



DEAD STORAGE AVAILABLE

10777  
A

10777 COMMERCE WAY, UNIT A, FONTANA

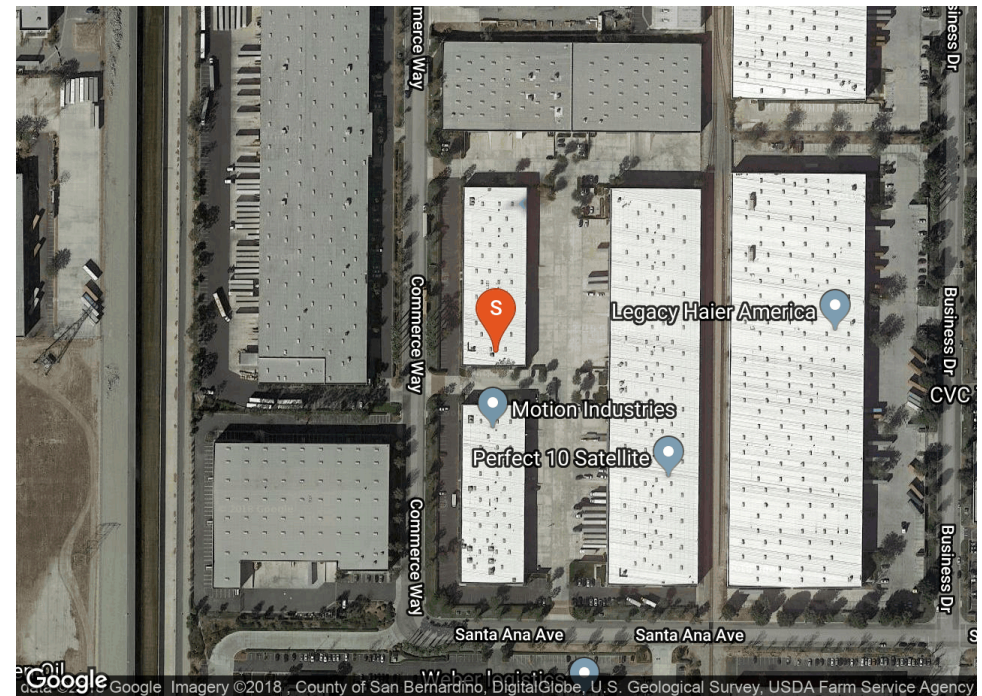


# BUILDING HIGHLIGHTS

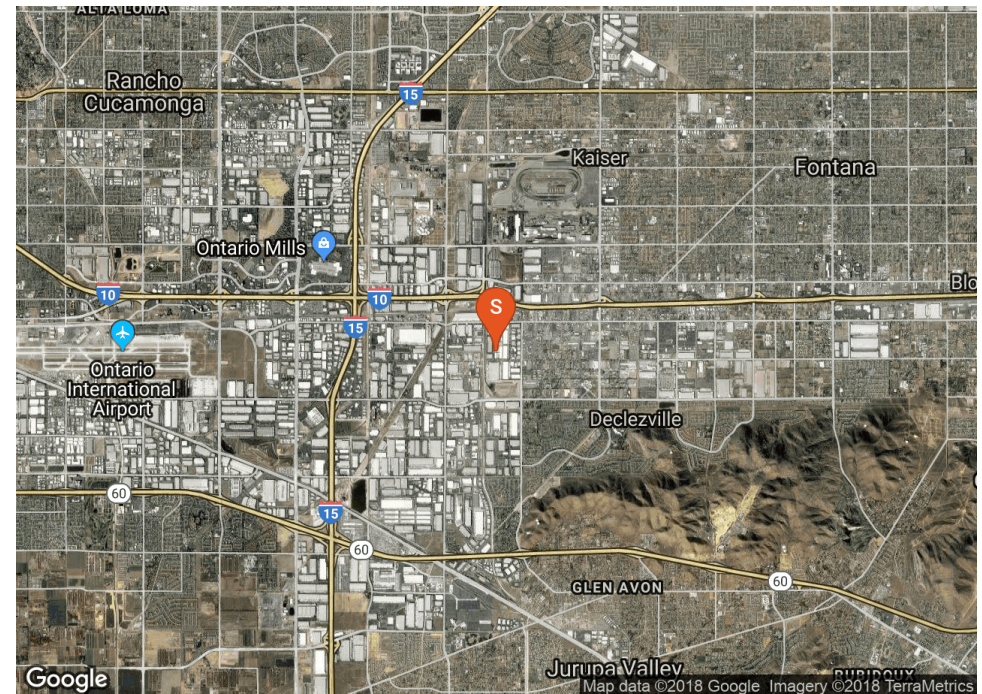
- 1 (10' x 10') Dock High Door w/ Edge-of-Dock Plate
- 24' Minimum Clearance Height
- All Concrete Loading Areas
- Immediate Access to 10, 60, and 15 Freeways
- Dead storage space is  $35.5 \times 97.7 = 3,468 \pm$  SF
- Office space available: 522  $\pm$  SF
- Reception and 2 private offices available



