

LAND FOR SALE

Tokay Ave

CITRUS AVE and ARROW BLVD

FONTANA | CA 92335

Citrus Ave

Seville Ave

Tokay Ave

Arrow Blvd

CBRE



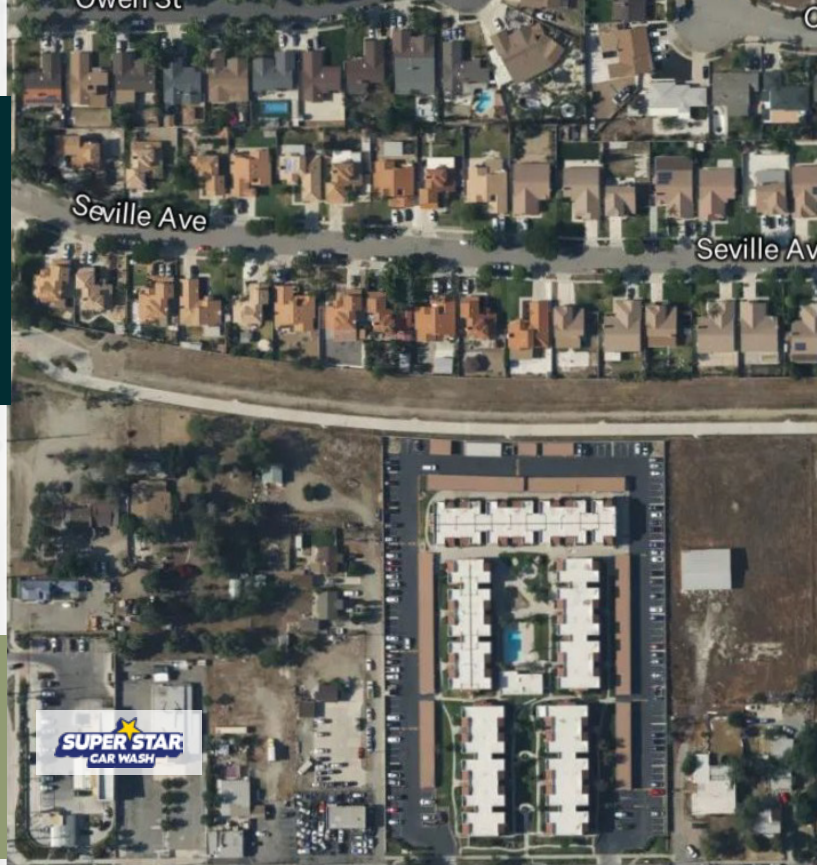
CITRUS AVE
and
ARROW BLVD



FUEL UP

CITRUS AVE

14,200 AADT



ARROW BLVD

Arrow Blvd



ARROW BLVD

8,600 AADT



RYAN PLAZA

PROPERTY HIGHLIGHTS



HIGH
VISIBILITY



NEAR SIGNALIZED
INTERSECTION



CLOSE PROXIMITY TO
OTHER BUSINESSES



MINUTES FROM
I-10 FREEWAY



LOT SIZE
30,000 SF



TRAFFIC COUNTS -FIVE MINUTES

Street Name	Type	Traffic Count	Cross Street
Citrus Ave	Aadt	14,200	Arrow Blvd
Arrow Blvd	Aadt	8,600	Tokay Ave
Citrus Ave	Aadt	11,400	Tullock St
Citrus Ave	Aadt	30,104	Valley Blvd

DEMOGRAPHICS

	5 Minutes	10 Minutes	5 Minutes
Age			
Population	91,097	253,262	542,530
Households			
2023 Households - Current Year Estimate	23,365	66,452	150,581
Household Income			
2023 Average Household Income	\$91,926	\$108,217	\$109,809

CITRUS AVE
and
ARROW BLVD

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