

RELIGIOUS PROPERTY / REDEVELOPMENT OPPORTUNITY

8833 PALMETTO AVENUE | FONTANA, CA 92335

RELIGIOUS PROPERTY / REDEVELOPMENT OPPORTUNITY

17,975± SF ON 2.32± ACRES

AERIAL



PARCEL ID# 0192-242-56-0000

17,975± SF

SQUARE FEET

2.32± AC

ACREAGE

R1, (SINGLE-FAMILY)

ZONING

RELIGIOUS

CURRENT USE

1961

YEAR BUILT

For more information, please contact:

CHRIS BURY
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949.939.6238
chris.bury@foundrycommercial.com

CHARLIE HOWARTH
Vice President
949.542.9484
charlie.howarth@foundrycommercial.com

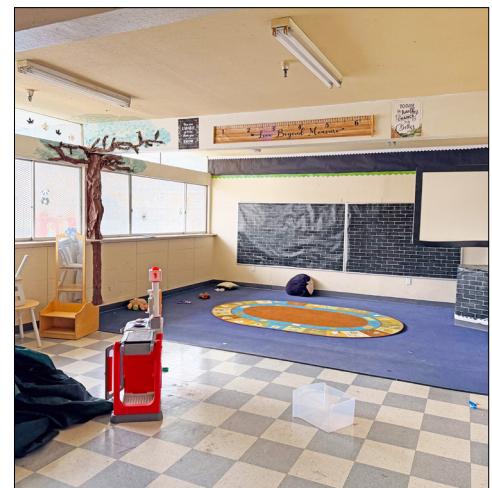
ETHAN REED
Associate
