

9135 SIERRA AVE, FONTANA, CA 92335



FOR SALE



\$3,100,000

# PROPERTY SUMMARY



**9135 SIERRA AVE,  
LANCASTER, CA 93534**

**Property Type:** Retail/Land

**Year Built:** 1989

**Parcel Numbers:** 0194-313-04-0000;0194-313-03-0000;0194-313-12-0000

**Building:** 2,235 SF

**Lot:** 18,480 SF

**Zoning:** C2



La Surtid<sup>ra</sup>

BEL-AIR  
SWAP-MEET

Logos for: McDonald's, Denny's, Popeyes, Chuck E. Cheese, Gallo Giro, FOOD 4 LESS.

Logos for: TORTAS SINALOA, IN-N-OUT BURGER, IHOP, GUERO, Starbucks, Wendy's, Wingstop, Chick-fil-A, Chickadee, Chickadee.

Inland Empire Center

Logos for: BILLY'S J'S RESTAURANT, CVS pharmacy, King Taco, El Super, Plu.

INTERSTATE  
10

NORTHGATE MARKET

Auto  
Zone

WSS  
Shoes. Style. Selection.

EL ORIGINAL  
Tacos  
Julitos  
MEXICAN FOOD

El  
Pollo  
Loco

SUBJECT  
PROPERTY

Acacia Ave

Sierra Ave

# PROPERTY HIGHLIGHTS

- ✔ Excellent Location: High traffic area with great visibility.
- ✔ Minutes away from the 10th freeway
- ✔ High Density Area
- ✔ Closed proximity to new and upcoming developments

SUBJECT  
PROPERTY

# PROPERTY PHOTOS

9135 SIERRA AVE, FONTANA, CA 92335



# DEMOGRAPHICS

9135 SIERRA AVE, FONTANA, CA 92335

## POPULATION

	1 Mile	3 Mile	5 Mile
2028 Projection	30,946	182,003	360,365
2023 Estimate	30,514	179,009	354,510
2010 Census	30,771	178,128	353,989
Growth 2023 - 2028	1.42%	1.67%	1.65%
Growth 2010 - 2023	-0.84%	0.49%	0.15%

## 2023 POPULATION

	1 Mile	3 Mile	5 Mile
White	5,319 17.43%	29,105 16.26%	60,513 17.07%
Black	1,293 4.24%	10,547 5.89%	27,017 7.62%
Am. Indian & Alaskan	637 2.09%	3,576 2.00%	6,377 1.80%
Asian	597 1.96%	7,329 4.09%	20,148 5.68%
Hawaiian & Pacific Island	92 0.30%	586 0.33%	1,069 0.30%
Other	22,575 73.98%	127,867 71.43%	239,384 67.53%
U.S. Armed Forces	43	208	336

## HOUSEHOLDS

	1 Mile	3 Mile	5 Mile
2028 Projection	5,823	34,114	46,904
2023 Estimate	6,006	35,195	48,424
2010 Census	6,171	36,250	50,042
Growth 2023 - 2028	-3.05%	-3.07%	-3.14%
Growth 2010 - 2023	-2.67%	-2.91%	-3.23%
Owner Occupied	2,100 34.97%	17,785 50.53%	27,308 56.39%
Renter Occupied	3,906 65.03%	17,410 49.47%	21,116 43.61%

