

Available For Lease

Fontana Square - Shops to Walmart

17151- 17171 W Foothill Boulevard, Fontana, CA 92335



Property Features:

- End Cap Available for Immediate Occupancy
- 3 Units Total Available
- 2,278 - 4,020 SF
- High Traffic Walmart Center
- Excellent Visibility From the Street
- Located on main thoroughfare with high traffic

\$1.50 PSF Per Month NNN

Demographics

	1 Mile	3 Mile	5 Mile
Population	27,061	191,026	379,713
Avg. HH Income	\$60,953	\$74,796	\$83,128

Traffic Count:

±30,876 CPD - Foothill Blvd @ Mango Ave

MGR Real Estate

3800 Concourse St., Ste. 350
Ontario, CA 91764
DRE: 01841921

Contact:

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Site Plan



17151 Foothill Blvd.	Unit	Square Feet
Available	A	4,020
Casa Jimenez	B	4,000
Sally Beauty	C	2,055
Precision Hair	F	1,065
Super Nails	G	1,040
Lease Pending	H	1,083
USA Smoke	I	1,222
Premiere Shoes	J	1,820
Premiere Clothing	K/L	5,008
Available	M	3,320

17171 Foothill Blvd.	Unit	Square Footage
Sprint-T Mobile	A	2,000
Comfort Dental	B	1,706
Available	C	2,278
Tasty King	D	1,676
Munchy Licious	E	928
Fred Loya Insurance	F	1,156

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Demographics - Expanded

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	1 Mile		3 Mile		5 Mile			1 Mile		3 Mile		5 Mile	
Population							Households						
2025 Projection	28,204		198,840		394,090		2025 Projection	7,415		49,267		98,941	
2020 Estimate	27,061		191,026		379,713		2020 Estimate	7,098		47,218		95,156	
2010 Census	24,223		172,404		349,103		2010 Census	6,247		41,873		86,328	
Growth 2020 - 2025	4.22%		4.09%		3.79%		Growth 2020 - 2025	4.47%		4.34%		3.98%	
Growth 2010 - 2020	11.72%		10.80%		8.77%		Growth 2010 - 2020	13.62%		12.76%		10.23%	
Median Age	30.20		30.20		30.80		2020 Average Household Size	3.80		4.00		4.00	
Average Age	32.90		32.50		33.00								
2020 Median Age, Male	29.10		29.40		29.80		2020 Households by HH Income	7,099		47,218		95,154	
2020 Average Age, Male	31.80		31.70		32.20		<\$25,000	1,848	26.03%	8,503	18.01%	14,500	15.24%
2020 Median Age, Female	31.60		31.10		31.80		\$25,000 - \$50,000	1,845	25.99%	10,259	21.73%	19,064	20.03%
2020 Average Age, Female	34.00		33.20		33.80		\$50,000 - \$75,000	1,429	20.13%	9,791	20.74%	18,938	19.90%
							\$75,000 - \$100,000	912	12.85%	8,002	16.95%	15,947	16.76%
2020 Population By Race	27,061		191,026		379,713		\$100,000 - \$125,000	485	6.83%	4,420	9.36%	10,035	10.55%
White	23,041	85.14%	155,198	81.24%	296,626	78.12%	\$125,000 - \$150,000	191	2.69%	2,623	5.56%	6,009	6.32%
Black	1,945	7.19%	17,072	8.94%	41,386	10.90%	\$150,000 - \$200,000	240	3.38%	1,939	4.11%	6,300	6.62%
Am. Indian & Alaskan	687	2.54%	4,537	2.38%	8,168	2.15%	\$200,000+	149	2.10%	1,681	3.56%	4,361	4.58%
Asian	570	2.11%	8,214	4.30%	21,186	5.58%							
Hawaiian & Pacific Island	115	0.42%	817	0.43%	1,679	0.44%	2020 Avg Household Income	\$60,953		\$74,796		\$83,128	
Other	703	2.60%	5,189	2.72%	10,668	2.81%	2020 Med Household Income	\$47,464		\$61,198		\$68,107	
Population by Hispanic Origin	27,061		191,026		379,713								
Non-Hispanic Origin	4,740	17.52%	42,092	22.03%	101,555	26.75%	2020 Occupied Housing	7,098		47,218		95,156	
Hispanic Origin	22,321	82.48%	148,935	77.97%	278,158	73.25%	Owner Occupied	3,237	45.60%	28,393	60.13%	63,616	66.85%
							Renter Occupied	3,861	54.40%	18,825	39.87%	31,540	33.15%
2020 Population by Occupation Classification	20,060		141,235		282,967								
Civilian Employed	11,843	59.04%	86,908	61.53%	175,212	61.92%	Households by Marital Status						
Civilian Unemployed	592	2.95%	3,909	2.77%	7,546	2.67%	Married	3,620		27,043		56,009	
Civilian Non-Labor Force	7,622	38.00%	50,374	35.67%	100,116	35.38%	Married No Children	1,387		10,452		22,175	
Armed Forces	3	0.01%	44	0.03%	93	0.03%	Married w/Children	2,233		16,590		33,835	
2020 Population by Education	17,353		120,599		242,075		2020 Median Home Value	\$319,335		\$335,578		\$343,904	
Some High School, No Diploma	6,354	36.62%	39,204	32.51%	70,551	29.14%	2020 Median Year Built	1976		1982		1984	
High School Grad (Incl Equivalency)	4,934	28.43%	31,936	26.48%	61,704	25.49%							
Some College, No Degree	3,709	21.37%	30,124	24.98%	65,202	26.93%	2020 Worker Travel Time to Job	11,371		84,289		168,998	
Associate Degree	1,343	7.74%	7,777	6.45%	15,059	6.22%	<30 Minutes	6,256	55.02%	46,668	55.37%	93,548	55.35%
Bachelor Degree	765	4.41%	8,946	7.42%	21,800	9.01%	30-60 Minutes	3,495	30.74%	24,747	29.36%	49,310	29.18%
Advanced Degree	248	1.43%	2,612	2.17%	7,759	3.21%	60+ Minutes	1,620	14.25%	12,874	15.27%	26,140	15.47%

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