949.525.6397
ethan.reed@foundrycommercial.com

Although all information is furnished regarding for sale, rental or financing is from sources we deem reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof, and it is submitted subject to errors, omissions, changes of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. All sizes are approximate and subject to survey.

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PROPERTY PHOTOS



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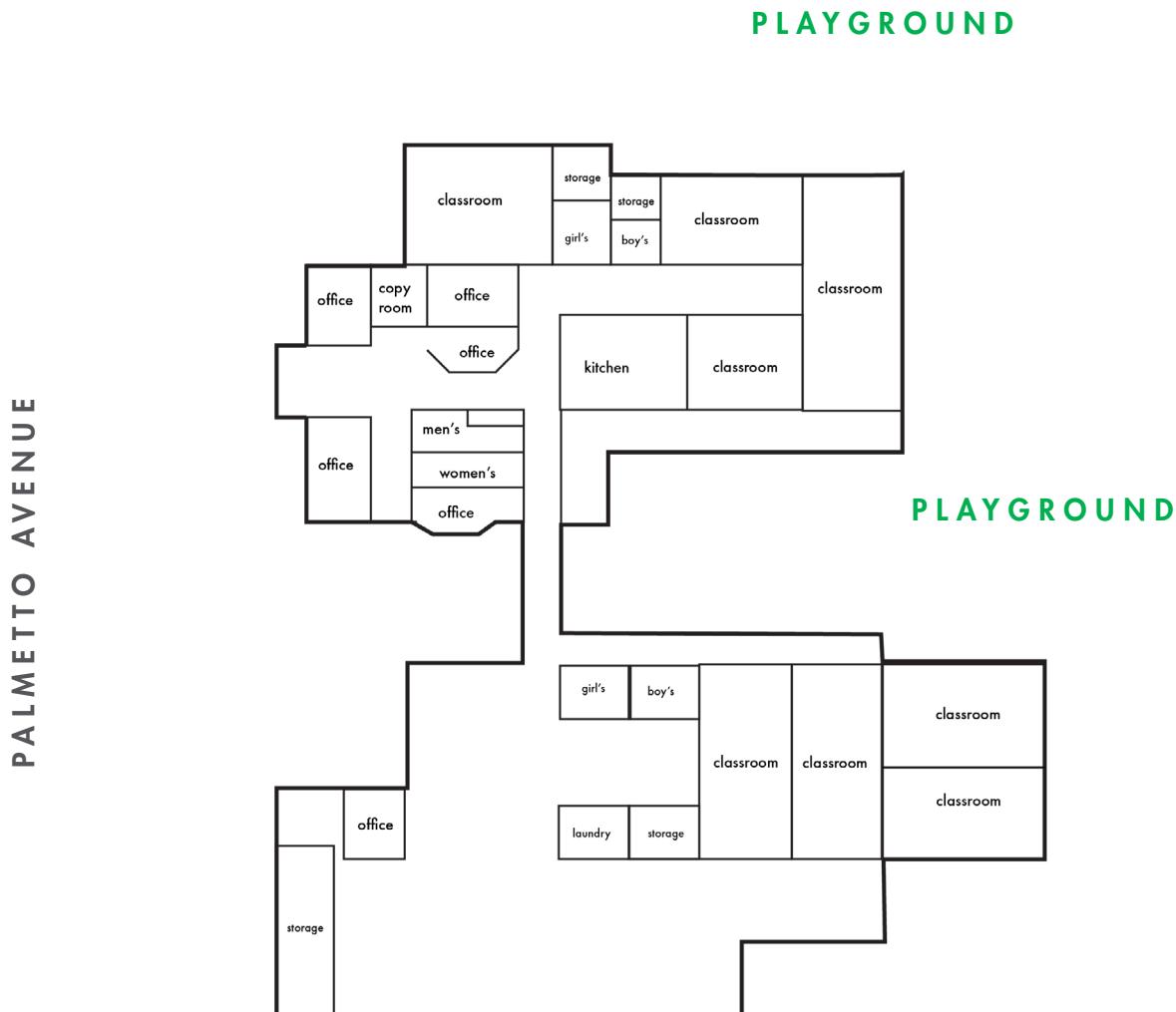
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PROPERTY FLOOR PLAN



