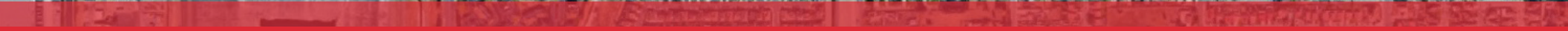




COMMERCIAL
REAL ESTATE
the sign of a profitable property

**SUBJECT
PROPERTY**



GROUND LEASE OPPORTUNITY ON HIGH TRAFFIC FOOTHILL BLVD

13351 Foothill Blvd., Fontana, CA 92335



CALEB MORRISON
(818) 697-9364 | caleb@illicre.com
DRE#02137816

GREG OFFSAY
(818) 697-9387 | greg@illicre.com
DRE#01837719



GROUND LEASE
FONTANA

EXCLUSIVELY LISTED BY

CALEB MORRISON

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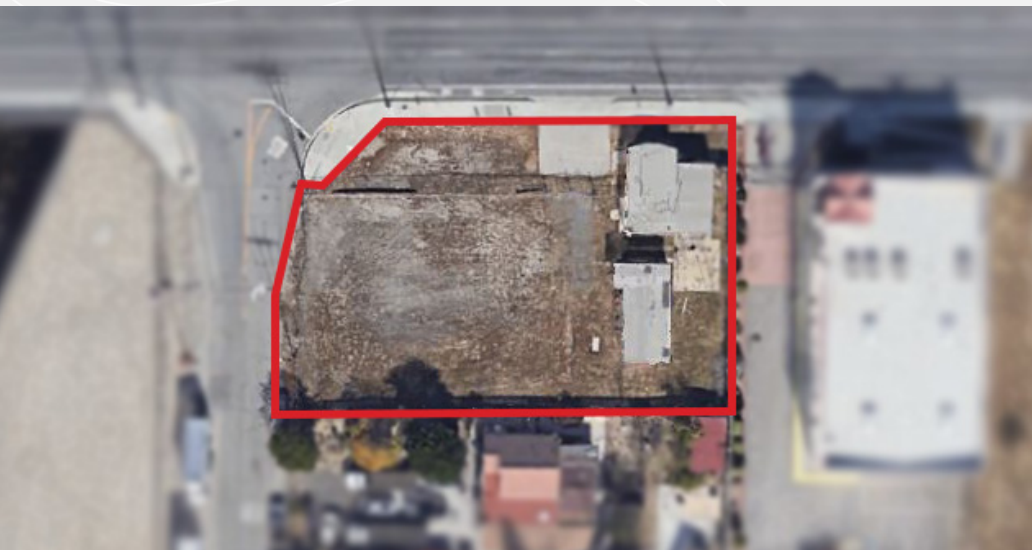
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This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square foot-age are approximate. References to neighboring retailers are subject to change, and may not be adjacent to the vacancy being marketed either prior to, during, or after leases are signed. Lessee must verify the information and bears all risk for any inaccuracies.

5990 SEPULVEDA BOULEVARD, STE. 600 - SHERMAN OAKS, CA 91411 - 818.501.2212/PHONE - www.illicre.com - DRE #01834124

PROPERTY FEATURES

13351 Foothill Blvd., Fontana, CA 92335







APPROX. 32,400 SF

GROUND LEASE

- ✓ Vacant commercial land
- ✓ Close proximity to I-15
- ✓ Visible from signalized intersection
- ✓ Variety of possible uses

AREA AMENITIES

- ✓ Strong population growth
- ✓ Below average unemployment rate
- ✓ Best Life Magazine's #24 best place to raise a family in the United States
- ✓ One of Business Insider's "Top 20 Safest Cities in the Nation" (Source: <https://www.fontana.org/31/About-Us>)

— DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
 Population	19,288	105,059	306,673
 Avg. HH Income	\$122,468	\$130,440	\$118,399
 Daytime Pop	15,723	83,911	244,913
 Traffic Count	±24,000 CPD AT INTERSECTION		



**SUBJECT
PROPERTY**

FOOD4LESS.

ExtraSpace
Storage



PIZZA
PAPA JOHN'S



Guitar
Center

Jack
in the box

LOWE'S

**BEST
BUY**

Goodwill

AERIAL MAP

LIVING SPACES



CVS
pharmacy®



**COMMERCIAL
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