Locator Map



Regional Map





**PROPERTY DESCRIPTION**

NUMBER OF UNITS	1
UNIT BUILDING SF	19,090
AVAIL. RENTABLE AREA (SF)	3,990
DEAD STORAGE (SF)	3,468
ASKING RATE:	0.85
YEAR BUILT	1989
BUILDING CLASS	B
LOCATION CLASS	A
CONCRETE TRUCK COURT/LOADING AREAS	Yes
NUMBER OF STORIES	1
NUMBER OF BUILDINGS	1
NUMBER OF PARKING SPACES	20
RAIL SPOTS / RAIL LINES	No
CEILING HEIGHT	24'
DOCK HIGH DOORS	1
COLUMN SPACING	55' x 19' (See Floor Plan)
SKYLIGHTS	Yes
FENCED YARD	No
OFFICE SF	522

**MECHANICAL**

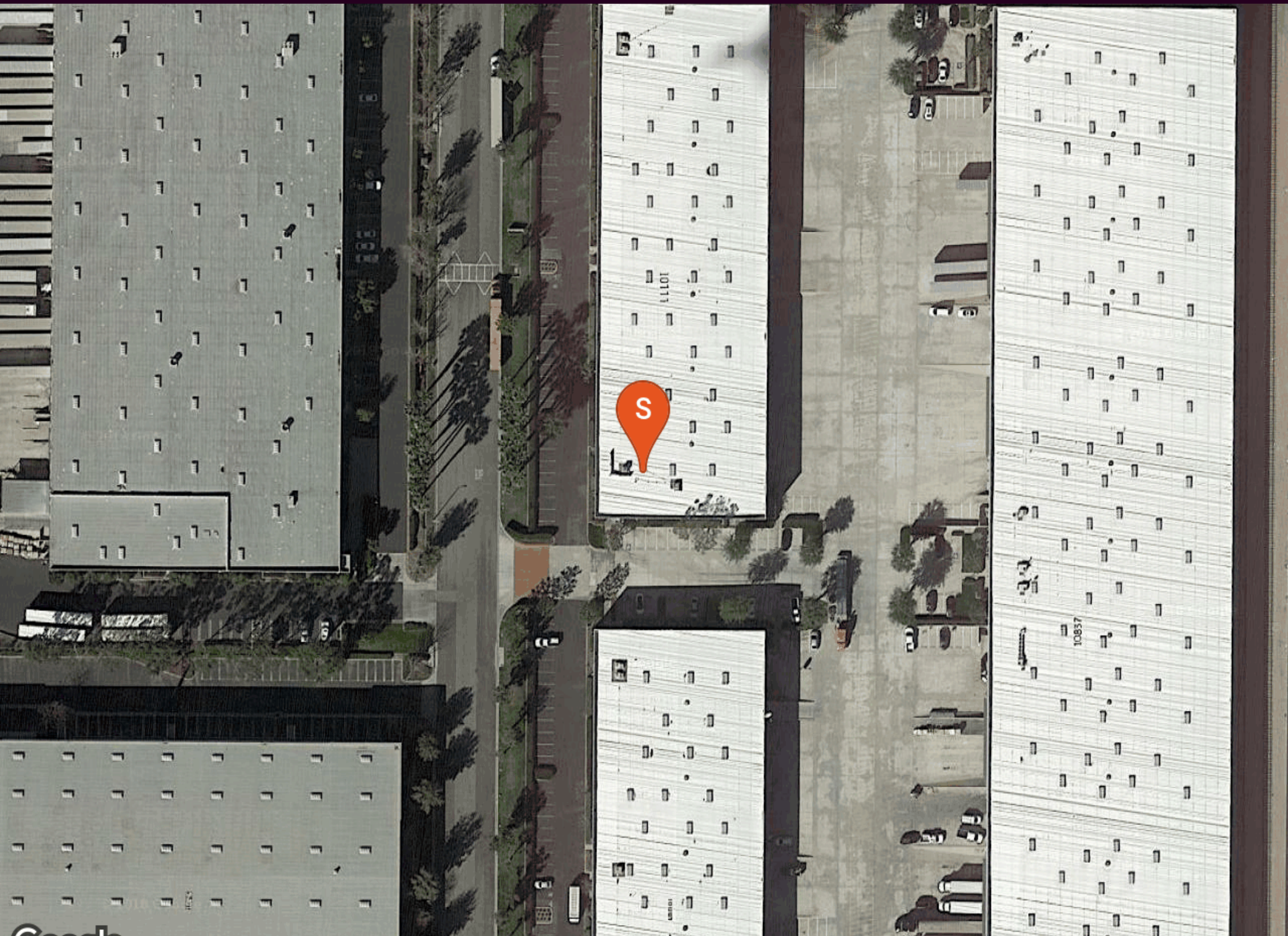
FIRE SPRINKLERS	.60GPM/3,000
LIGHTING	Skylights

**CONSTRUCTION**

PARKING SURFACE	Concrete
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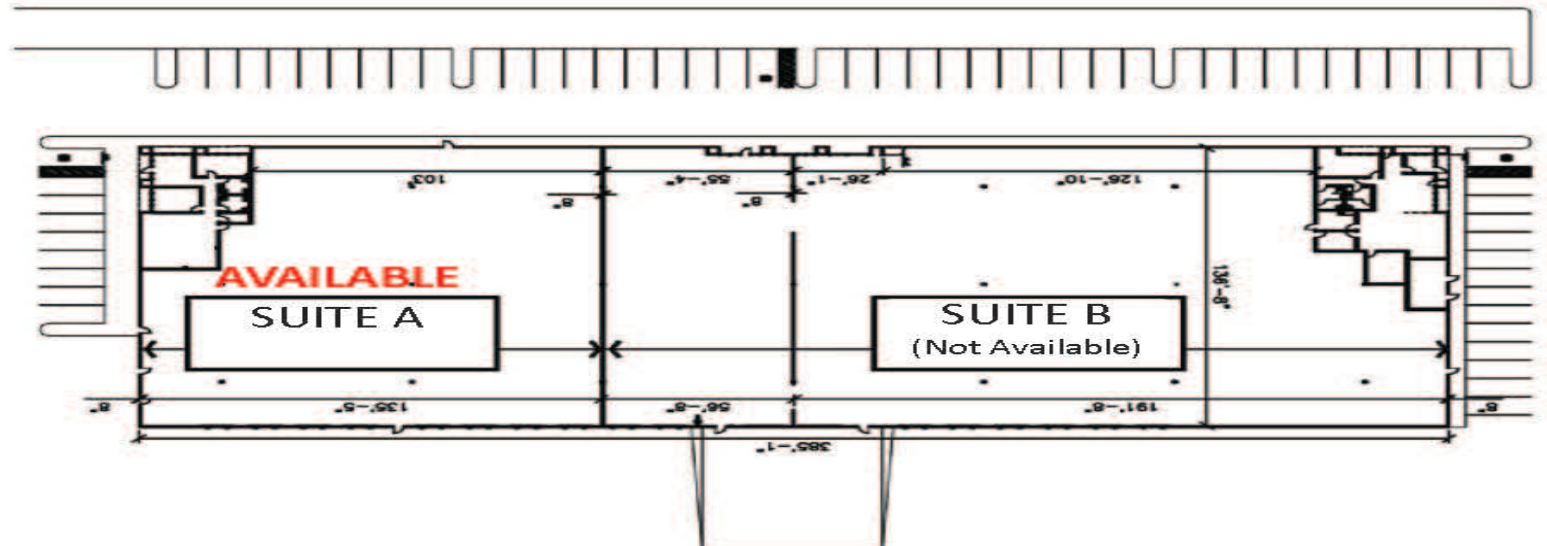