APPROXIMATED AND NOT DRAWN TO SCALE

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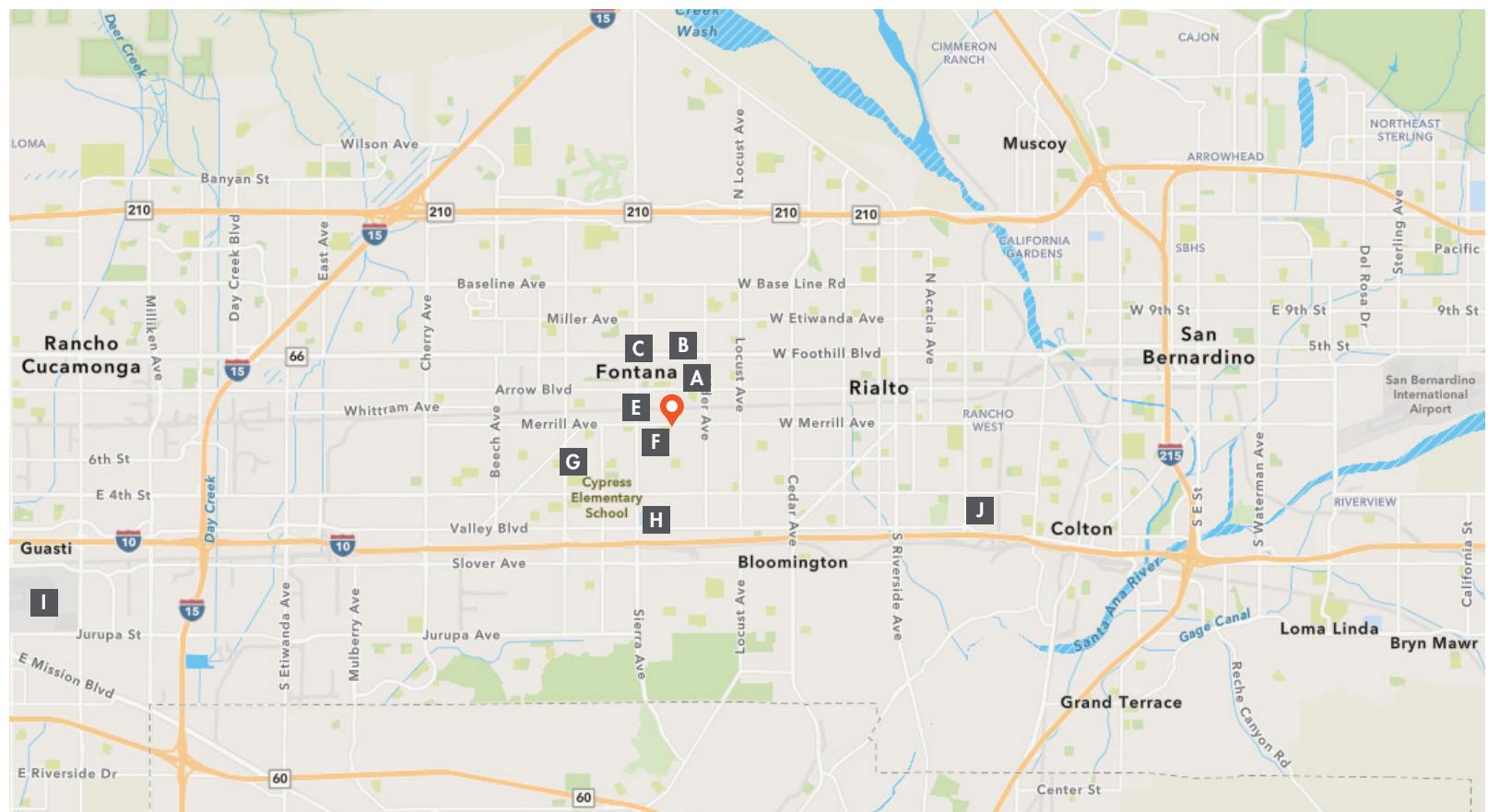
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LOCATION MAP