# DEMOGRAPHICS DETAILED REPORT

9135 SIERRA AVE, FONTANA, CA 92335

## 2023 POPULATION BY OCCUPATION

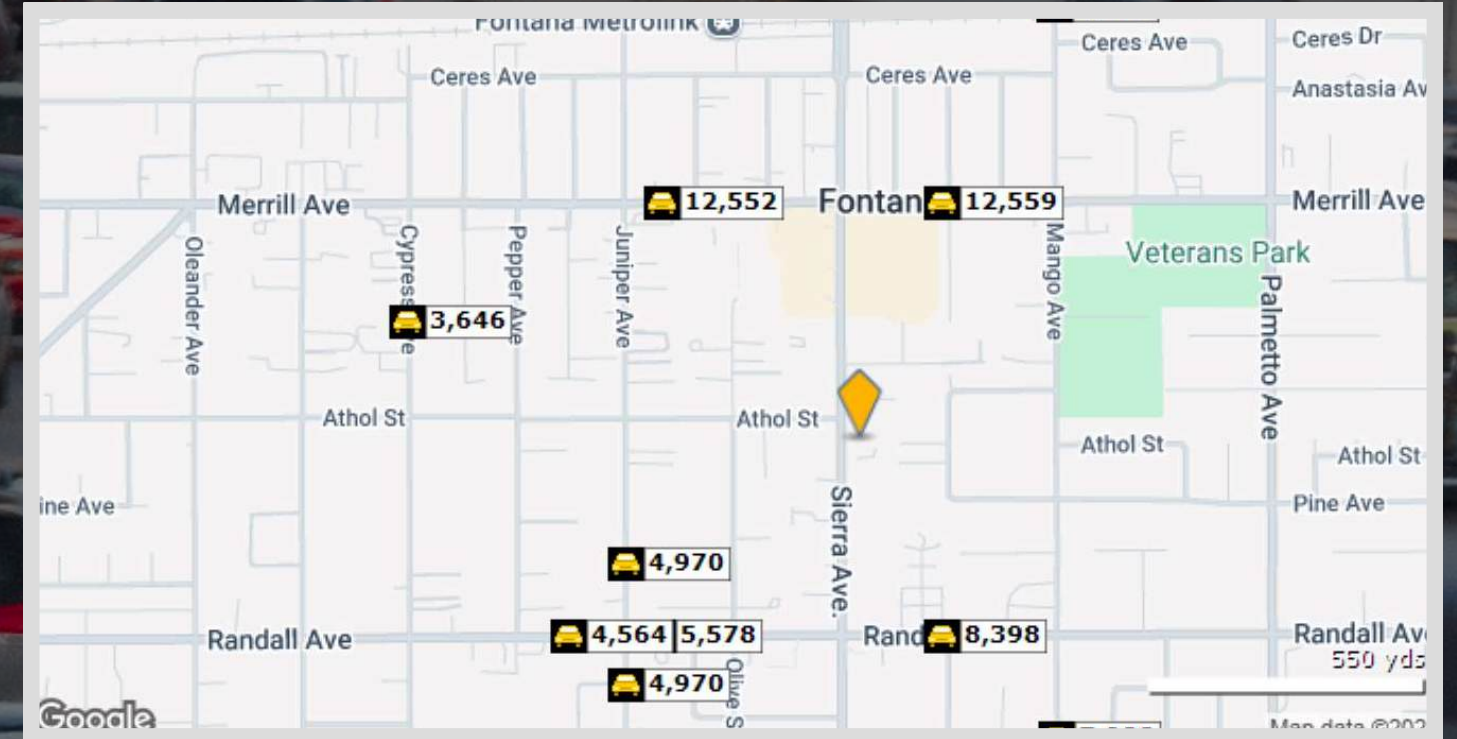
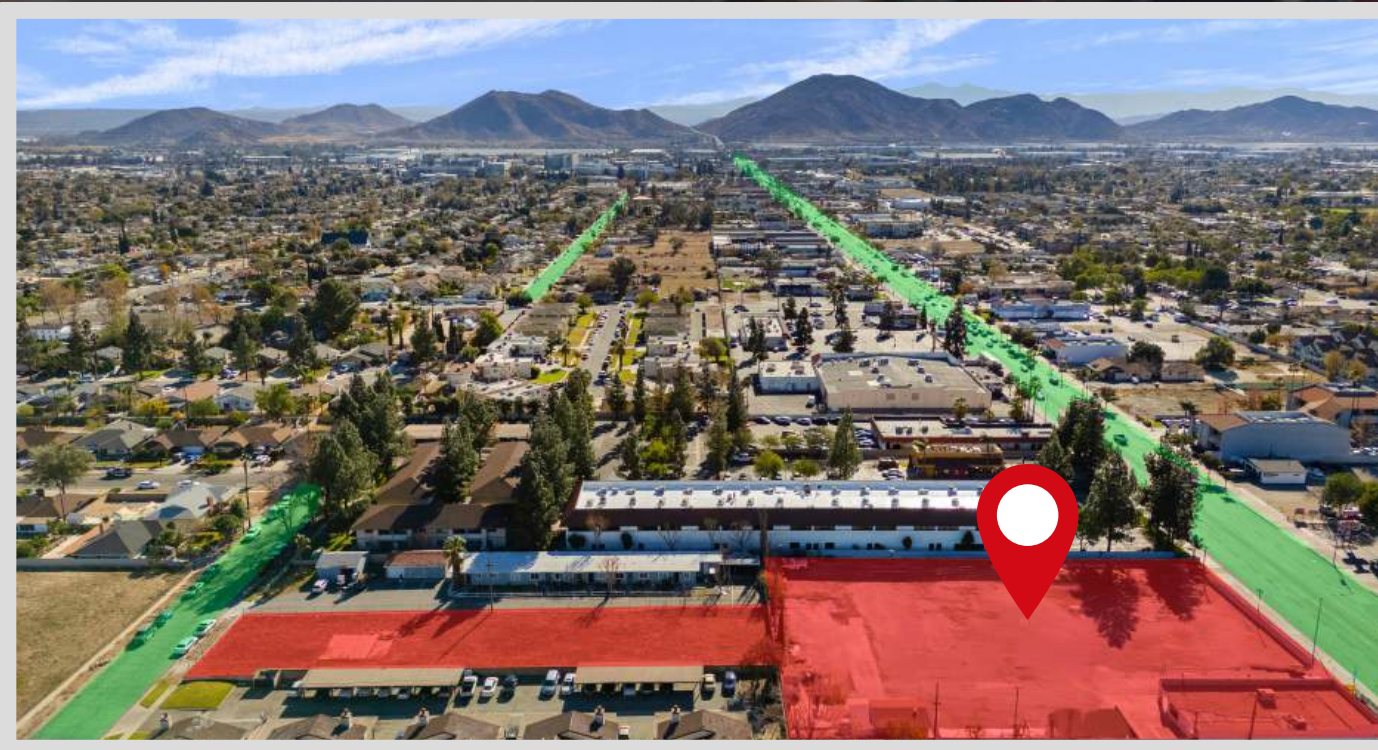
	1 Mile		3 Mile		5 Mile	
Real Estate & Finance	391	1.50%	2,284	1.49%	6,027	1.94%
Professional & Management	3,387	12.99%	22,750	14.83%	50,778	16.34%
Public Administration	312	1.20%	3,143	2.05%	7,526	2.42%
Education & Health	1,856	7.12%	14,484	9.44%	30,926	9.95%
Services	2,250	8.63%	14,228	9.27%	29,254	9.41%
Information	61	0.23%	788	0.51%	1,908	0.61%
Sales	2,726	10.45%	18,333	11.95%	37,301	12.00%
Transportation	223	0.85%	884	0.58%	2,059	0.66%
Retail	1,546	5.93%	10,031	6.54%	20,709	6.66%
Wholesale	507	1.94%	2,861	1.86%	5,861	1.89%
Manufacturing	1,105	4.24%	7,251	4.73%	15,198	4.89%
Production	4,679	17.94%	24,262	15.81%	44,729	14.39%
Construction	2,459	9.43%	11,133	7.26%	20,172	6.49%
Utilities	3,220	12.35%	15,233	9.93%	27,386	8.81%
Agriculture & Mining	99	0.38%	406	0.26%	880	0.28%
Farming, Fishing, Forestry	115	0.44%	491	0.32%	816	0.26%
Other Services	1,146	4.39%	4,850	3.16%	9,299	2.99%

