

# BIG 5 SPORTING GOODS ANCHORED CENTER Retail Space for Sublease

KENNEDY WILSON  
BROKERAGE

16975 Sierra Lakes Parkway | Fontana, CA 92336



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### AVAILABLE

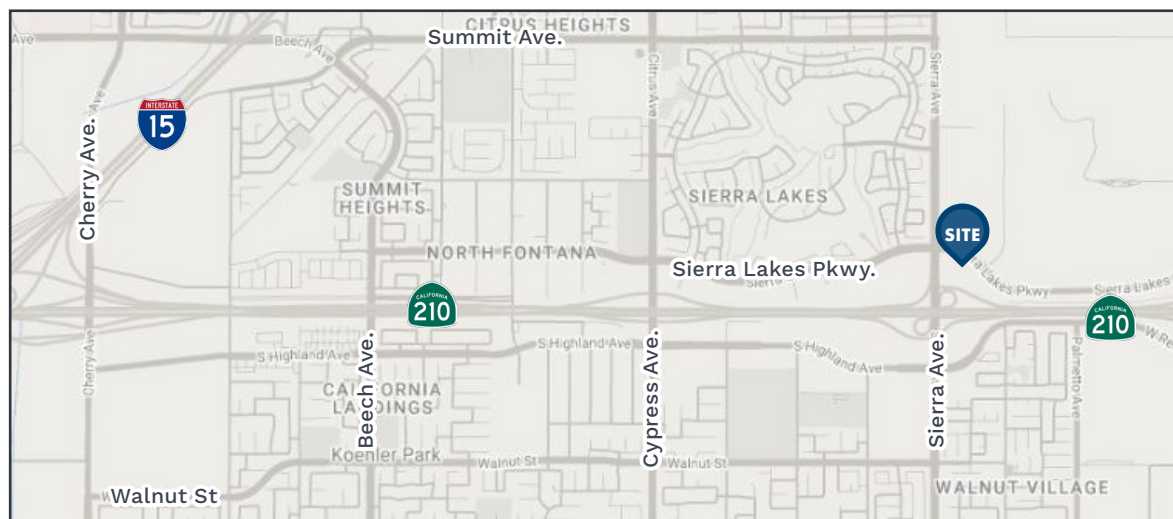
Size: ±2,400 SF  
Rent: \$2.65 PSF/Mo., NNN

Initial Lease  
Term Through: January 31, 2027

### PROPERTY HIGHLIGHTS

- Vacant former 7-Eleven outparcel in the Shops at Sierra Center anchored by Big 5 Sporting Goods
- Strong synergy retail in close distance to the 880,000-SF Sierra Lakes Commercial Corridor
- Directly off the 210 Fwy and less than 2 miles from I-15
- The subject property is in close proximity to the large number of industrial parks in the area adding to the strong daytime population (±275,000 within 5mi)
- Immediate trade area tenants include Lowe's Home Improvement, OfficeMaxx, Petco & Costco

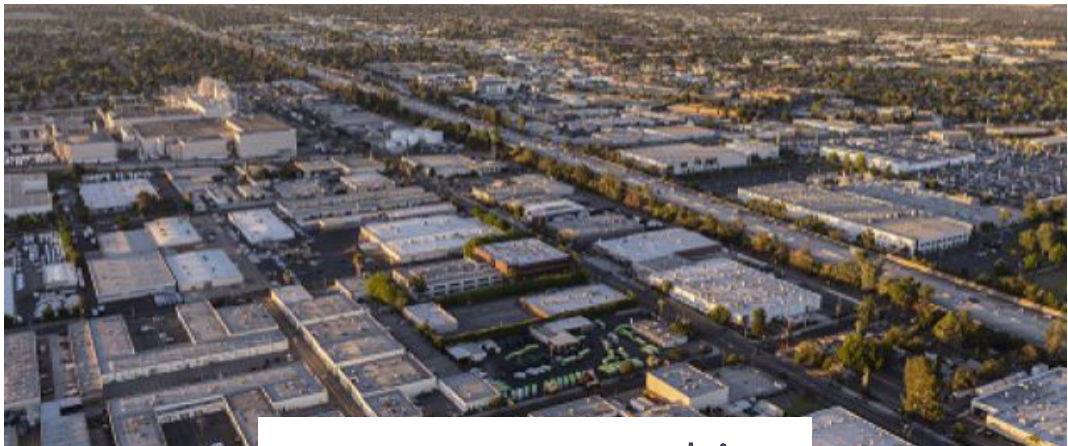
*Prospective tenants are hereby advised that all uses are subject to City approval*



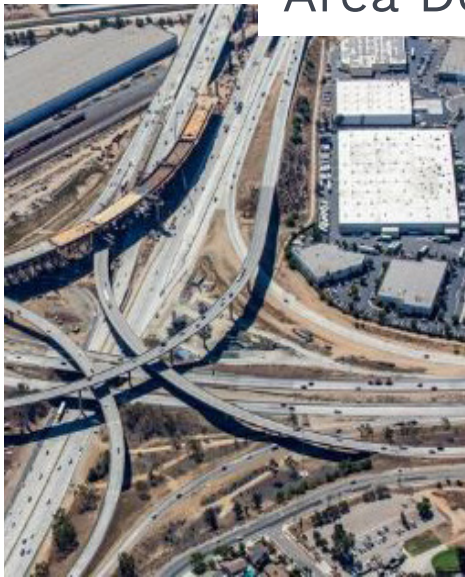
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### Area Demographics



	1 Mile	5 Mile	10 Miles
<b>POPULATION</b>			
<b>2023 Estimated Population</b>	<b>10,181</b>	<b>317,922</b>	<b>831,909</b>
2028 Projected Population	10,525	322,930	839,575
2010 Census Population	8,173	287,135	778,341
Projected Annual Growth 2023 to 2028	3.38%	1.58%	0.92%
Historical Annual Growth 2010 to 2023	24.57%	10.72%	6.88%
2023 Median Age	34.1	32.9	33.5
<b>HOUSEHOLDS</b>			
2023 Estimated Households	2,691	80,576	228,538
2028 Projected Households	2,792	82,096	230,921
2010 Census Households	2,099	71,272	212,033
Projected Annual Growth 2023 to 2028	3.75%	1.89%	1.04%
Historical Annual Growth 2010 to 2023	28.20%	13.05%	7.78%
<b>RACE &amp; ETHNICITY</b>			
2023 Estimated White	66.6%	76.4%	76.4%
2023 Estimated Black or African American	12.85%	11.15%	10.76%
2023 Estimated Asian or Pacific Islander	0.41%	0.46%	0.46%
2023 Estimated American Indian or Native Alaskan	2.15%	2.25%	2.28%
2023 Estimated Other Races	3.30%	3.04%	3.29%
2023 Estimated Hispanic	62.4%	72.4%	68.2%
<b>INCOME</b>			
<b>2023 Estimated Average Household Income</b>	<b>\$123,089</b>	<b>\$98,442</b>	<b>\$91,477</b>
2023 Estimated Median Household Income	\$105,896	\$80,268	\$73,281
<b>EDUCATION</b>			
2023 Estimated High School Graduate	23.7%	26.3%	25.3%
2023 Estimated Some College	34.2%	27.2%	28.1%
2023 Estimated Associates Degree Only	5.09%	6.04%	6.14%
2023 Estimated Bachelors Degree Only	14.0%	10.73%	11.4%
2023 Estimated Graduate Degree	6.47%	4.17%	5.23%

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