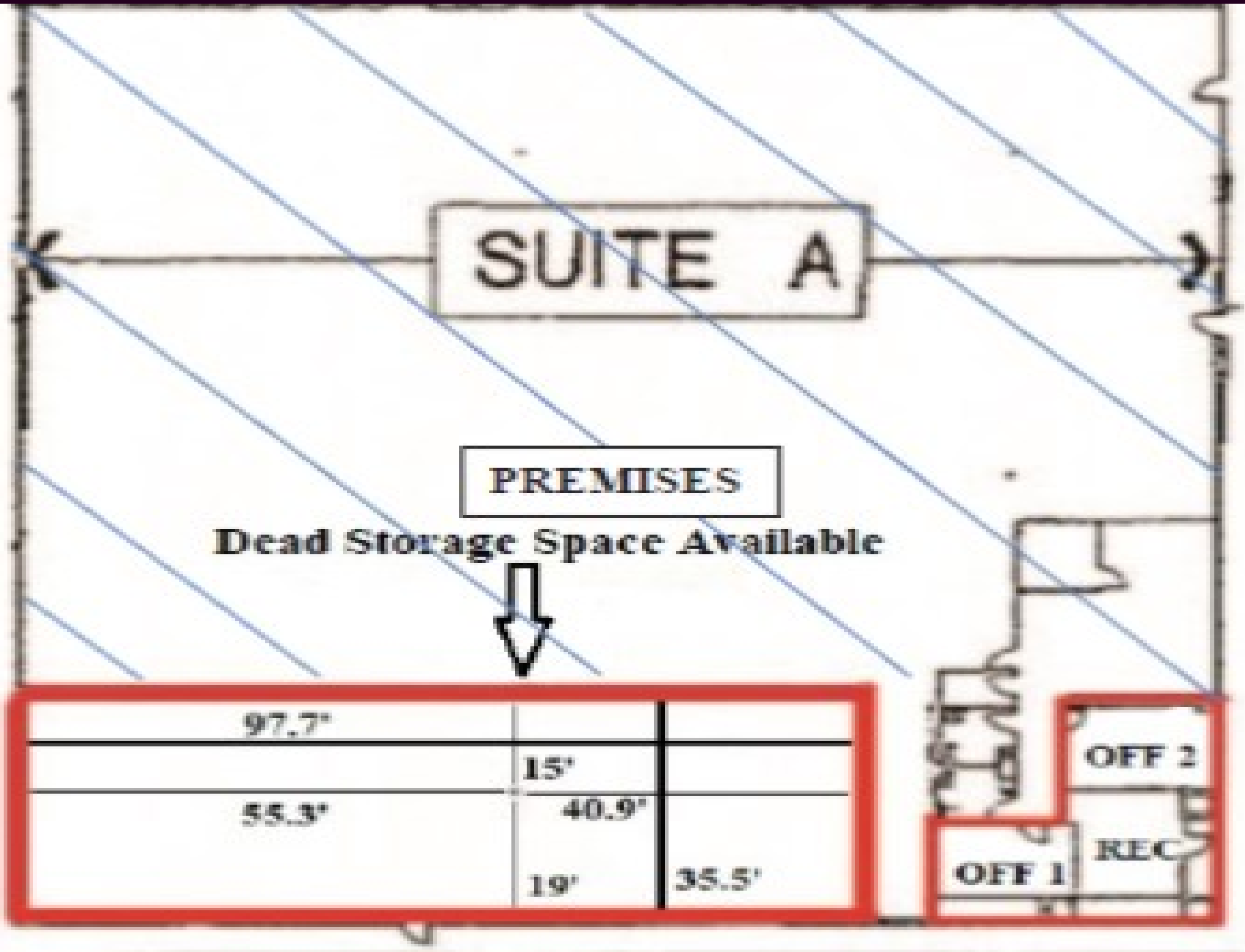






**For Sublease: 10777 Commerce Way, Unit A, Fontana, CA | Office & Drop Storage Available**

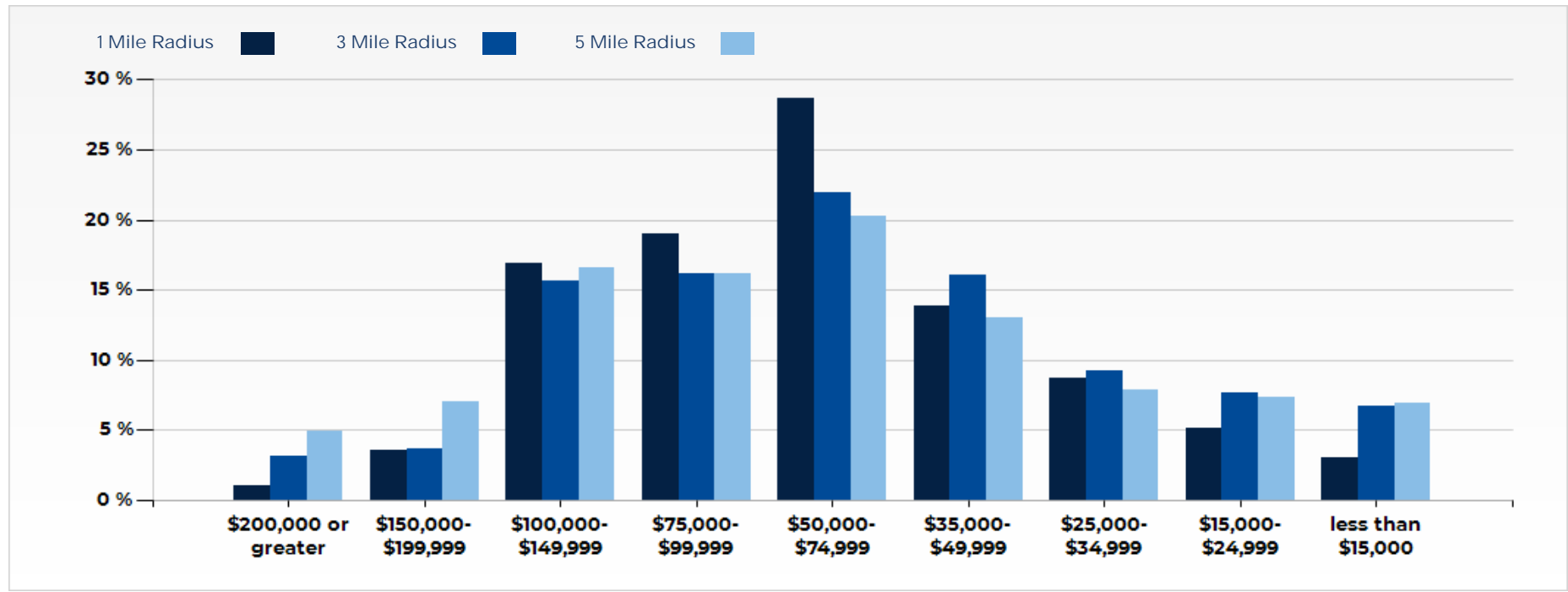




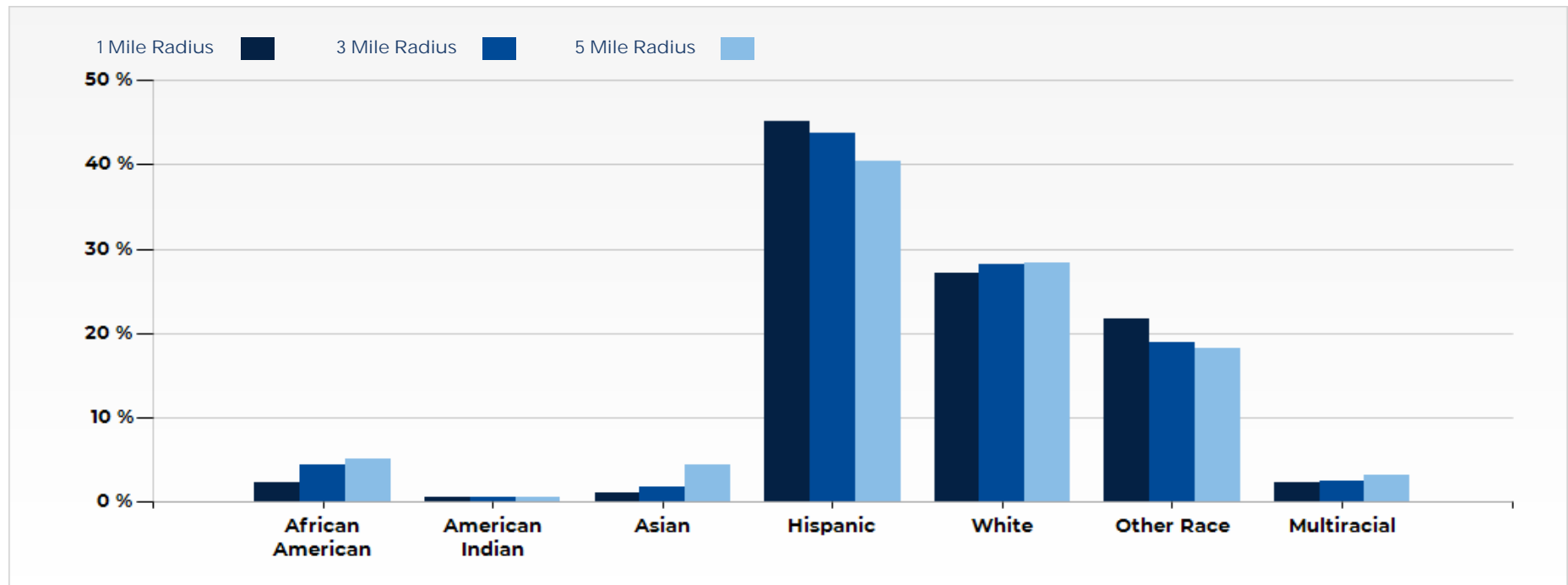
POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	887	41,715	162,948
2010 Population	910	44,624	213,988
2017 Population	901	45,934	233,585
2022 Population	904	47,216	245,302
2017 African American	36	3,581	19,912
2017 American Indian	9	390	2,091
2017 Asian	17	1,459	16,992
2017 Hispanic	741	35,639	157,566
2017 White	444	22,993	110,524
2017 Other Race	356	15,423	71,096
2017 Multiracial	38	2,019	12,249
2017-2022: Population: Growth Rate	0.35 %	2.75 %	4.90 %
2017 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	6	737	4,345
\$15,000-\$24,999	10	851	4,592
\$25,000-\$34,999	17	1,021	4,977
\$35,000-\$49,999	27	1,772	8,187
\$50,000-\$74,999	56	2,426	12,780
\$75,000-\$99,999	37	1,784	10,194
\$100,000-\$149,999	33	1,726	10,447
\$150,000-\$199,999	7	404	4,422
\$200,000 or greater	2	349	3,094
Median HH Income	\$63,961	\$59,292	\$66,372
Average HH Income	\$74,136	\$73,800	\$83,912