- A** S.TAMARIND ELEMENTARY
- B** FONTANA MIDDLE SCHOOL
- C** DOWNTOWN
- D** CHAFFEY COLLEGE
- E** COMMERCIAL DISTRICT
- F** VETERANS PARK
- G** FONTANA HIGH SCHOOL
- H** KAISER PERMANENTE MEDICAL CENTER
- I** ONTARIO INTERNATIONAL AIRPORT
- J** ARROWHEAD REGIONAL MEDICAL CENTER



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RELIGIOUS PROPERTY / REDEVELOPMENT OPPORTUNITY

17,975+ SF ON 2.32+ ACRES

NEARBY DEVELOPMENT PROJECTS

[CLICK HERE FOR CITY OF FONTANA INTERACTIVE MAP](#)



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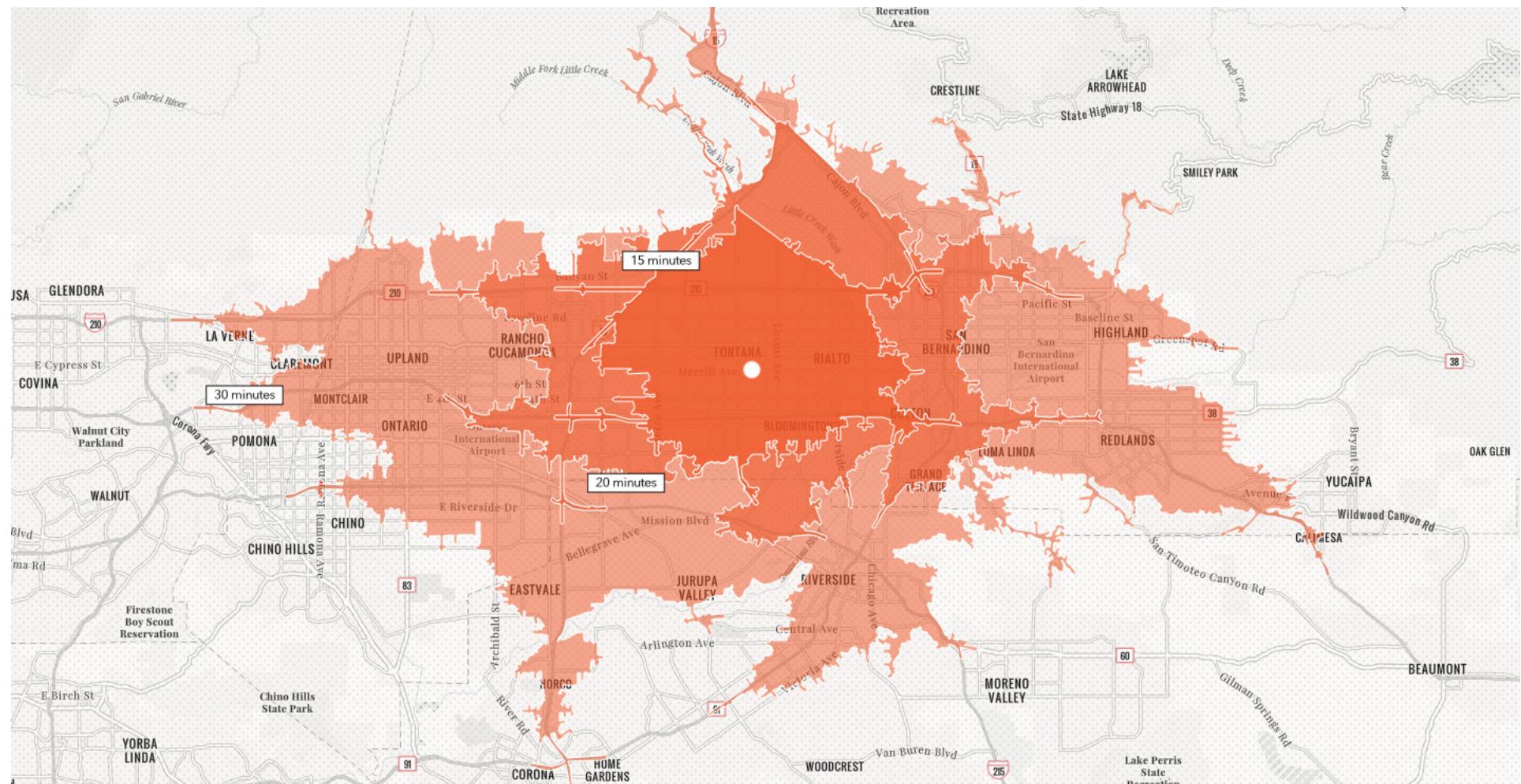
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APPROXIMATE DRIVE TIME TO THE PROPERTY



