

FONTANA PLAZA

# ±4,800 SF - ±6,750 SF SHOP SPACE FOR LEASE

9800-9880 Sierra Ave, Fontana, CA 92335



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**PROGRESSIVE**  
REAL ESTATE PARTNERS



# PROPERTY OVERVIEW



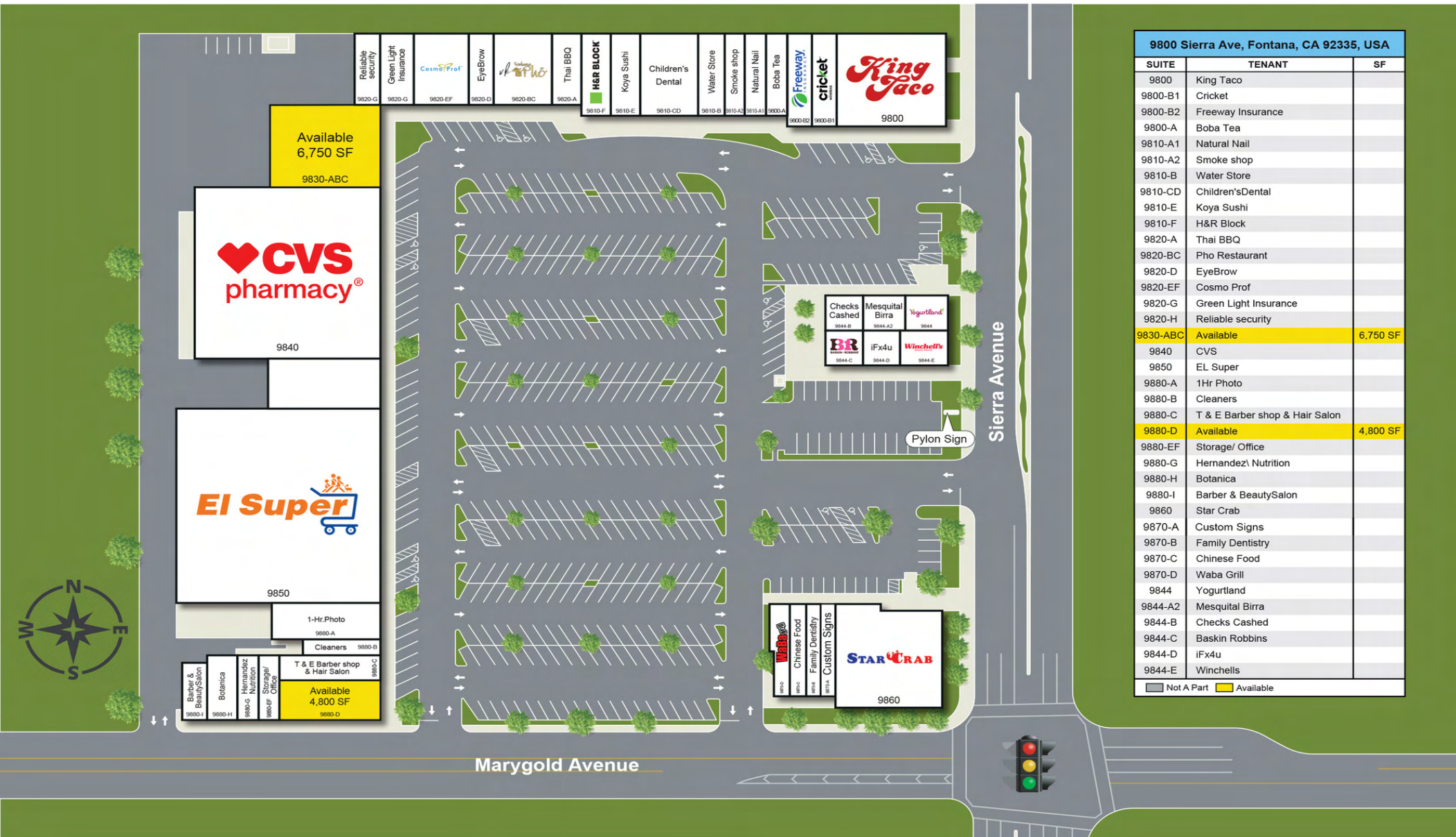
## PROPERTY HIGHLIGHTS

- Located at the major retail hub of the 10 Freeway & Sierra Avenue with ±40,210 cars per day at the intersection of Sierra Avenue and Marygold Ave.
- Located directly across from the 50+ acre Kaiser Hospital Campus with 420 beds and over 5,000 employees.
- Prominent demographics show a densely populated area with an overall population of 327,381 within 5 miles.
- Daytime population of 166,285 with an average household income of \$112,546 within 5 miles of the property.

## SURROUNDING TENANTS



# SITE PLAN



SUITE	TENANT	SF
9800	King Taco	
9800-B1	Cricket	
9800-B2	Freeway Insurance	
9800-A	Boba Tea	
9810-A1	Natural Nail	
9810-A2	Smoke shop	
9810-B	Water Store	
9810-CD	Children's Dental	
9810-E	Koya Sushi	
9810-F	H&R Block	
9820-A	Thai BBQ	
9820-BC	Pho Restaurant	
9820-D	EyeBrow	
9820-EF	Cosmo Prof	
9820-G	Green Light Insurance	
9820-H	Reliable security	
9830-ABC	Available	6,750 SF
9840	CVS	
9850	EL Super	
9880-A	1Hr Photo	
9880-B	Cleaners	
9880-C	T & E Barber shop & Hair Salon	
9880-D	Available	4,800 SF
9880-EF	Storage/ Office	
9880-G	Hernandez Nutrition	
9880-H	Botanica	
9880-I	Barber & Beauty Salon	
9860	Star Crab	
9870-A	Custom Signs	
9870-B	Family Dentistry	
9870-C	Chinese Food	
9870-D	Waba Grill	
9844	Yogurtland	
9844-A2	Mesquite Birra	
9844-B	Checks Cashed	
9844-C	Baskin Robbins	
9844-D	iF4u	
9844-E	Winchells	
	Not A Part	Available



# DEMOGRAPHICS

	1 mi	3 mi	5 mi
<b><u>POPULATION</u></b>			
2025 Total Population	22,238	150,851	327,381
2025 Total Households	6,086	38,819	84,963
2025 Average Household Size	3.6	3.9	3.8
2025 Median Age	30.7	30.9	31.6
<b><u>INCOME</u></b>			
2025 Average Household Income	\$94,884	\$102,418	\$112,546
2025 Median Household Income	\$76,564	\$85,345	\$94,414
2025 Per Capita Income	\$25,987	\$26,398	\$29,263
<b><u>BUSINESS SUMMARY</u></b>			
2025 Total Businesses	732	3,758	8,278
2025 Total Employees	6,524	28,463	74,288



## Presented By



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## Confidentiality & Disclaimer

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