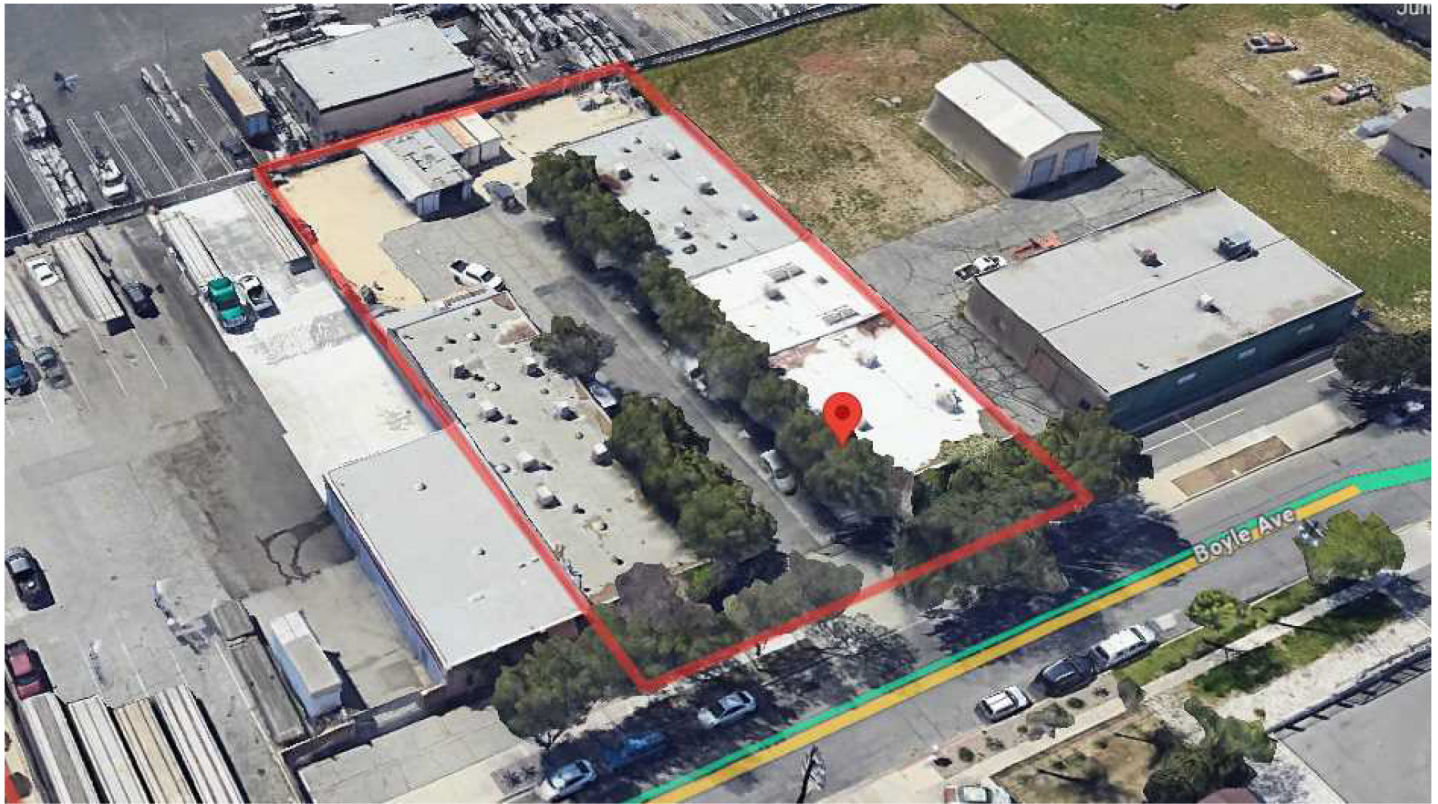


FOR SALE

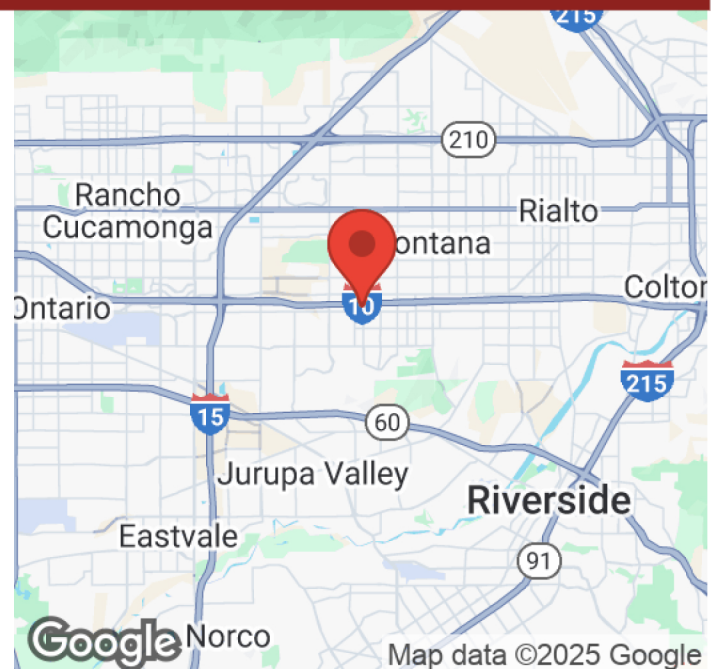
15251 Boyle Avenue
Fontana, CA 92337



**Two Buildings: Approx. 13,800 SF
and 4,329 SF on 0.79 Acres**

Property Highlights

- Buildings are Divisible
- 800 AMPS 277/480 Volt in Each Building
- Multiple Units Possible in Each Building
- Large Yard to the Rear
- Only a Few Minutes From the 10 Frwy




