Inland Empire Retail Space For Lease

±9,894 SF TOTAL | ±1,100 SF AVAILABLE

9885 SIERRA AVENUE, FONTANA, CA

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Property Highlights

- Prime Location: Situated at 9885 Sierra Ave, Fontana, CA, directly adjacent to Kaiser Hospital—guaranteeing high foot traffic and excellent visibility.
- Strong Tenant Mix: Anchored by national and local favorites including Starbucks, Dave's Hot Chicken, AT&T, Fred Loya Insurance, Fontana Pizza Company, and La Carniceria Meat Market.
- Vacancy Opportunity: 1,100 SF space available next to Starbucks—perfect for retail or service-based tenants. Space is in shell condition, offering flexibility for customization.
- Tenant Improvement Allowance: Landlord willing to provide TI allowance for qualified tenants, making this an ideal opportunity for new businesses.
- City of Fontana: A fast-growing city with a population of over 215,000, a vibrant retail market, and strong economic growth driven by healthcare, logistics, and manufacturing industries

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Demographics

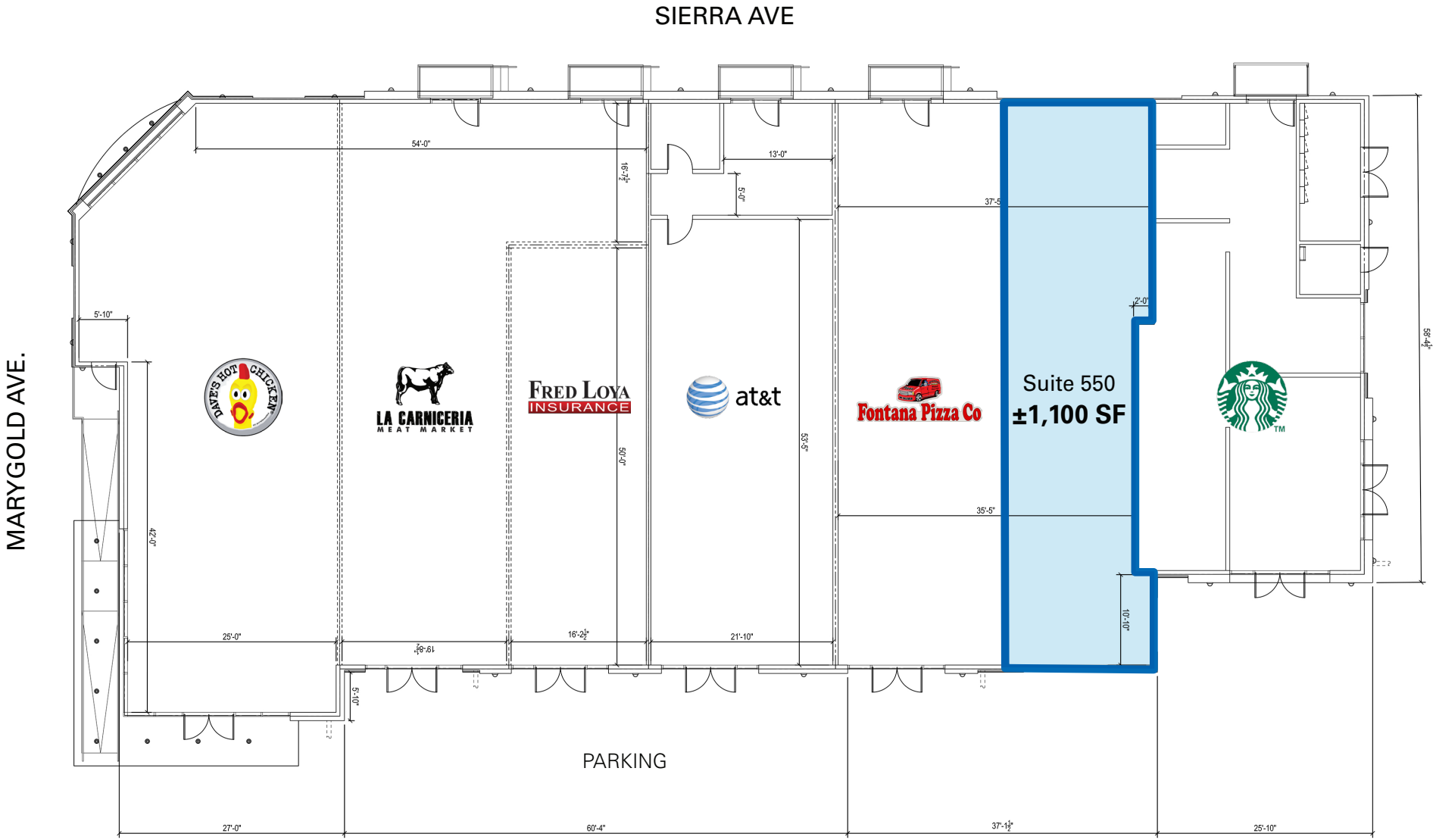
POPULATION	
1 mile	21,830
3 miles	152,473
5 miles	338,098