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AREA DEMOGRAPHICS

1 MILE RADIUS

 25,012
ESTIMATED
POPULATION 2025

37.8
MEDIAN AGE

\$727,011
MEDIAN HOME VALUE

5,149
TOTAL EMPLOYEES

 \$89,100
AVG HOUSEHOLD
INCOME

3 MILE RADIUS —
 173,813
ESTIMATED
POPULATION 2025

 **\$763,478**
MEDIAN HOME VALUE

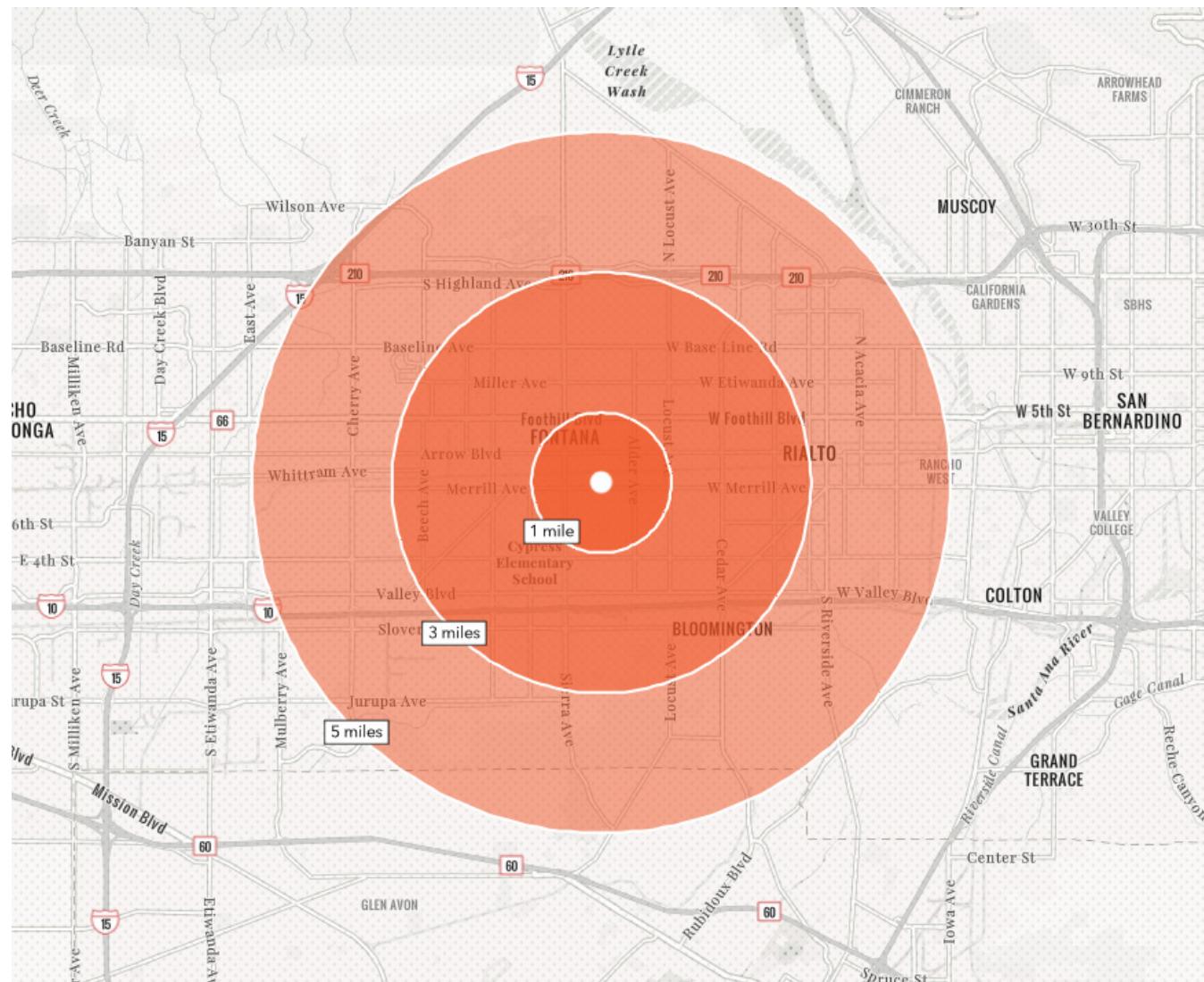
 \$105,647
AVG HOUSEHOLD
INCOME

5 MILE RADIUS —
 355,717
ESTIMATED
POPULATION 2025

 \$778,175
MEDIAN HOME

 20,138
TOTAL EMPLOYEES

 \$115,526
AVG HOUSEHOLD
INCOME



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SUGGESTIONS

All offers submitted for the proposed sale should be in writing and accompanied by background information on the Buyer.

The property is being offered on the basis of an all-cash closing. The Buyer should distinguish itself by addressing the following:



PRICE

Stipulate total price
Evidence of funds



DEPOSITS

A significant initial deposit will be required upon execution of the Purchase and Sale Agreement
Indicate timing and amounts of additional deposits



ESCROW CLOSING DATE

Specify for all scenarios



OFFER STRUCTURE

Investor or User



PROPOSED USE OF SITE

List proposed use



CONTINGENCIES/ CONDITIONS TO CLOSING

Indicate all buyer contingencies and length of contingency period
Specify all conditions necessary to trigger closing
If offering on an entitled basis, provide a projected entitlement timeline with major requirements



CONTACT

Contact Chris, Charlie, or Ethan
Do not disturb owner

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