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	225	10,714	46,103
2010 Total Households	201	10,761	57,770
2017 Total Households	196	11,071	63,038
2022 Total Households	195	11,373	66,233
2017 Average Household Size	4.58	3.89	3.66
2000 Owner Occupied Housing	157	6,867	28,155
2000 Renter Occupied Housing	56	3,480	15,740
2017 Owner Occupied Housing	130	6,635	34,992
2017 Renter Occupied Housing	66	4,436	28,046
2017 Vacant Housing	21	618	2,560
2017 Total Housing	217	11,689	65,598
2022 Owner Occupied Housing	136	7,113	38,404
2022 Renter Occupied Housing	60	4,260	27,829
2022 Vacant Housing	24	658	2,586
2022 Total Housing	219	12,031	68,819
2017-2022: Households: Growth Rate	-0.50 %	2.70 %	4.95 %

2017 Household Income

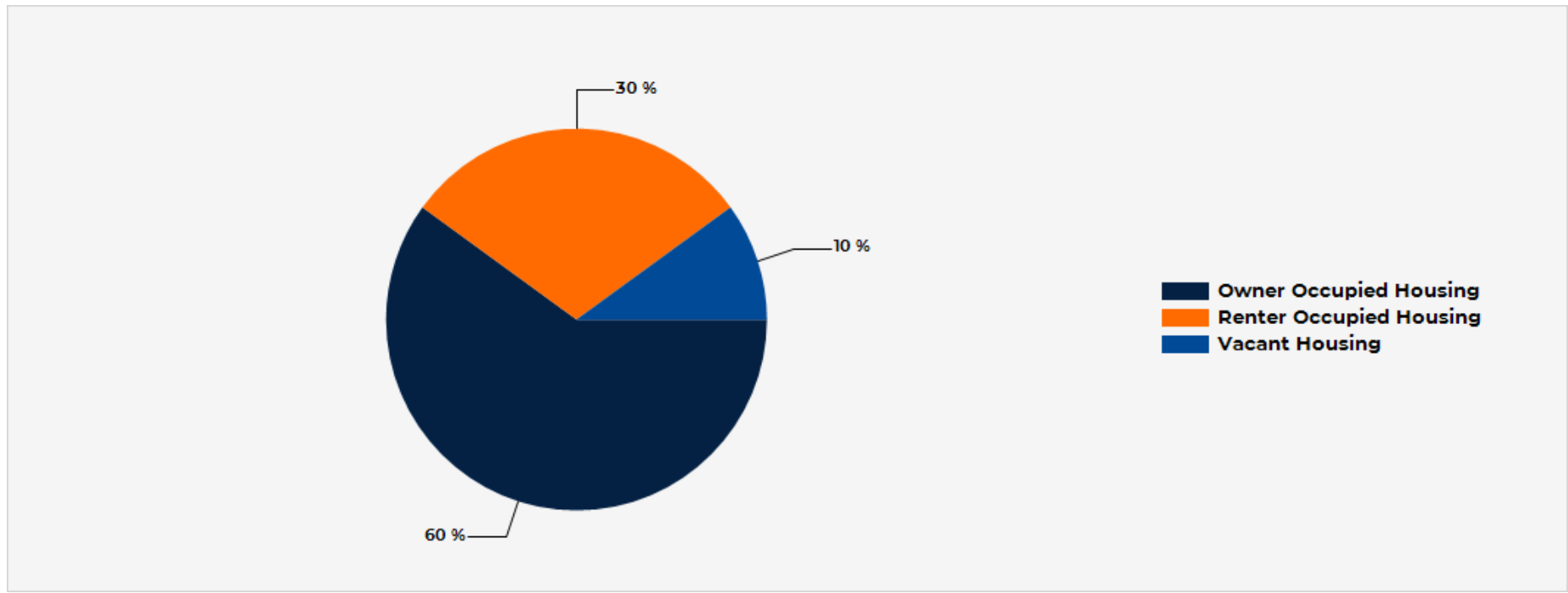


2017 Population by Race

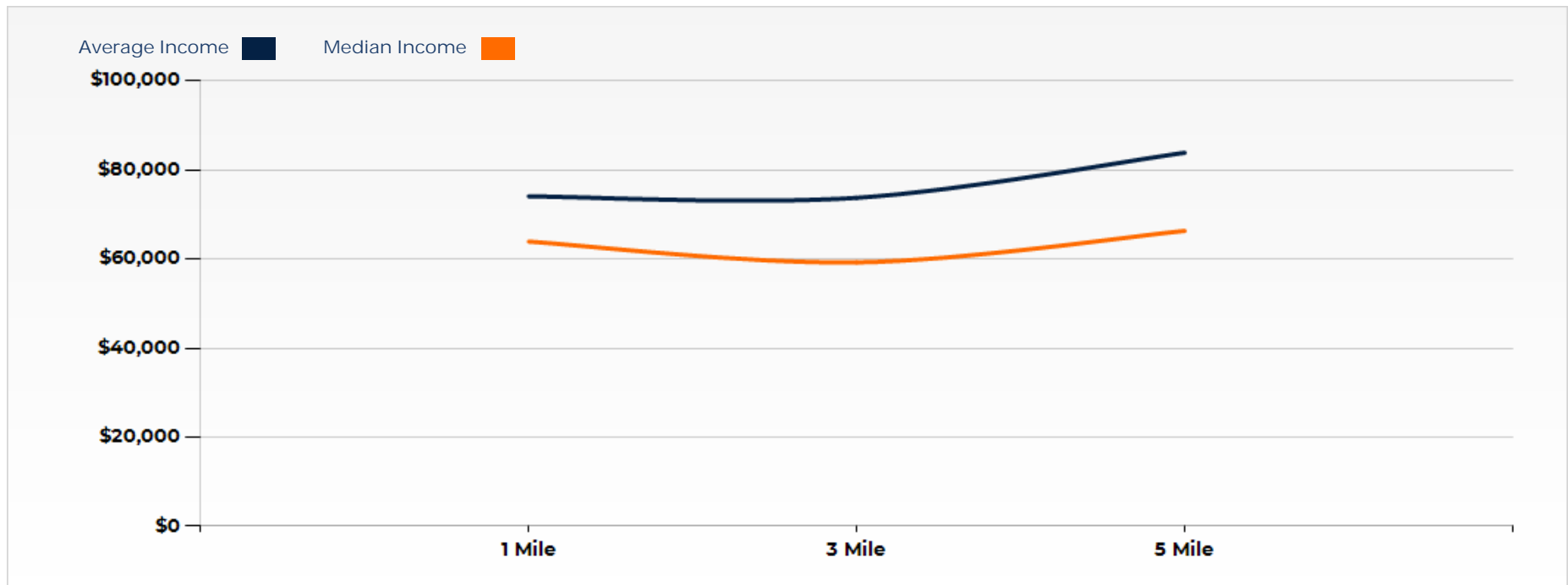




2017 Household Occupancy - 1 Mile Radius



2017 Household Income Average and Median



# Dead Storage Available

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