AVERAGE HOUSEHOLD INCOME	
1 mile	$83,474
3 miles	$93,393
5 miles	$103,759

DAYTIME POPULATION	
1 mile	10,251
3 miles	36,338
5 miles	89,950

MEDIAN HOUSEHOLD INCOME	
1 mile	$65,516
3 miles	$77,533
5 miles	$83,858

Floorplan



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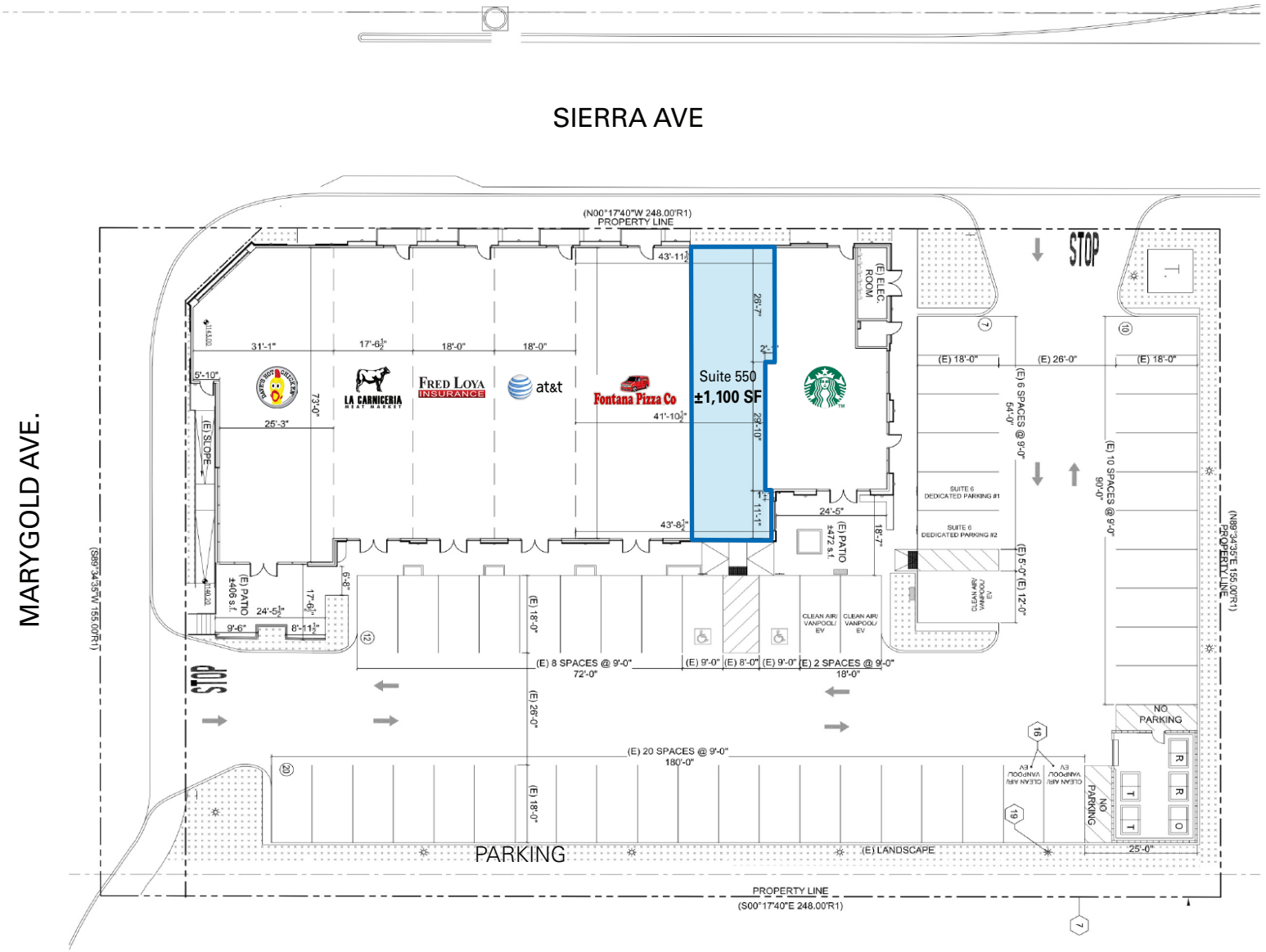
Site Plan



