

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

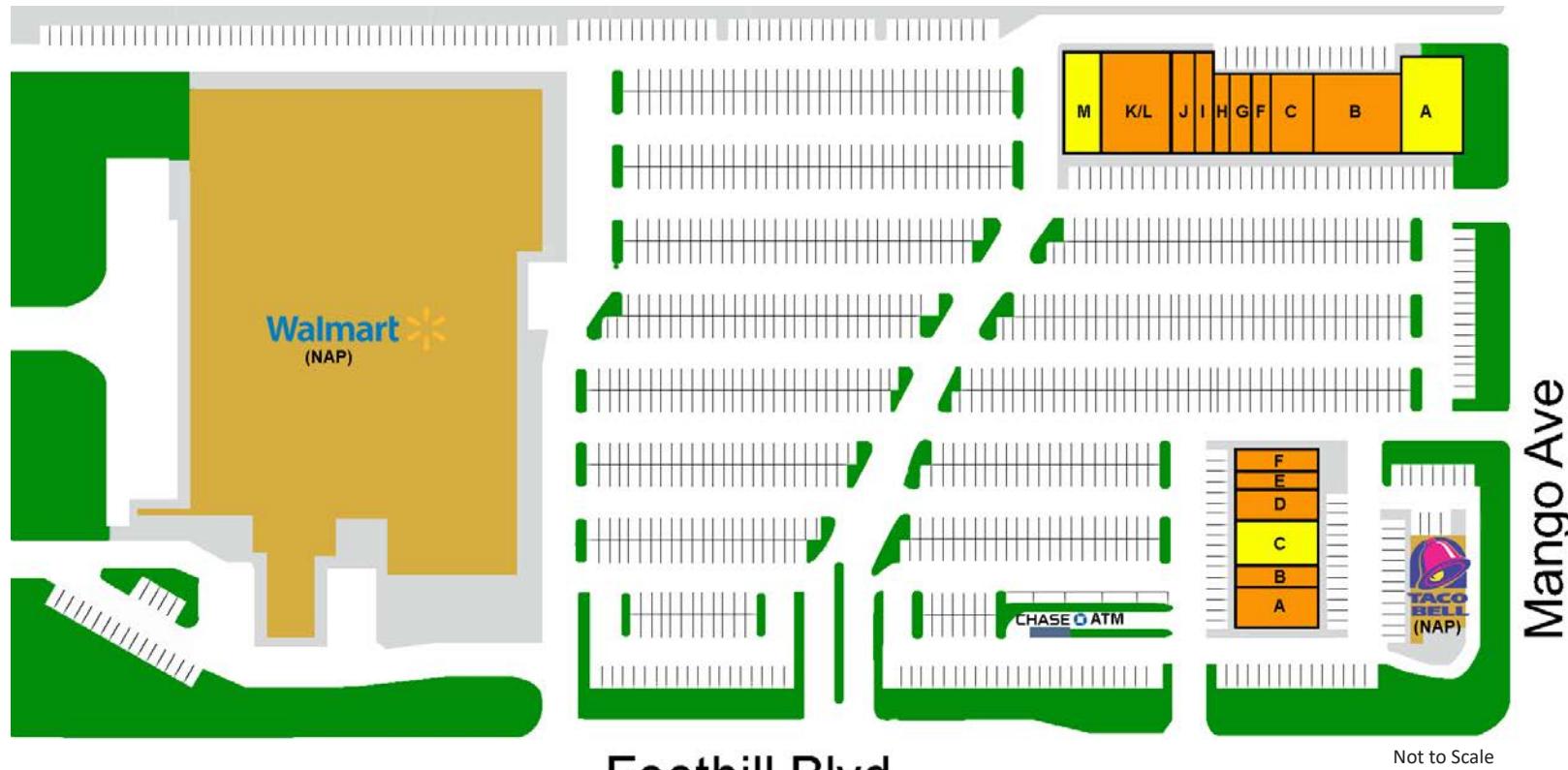
3800 Concours St., Ste. 350
Ontario, CA 91764
DRE: 01841921

Contact:

Joshua Rey
Senior Commercial Agent
Direct: (760) 684-1355
Jrey@mgrrealestate.com
CA DRE # 01776485

Ramsey Nava
Commercial Agent
Direct: (626) 392-9072
Rnav@mgrrealestate.com
CA DRE # 02007945

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

MGR Real Estate
3800 Concours St., Ste. 350
Ontario, CA 91764
DRE: 01841921

Contact:

Joshua Rey
Senior Commercial Agent
Direct: (760) 684-1355
Jrey@mgrrealestate.com
CA DRE # 01776485

Ramses Nava
Commercial Agent
Direct: (626) 392-9072
Rnav@mgrrealestate.com
CA DRE # 02007945

All items on this page are deemed to be accurate, but should be viewed as reference only. MGR Real Estate, Inc. does not warranty/guaranty the validity of any information on this page.

Demographics - Expanded

	1 Mile	3 Mile	5 Mile		1 Mile	3 Mile	5 Mile						
Population													
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													
Non-Hispanic Origin	27,061	191,026	379,713	2020 Occupied Housing	7,098	47,218	95,156						
Hispanic Origin				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%

MGR Real Estate

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

Contact:

Joshua Rey

Ramses Nava

Senior Commercial Agent

Commercial Agent

Direct: (760) 684-1355

Direct: (626) 392-9072

jrey@mgrrealestate.com

rnav@mgrrealestate.com

CA DRE # 01776485

CA DRE # 02007945

All items on this page are deemed to be accurate, but should be viewed as reference only. MGR Real Estate, Inc. does not warranty/guaranty the validity of any information on this page.