



o Foothill Blvd

FOOTHILL BLVD

**Vacant Land For Sale | ±2.14 AC (±93,218 SF)**

**o Foothill Blvd, Fontana, CA**  
(Between Lime Ave & Almeria Ave)

**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

# PROPERTY SUMMARY

0 Foothill Blvd described as 0232-061-21-0000 is located within San Bernardino County jurisdiction. This vacant parcel is approximately 2.14 acres located between Lime Avenue and Almeria Avenue and zoned in General Commercial (GC). With county jurisdiction, the property offers increased flexibility for potential uses, including mini-storage, wholesale distribution, fitness facilities, grocery stores, and other commercial entertainment. For more details regarding specific uses and types of permits, please visit the County link below:

[Allowed Uses in Commercial Zones](#)

**Address:** 0 Foothill Blvd, Fontana, CA

**APN:** 0232-061-21-0000

**Land Size (AC/SF):** ±2.14 AC / ±93,218 SF

**Property Type:** Commercial Land

Asking Price

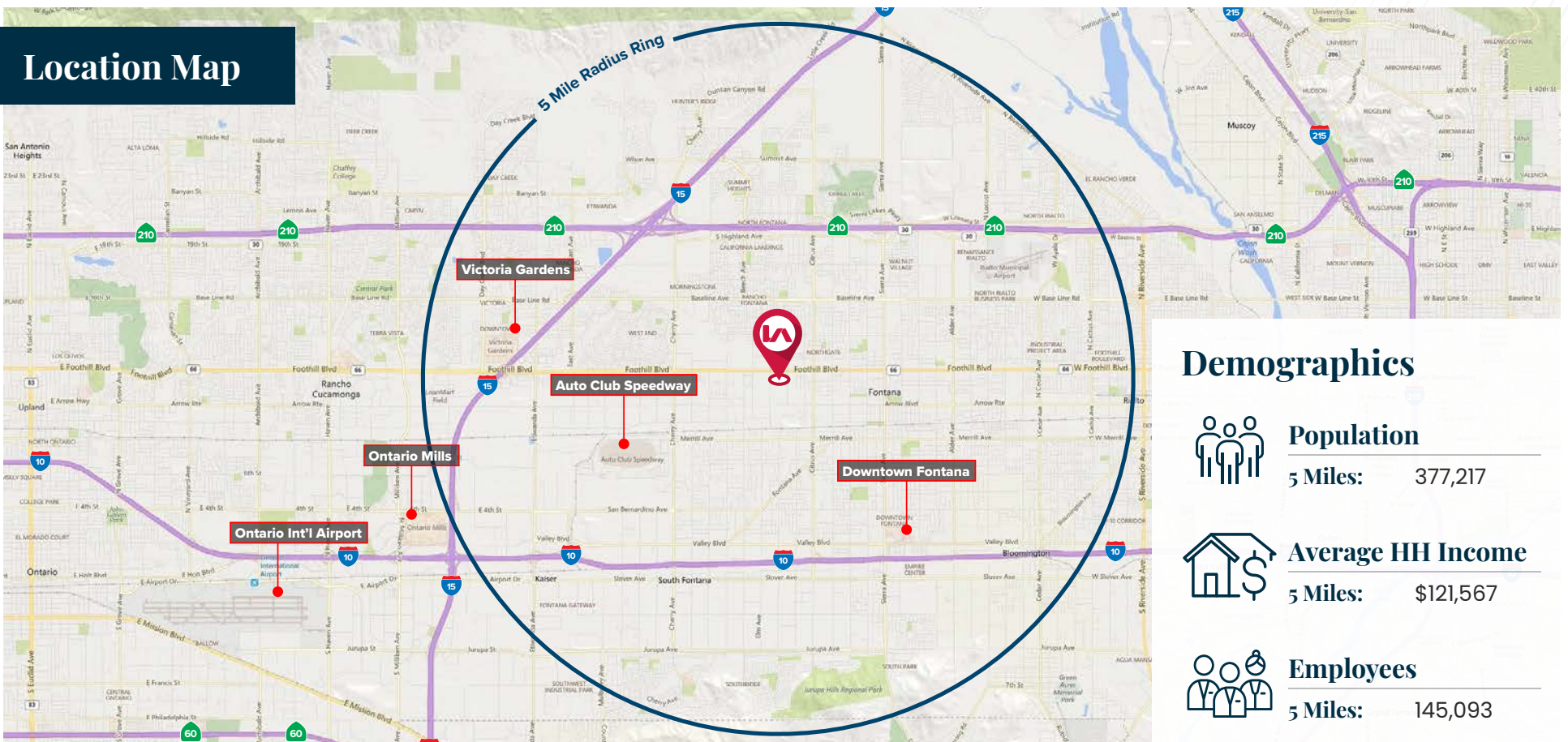
**\$3,000,000**



## Location Aerial



## Location Map



## Demographics



### Population

5 Miles: 377,217



### Average HH Income

5 Miles: \$121,567



### Employees

5 Miles: 145,093

# MARKET OVERVIEW

## Inland Empire

The Inland Empire is characterized by expanding residential communities, vibrant commercial centers, and significant transportation infrastructure, including major highways and railroads. A highly anticipated development is the high-speed train between Rancho Cucamonga and Las Vegas, slated for completion in 2028. This project promises to enhance convenience and bring economic benefits to the surrounding communities. The Inland Empire offers a range of amenities and attractions, from outdoor recreational areas to cultural events, making it a key area for both residents and businesses in Southern California.