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Executive Summary | 15251 Boyle Ave, Fontana, CA 92337 | Rings: 1, 3, 5 mile radii

Mortgage Income	1 mile	3 miles	5 miles
2025 Percent of Income for Mortgage	33.7%	38.1%	38.2%
Median Household Income			
2025 Median Household Income	\$89,159	\$86,535	\$92,551
2030 Median Household Income	\$100,744	\$95,884	\$102,592
2025-2030 Annual Rate	2.47%	2.07%	2.08%
Average Household Income			
2025 Average Household Income	\$113,538	\$105,003	\$113,237
2030 Average Household Income	\$125,985	\$115,561	\$124,202
Per Capita Income			
2025 Per Capita Income	\$28,680	\$27,705	\$30,393
2030 Per Capita Income	\$32,380	\$31,053	\$33,941
2025-2030 Annual Rate	2.46%	2.31%	2.23%
Income Equality			
2025 Gini Index	40.2	38.1	38.2
Socioeconomic Status			
2025 Socioeconomic Status Index	38.5	36.3	38.2
Housing Unit Summary			
Housing Affordability Index	72	63	63
2010 Total Housing Units	1,440	26,317	72,049
2010 Owner Occupied Hus (%)	63.0%	60.5%	64.7%
2010 Renter Occupied Hus (%)	37.0%	39.5%	35.3%
2010 Vacant Housing Units (%)	7.6%	5.9%	5.7%
2020 Housing Units	1,360	26,730	75,972
2020 Owner Occupied HUs (%)	63.5%	57.4%	62.5%
2020 Renter Occupied HUs (%)	36.5%	42.6%	37.5%
Vacant Housing Units	3.2%	1.8%	2.2%
2025 Housing Units	1,356	27,144	78,353
Owner Occupied Housing Units	63.7%	57.4%	62.9%
Renter Occupied Housing Units	36.3%	42.6%	37.1%
Vacant Housing Units	3.2%	1.8%	2.5%
2030 Total Housing Units	1,369	27,888	80,736
2030 Owner Occupied Housing Units	860	15,749	49,771
2030 Renter Occupied Housing Units	466	11,576	28,946
2030 Vacant Housing Units	43	563	2,019

 **Source:** Esri forecasts for 2025 and 2030. U.S. Census 2010 and 2020 Census data converted by Esri into 2020 geography.

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Permitted Uses in Light Industrial Zoning District

"P" indicates the use is permitted by right and requires site and architectural approval

"M" indicates the use requires the granting of a minor use permit

"C" indicates the use requires a conditional use permit

"—" means the use is not permitted in that zoning district.

Uses		M-1
1	Manufacturing	
	Batching Plant (Concrete Processing)/Mining and Processing	—
	Manufacturing processes involving raw materials	—
	Manufacturing processes involving no raw materials	C
2	Food processing	
	Animal slaughtering	—
	Commercial Bakery	P
	Industrial food catering	P
	Lard, pickles, sauerkraut, vinegar	—
	Meat, dog and cat food processing, canning, packaging	—
3	Service and Repair	
	Body shop and Custom automotive repair (includes lowering and lifting)	C
	Automobile, truck, and other vehicle wash facility	P
	Rental—Automobile, pick-up truck, commercial truck or van, tractor and/or trailer	C
	Automobile Repair Facility	C
	Truck repair facility	C
	Cargo container repair	—
	Gymnasiums, health spas	P
	Tractor (diesel truck), heavy equipment service and repair	—
	Industrial laundry	P
	Machine shop, machinery repair	C
	Printer, blueprint shop	P
	Recycling facilities	C
	Terminal, bus	C
4	Storage and open yards	
	Auto storage	—
	Automobile/truck dismantling	—
	Truck and trailer storage	—
	Truck Terminal	C
	Building materials—Finished	P*
	Building materials—Raw (excluding concrete batching)	—
	Contractor's equipment storage yard	—
	Hazardous substance (in amounts below the maximum allowable quantities as determined by the hazardous material inventory list)	P
	Hazardous substance (in amounts exceeding the maximum allowable quantities as determined by the hazardous material inventory list)	—
	Self-storage facility	C
	Petroleum and similar flammable materials (for local distribution)	—
	RV storage	P*
5	Warehousing Uses	
	Warehousing, High-Cube	P*
	Warehousing, standard	P*
	Warehousing, Logistics and Distribution	P*

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Uses		M-1
	Warehousing Sales, Retail	P *
	Warehousing Sales, Wholesale	P *
6	Retail Sales	
	Automobile and Boat Sales and Accessory Uses	C
	Tractor (diesel truck) sales and accessory	C
	Convenience Store	P
	Convenience Store with Alcoholic Beverage Sales	C
	Copying, Packaging, Mailing	P
	Fueling Station (with or without convenience store)	C
	Liquor Store	C
	Pharmacy	P
7	Restaurants and bars	
	Bar	C
	Restaurant with or without alcoholic beverage sales	P
	Restaurant with alcoholic beverage sales	C
	Restaurant, drive-thru	P
	Restaurant, fast food	P
	Micro-brewery	C
8	Administrative and professional offices	
	Associated with manufacturing or other industrial use	P*
	Business Park	P
	Financial Institutions	P
	Clinic, medical or dental	P
	Laboratory, medical or biological	P
	Optician	P
9	Educational	
	Driver training school	C
	Trade or technical school	C
10	Miscellaneous uses	
	Adult businesses	P*
	Animal kennel	C
	Auctions	C
	Cemetery and related uses	C
	Crematory	—
	Construction trailer	P*
	Depot, bus	P*
	Greenhouse	P
	Hotel	P
	Natural resource development	**
	Night watchmen or custodian quarters	C
	Parks	P
	Fire Station	P