

CITRUS CROSSROADS - AMAZON FRESH ANCHORED CENTER – 16164 S. HIGHLAND AVE, FONTANA, CA

Brand New Pad Building For Sale or Lease in Grocery Anchored Shopping Center

2,600 SF AVAILABLE



NEWMARK



16164 S. HIGHLAND AVE. - PROPERTY SUMMARY

ADDRESS	LEASE SF	TRANSPORTATION
16164 S. Highland Ave. Fontana, CA 92336	2, 600 SF Available	210 Freeway, 15 Freeway, and 215 Freeway

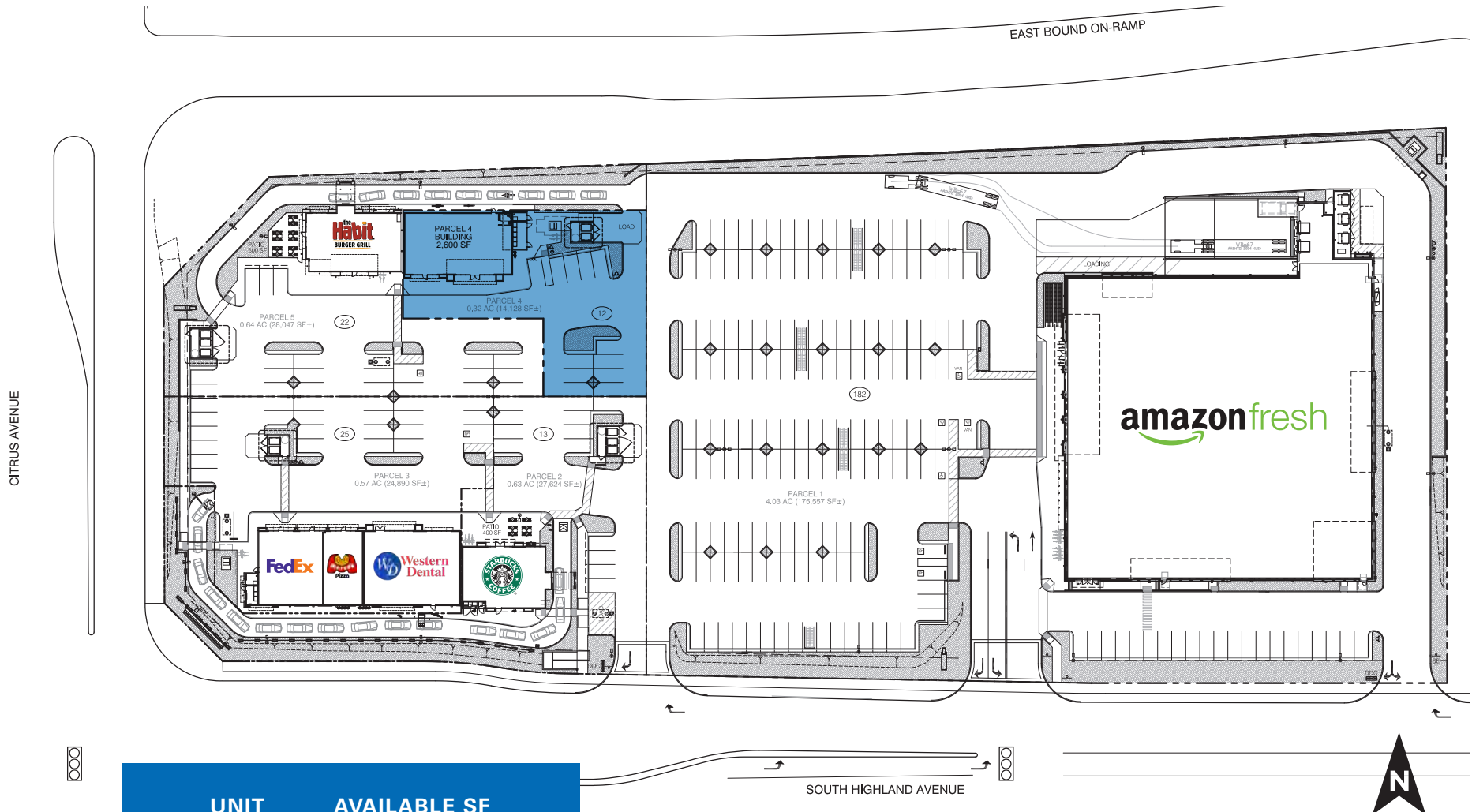
Highlights

- ±2,600 SF end cap pad location in Amazon Fresh anchored center in high growth North Fontana, CA market
- Approx. 45,000 CPD at the intersection
- Freeway pylon signage available

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Population	18,742	134,747	320,972
Average HH Income	\$118,452	\$108,812	\$100,262
Adj Daytime Demos	2,997	23,705	63,979



CITRUS CROSSROADS - SITE PLAN



UNIT	AVAILABLE SF
16164	2,600





66

15

210

**Citrus & Summit
DR Horton**
143 Residential Units

AVAILABLE
2,600 SF

**Hotel & QSR
Drive-Thru
Development**
Coming Soon!

186,000 CARS PER DAY



NEWMARK

CITRUS CROSSROADS
16164 S. HIGHLAND AVE.
FONTANA, CA

Pad Building For Sale or Lease

2,600 SF AVAILABLE

PABLO RODRIGUEZ

Managing Director

t 213-340-5682

pablo.rodriguez@nrmk.com

CA RE Lic. #01870757

CORPORATE LICENSE #01355491

The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

NEWMARK

