

HOME DEPOT ANCHORED CENTER - SHOP SPACE AVAILABLE

10986 Sierra Ave. | Fontana, CA 92337
 SWC Sierra Avenue & Santa Ana Avenue

FOR LEASE



FEATURES

- 1,400 SF of shop space available
- Located on the signalized corner of Sierra Ave. & Santa Ave. with 23,000 CPD
- Great signage and high visibility from Sierra Ave.
- Center offers great foot traffic generated by Home Depot, 7-Eleven & Corky's Bakery
- Surrounded by two housing developments that have over 900 households
- Trade area offers a strong workforce adjacent to a 4 million SF office/ industrial business park

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population	5,169	100,461	313,704
Average Income	\$80,130	\$62,019	\$61,387
Daytime Population	2,504	25,969	78,713

TRAFFIC COUNTS

23,000 CPD on Sierra Ave.

** Derived from Sites to Do Business*



VISIT INTERACTIVE MAP



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SITE PLAN | Home Depot Anchored Center - Shop Space Available

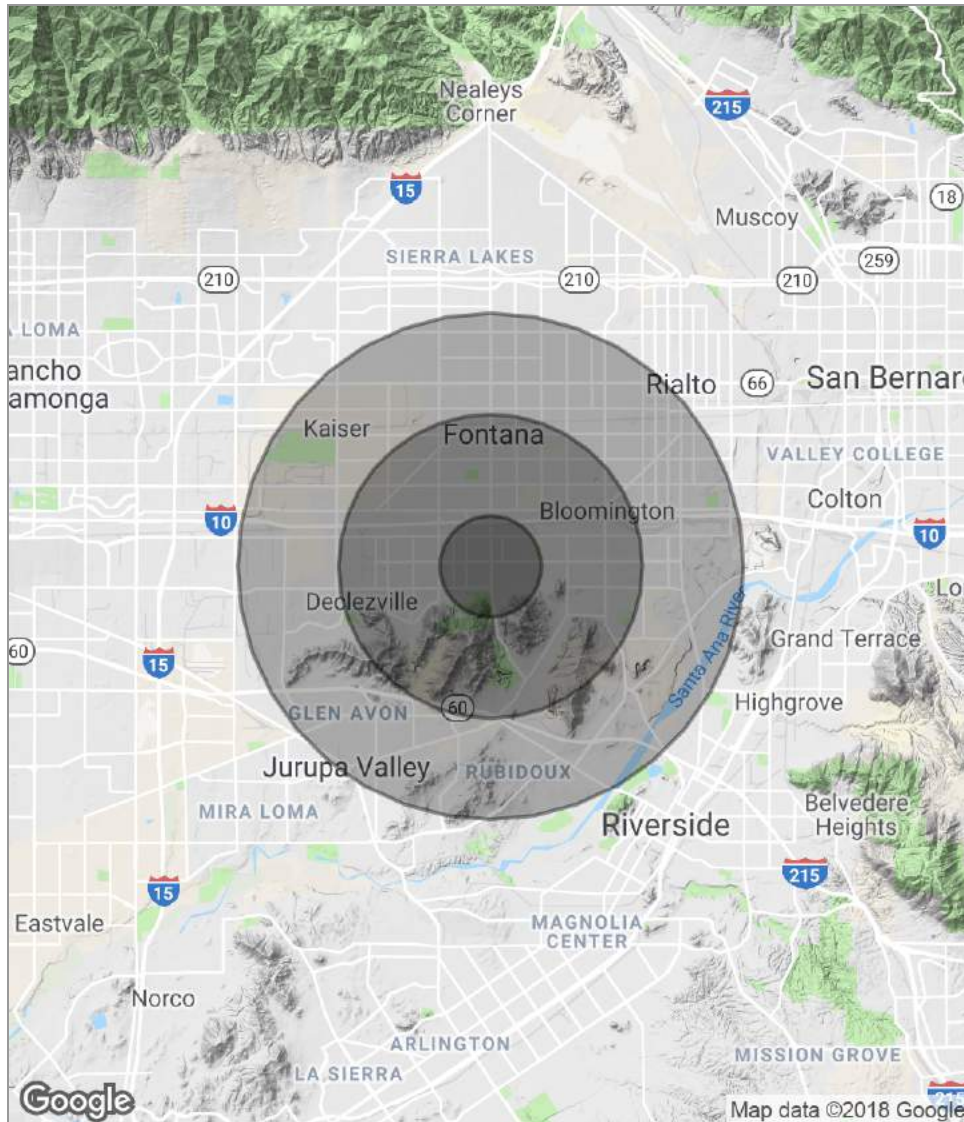


RETAILER MAP | Home Depot Anchored Center - Shop Space Available



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DEMO MAP & DATA | Home Depot Anchored Center - Shop Space Available



POPULATION	1 MILE	3 MILES	5 MILES
Total population	5,169	100,461	313,704
Median age	30.3	27.7	27.8
Median age (Male)	28.9	26.7	27.0
Median age (Female)	31.0	29.2	28.7
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	1,218	23,835	75,743
# of persons per HH	4.2	4.2	4.1
Average HH income	\$80,130	\$62,019	\$61,387
Average house value	\$371,762	\$324,581	\$326,427
ETHNICITY (%)	1 MILE	3 MILES	5 MILES
Hispanic	64.5%	75.6%	74.5%
RACE (%)	1 MILE	3 MILES	5 MILES
White	55.0%	61.6%	59.1%
Black	11.3%	5.7%	6.5%
Asian	6.9%	2.5%	2.6%
Hawaiian	0.5%	0.3%	0.5%
American Indian	0.2%	0.7%	0.7%
Other	20.4%	25.6%	26.5%

* Demographic data derived from 2010 US Census