

# For Sale!



**8265 Juniper Ave, Fontana, CA 92335**

Keller Williams Commercial | 1473 Ford St #200, Redlands, CA 92373 | Corporate DRE #01904376  
Contact: Teri Alvarez (909) 330-8123, DRE #01498790 [info@sqftlocal.com](mailto:info@sqftlocal.com)



*Offered for:* \$2,999,000

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## *Existing Body Shop:*

5329sf Freestanding Retail; with an operational non-conforming Body Shop use. The sale includes three contiguous parcels (1.23ac) with 282' frontage on busy street front - a prime redevelopment opportunity for a variety of uses within FBC Mixed-Use Core District zoning.

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## Front Building #1:

Two buildings; the front shop includes two offices, one GL overhead door, a side storage garage with OHD, kitchenette, restroom, shower, camera wired exterior and upgraded 3-phase/220v electric.



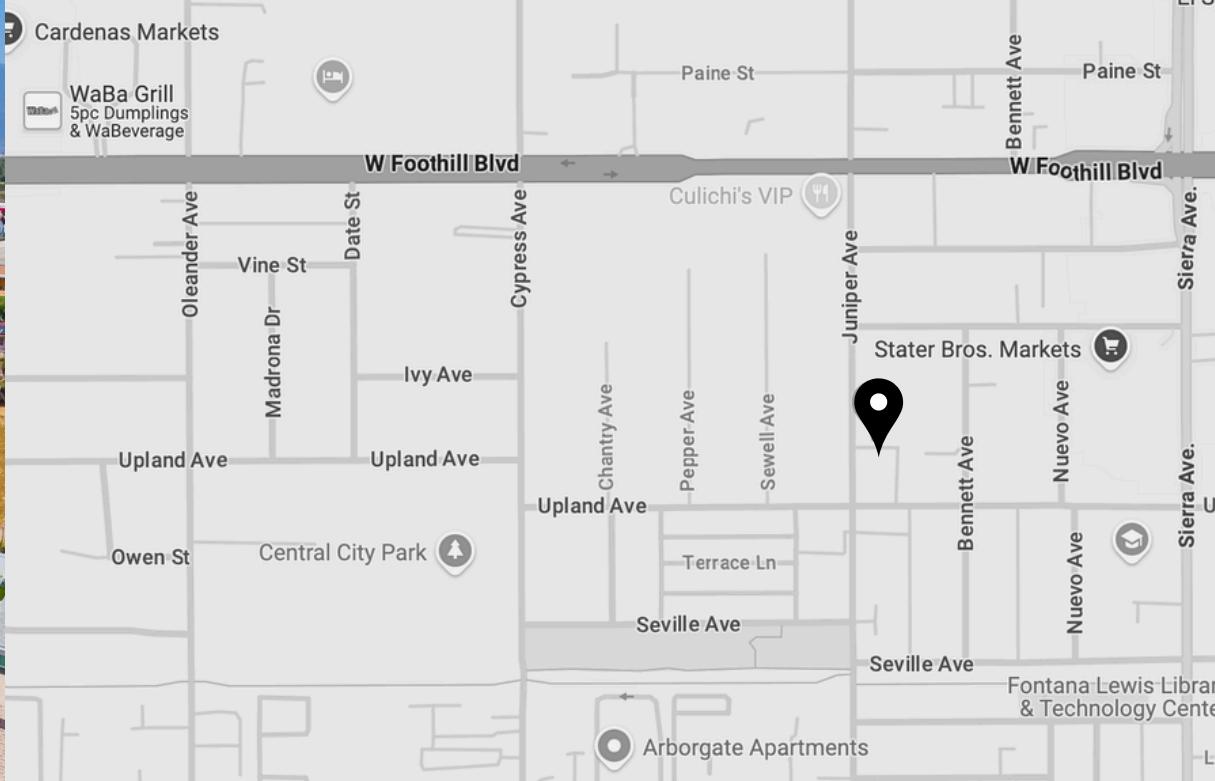
## *Rear Building #2:*

A workshop with four overhead garage doors, outdoor canopy and large paint booth on a paved lot. The Retail parcel is fully fenced with a secured yard.



## Traffic Counts:

CPD: ± 34,853 - @ Foothill Blvd / Bennett Ave  
CPD: ± 5,871 - @ Juniper Ave / Upland Ave



- Total Available Space: 5,329sf Retail; 53,721sf Lot/1.23ac
- Zoned: FBC (Form Based Code) Mixed-Use Core District
- APN: 0191-141-03, 0191-141-04, 0191-141,05 \*Opportunity Zone
- 282' Frontage on Juniper Avenue (3-Parcels)
- 2024 Median Household Income Within 2-Miles: \$72,517
- Less than 3-Miles to Kaiser Medical Center; nearby to all local amenities and transit. Permitting allows for Micro-Brewery/Pub, Preschool, Retail, Office, Hotel, Urgent Care, Gas Station, Assisted Living, Residential, Senior Housing, Mixed-Use Commercial/Residential and more! \*Buyer to Verify Own Zoning & Use with City of Fontana.

## Local Map & Summary: