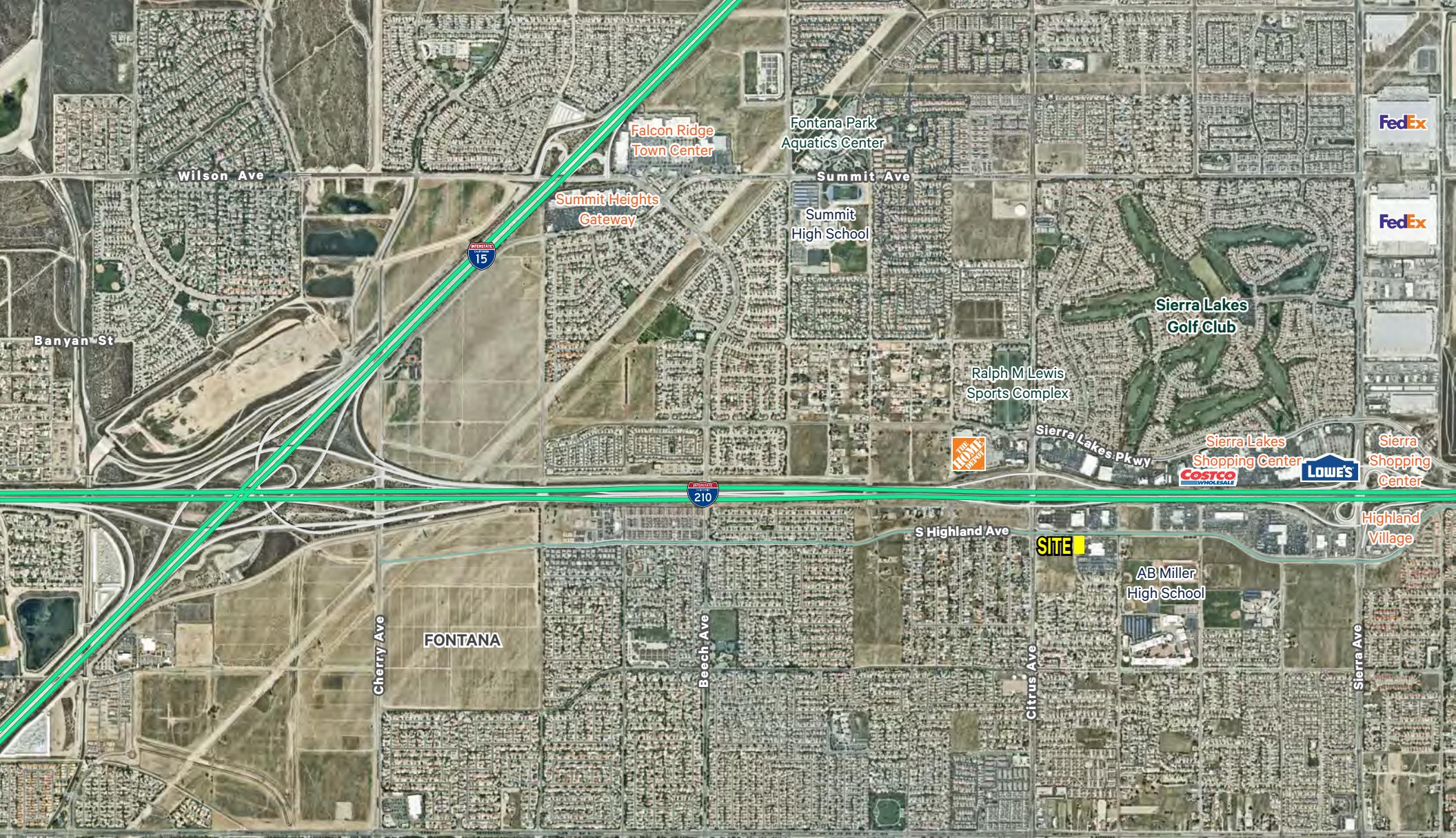
	1 Mile	3 Miles	5 Miles
Population	18,298	134,492	321,493
Daytime Population	13,936	102,336	257,113
Average Household Income	\$132,917	\$126,152	\$117,976

This  $\pm 0.93$  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.







**Walter Pagel**  
949 725 8457  
walter.pagel@cbre.com  
Lic. 01244522

**Hannah Curran**  
949 725 8496  
hannah.curran@cbre.com  
Lic. 02157742

**Brian McDonald**  
909 418 2020  
brian.mcdonald@cbre.com  
Lic. 01002150

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