## 2010 HOUSEHOLDS BY HH SIZE

	1 Mile		3 Mile		5 Mile	
1-Person Households	1,155	14.07%	4,873	10.74%	9,644	10.60%
2-Person Households	1,453	17.70%	8,133	17.93%	16,722	18.37%
3-Person Households	1,402	17.07%	7,860	17.33%	16,013	17.59%
4-Person Households	1,632	19.88%	9,015	19.87%	18,263	20.06%
5-Person Households	1,217	14.82%	7,134	15.73%	14,207	15.61%
6-Person Households	739	9.00%	4,125	9.09%	8,042	8.84%
7-or more Person Households	613	7.47%	4,223	9.31%	8,132	8.93%

# TRAFFIC COUNT

9135 SIERRA AVE, FONTANA, CA 92335



TRAFFIC COUNT

Street		Traffic Volume	Distance from Subject
Randall Ave	Acacia Ave	0.01 E	8,398 MPSI .24
Merrill Ave	Newport Ave	0.01 E	12,559 MPSI .29
Juniper Ave	Randall Ave	0.08 S	4,970 MPSI .30
Randall Ave	Juniper Ave	0.04 W	5,578 MPSI .32
Merrill Ave	Bennett Ave	0.04 E	12,552 MPSI .36
Juniper Ave	Randall Ave	0.06 N	4,970 MPSI .39
Randall Ave	Pepper Ave	0.06 W	4,564 MPSI .40
Mango Ave	Hawthorne Ave	0.10 S	7,088 MPSI .41
Cypress Ave	Athol St	0.11 S	3,646 MPSI .54
Mango Ave	Orange Way	0.03 N	5,578 MPSI .55



**EXCLUSIVELY REPRESENTED BY**



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