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Area Amenities

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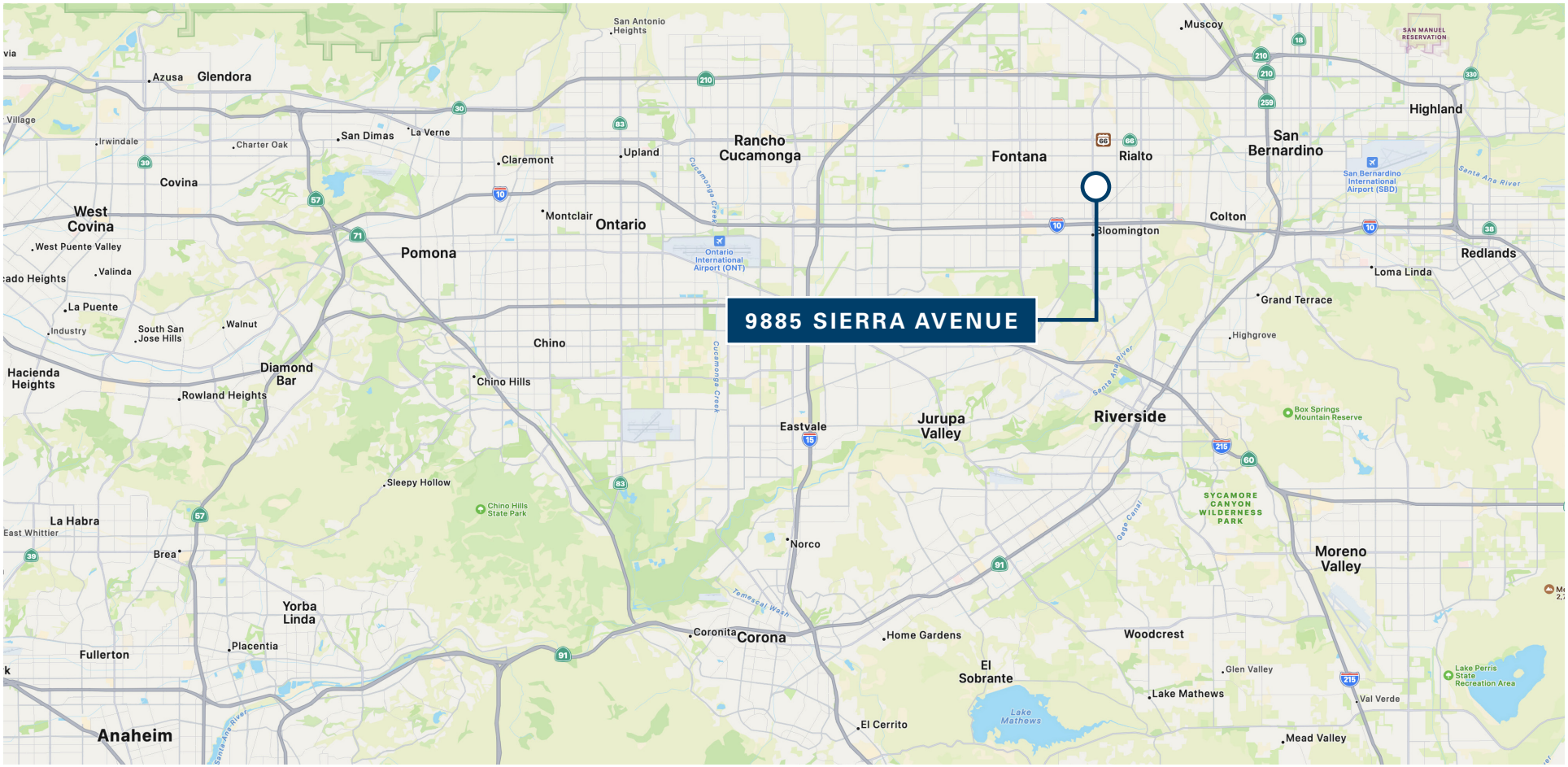

LEASING CONTACT

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