### Last 12 Months Land Sales



2.6M SF

Sold in Nearby Streets



\$95M

Transaction Volume



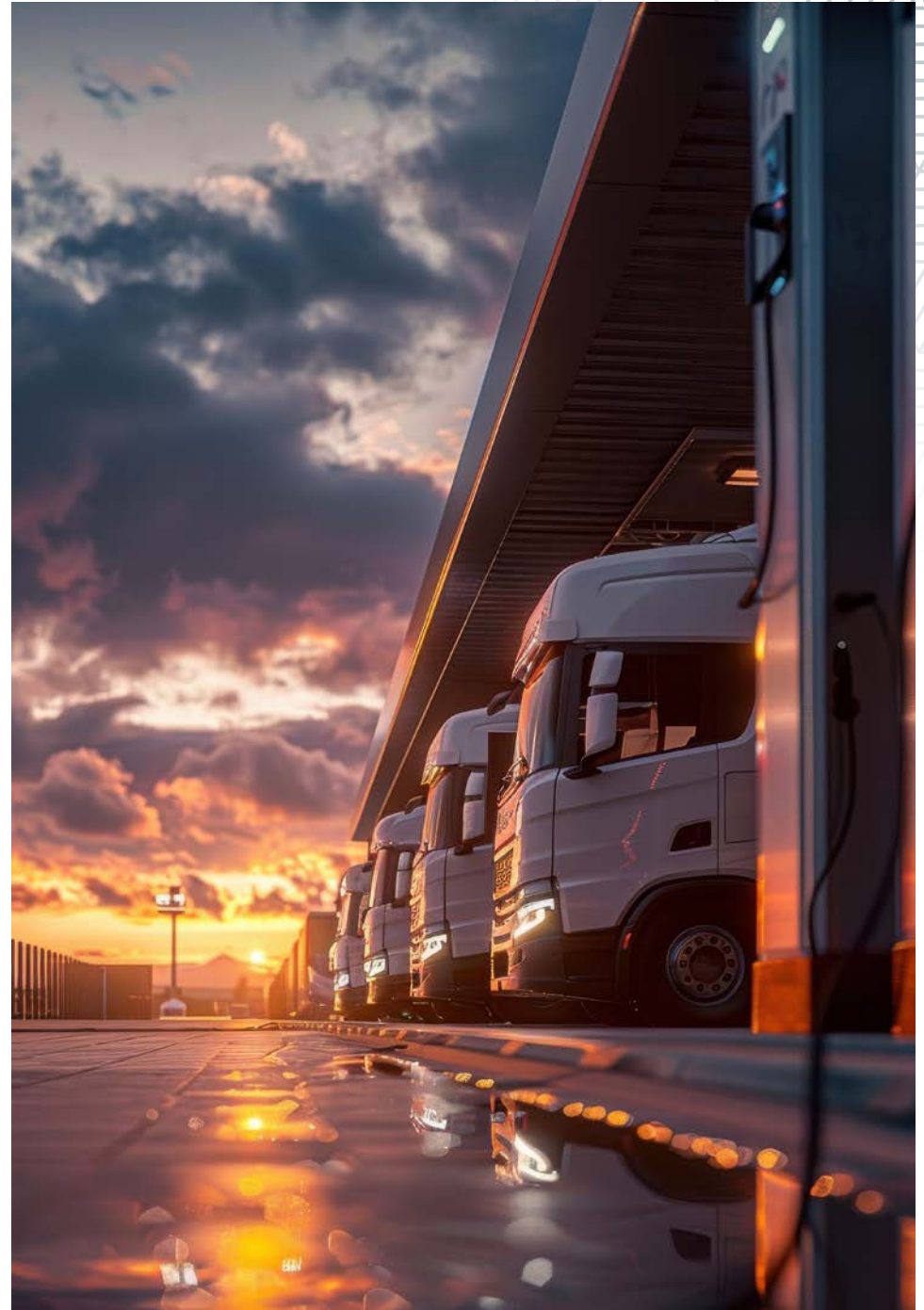
\$36.69 PSF

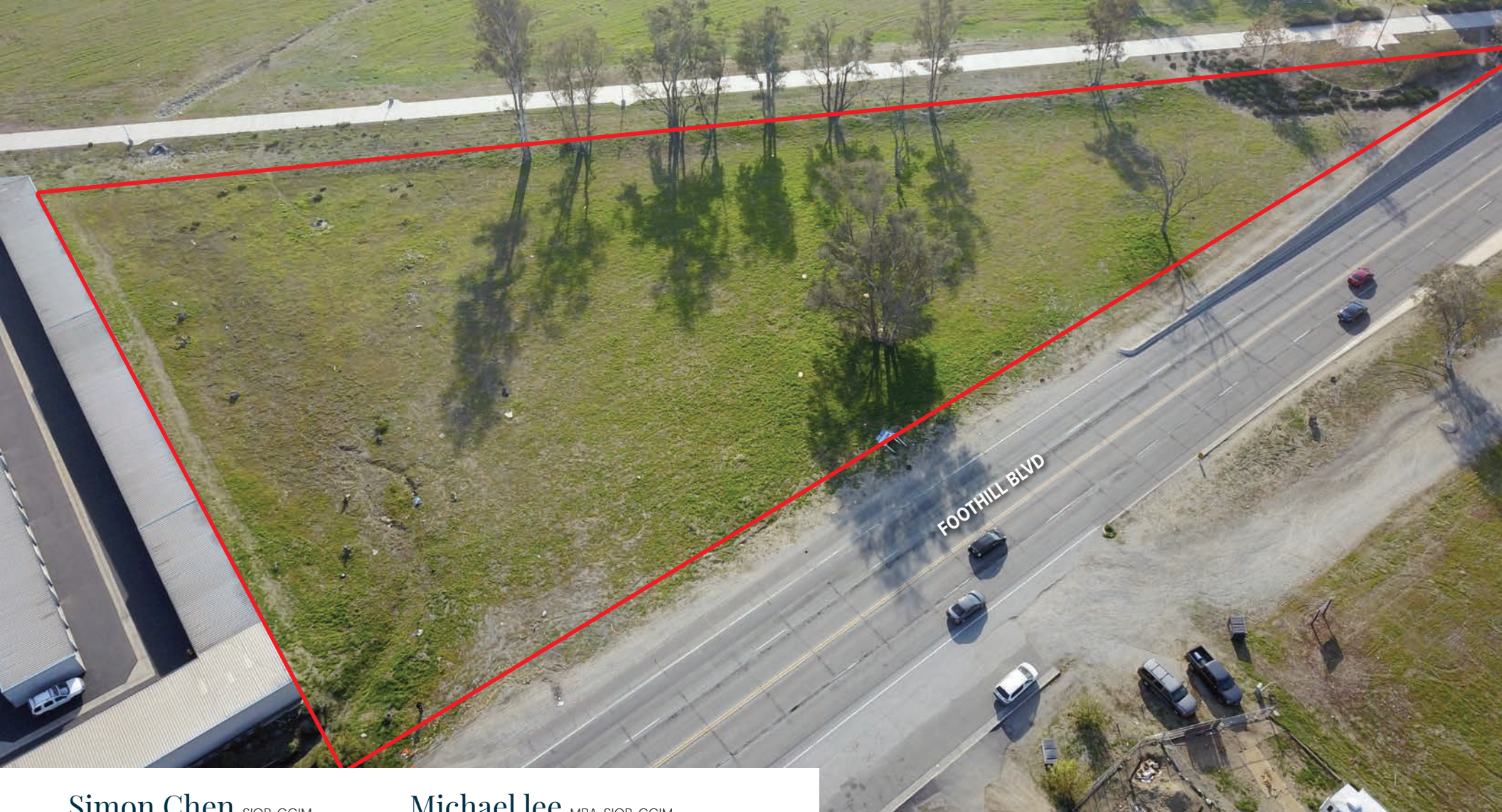
Average Sold Price



\$1.59M

Average Price/AC





**Simon Chen** SIOR, CCIM

Vice President

P 562.568.2013

E schen@lee-associates.com

Lic. ID # 01929578

**Michael lee** MBA, SIOR, CCIM

Senior Vice President

P 562.568.2018

E mlee@lee-associates.com

Lic. ID # 01703179

Lee & Associates | Industry

13181 Crossroads Pkwy N, Ste 300, City of Industry, CA 91746

P: 562.699.7500 | F: 562.695.3133

LEE-ASSOCIATES.COM

**LEE &  
ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

The information contained herein is obtained from sources believed to be reliable. However, we have not verified it and make no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is used for example and is submitted subject to errors, omissions, change of price or conditions, and is subject to prior sale, lease or withdrawal without notice.