



+/- 11.49 ACRES

**16235-16297 VALLEY BLVD,
FONTANA, CA 92335**

Offering Memorandum

Liz Roubidoux
SENIOR VICE PRESIDENT
909.440.0967
liz.roubidoux@sperrycga.com
CalDRE #01276381

Jon Sorokowski
SENIOR VICE PRESIDENT
951.742.8600
jon.sorokowski@sperrycga.com
CalDRE #01079670



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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Sperry Commercial in compliance with all applicable fair housing and equal opportunity laws.

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Executive Summary



Offering Price	\$35,000,000
Zoning	C2 and M1
APN	0251-121-08, 09, 10, 11, 20, 23, 24, 31 and 0251-131-02, 013
Lot Size	+/- 11.49 acres / 500,504 sqft
Price Per Square Foot	\$69.92
Number of Lots	10

CUP Pending - Final Review Phase. Proposed CUP Rent/Sell/Lease/Repair Truck & Trailer and Trailer Parking Use.

Project includes 342 Truck / 53' Trailer Parking, an additional 7,995 sf Industrial Bldg, 4 Pass-thru Bays, and 3,625 sf office building and with remodel of existing 2,016 sf building at 16235 Valley Blvd.

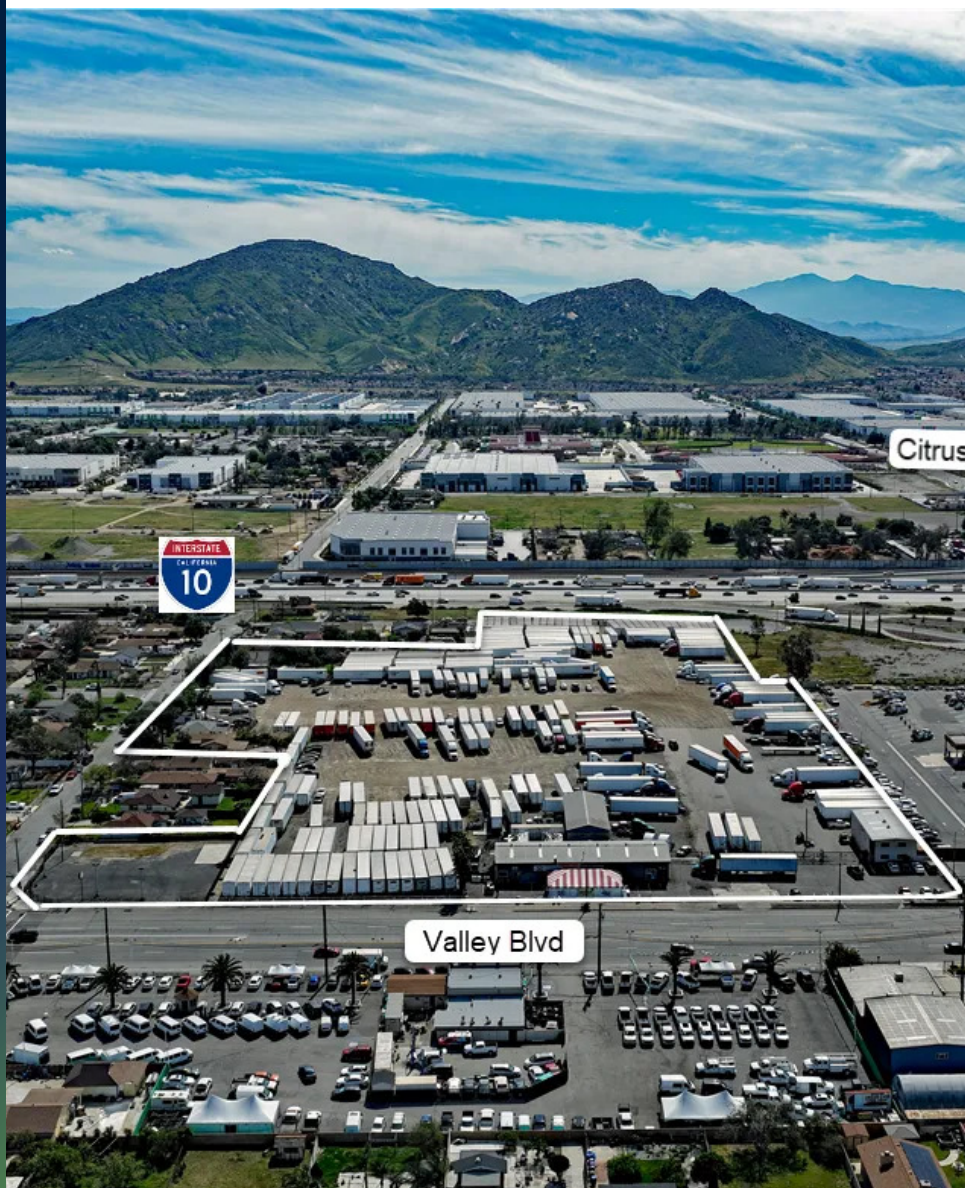
Introducing a prime opportunity for industrial investment in the heart of Fontana, CA. This property boasts a 7,880 SF building, perfectly suited for industrial operations under the C2 & M1 zoning. Potential investors will appreciate the flexibility to engage in industrial activities with a conditional use permit, maximizing the property's versatility.

Situated in the thriving Inland Empire West area, this property offers strategic positioning for businesses seeking to capitalize on the region's industrial appeal. With its ample space and favorable zoning, this property presents a compelling prospect for investors looking to establish or expand their industrial footprint in this dynamic market



- Located on an approved City of Fontana Truck Route.
- CUP Final Review for 7,995 +/- sf industrial building and 3,625 +/- office building with 342 Truck / 53' trailer parking use
- Zoned C2 / M1 allowing industrial related uses with conditional use permit.
- Other Uses: Senior Housing (MUP), Self Storage (CUP) Truck/Trailer/Equipment Sales (CUP), Warehouse Sales(P)
- 1/2 Block from 10 fwy Access via Citrus Ave
- Current monthly gross income is approximately \$100,000.

Area Description



CITRUS AVE / VALLEY BLVD INDUSTRIAL CORRIDOR

The Industrial corridor surrounding Citrus Avenue and Valley Boulevard in Fontana represents one of the most strategically positioned logistics locations within the Inland Empire, the largest and most active industrial distribution market in the United States. Situated immediately adjacent to the Interstate 10 corridor, the area provides exceptional regional and national connectivity for warehouse, logistics, and distribution operations.

The Citrus Avenue and Valley Boulevard truck routes function as key arterial connectors for industrial traffic, offering efficient circulation between major warehouse developments and the regional freeway network. Direct access to Interstate 10 allows for convenient east-west freight movement across Southern California and serves as a primary gateway connecting the Los Angeles Basin with the Inland Empire's extensive logistics infrastructure. In addition, the corridor benefits from proximity to other major transportation routes, including Interstate 15 and State Route 60, which collectively support efficient distribution throughout the western United States.

The Inland Empire has become the preferred location for large-scale industrial development due to its supply of modern warehouse facilities, comparatively lower occupancy costs than coastal markets, and access to a large regional labor pool across San Bernardino and Riverside counties. As a result, the Fontana submarket has attracted a wide range of national and international logistics, e-commerce, and third-party distribution operators seeking to establish high-throughput distribution centers that serve both regional and national markets.

A significant competitive advantage of the Citrus Avenue / Valley Boulevard corridor is its proximity to the Southern California port complex. The location is approximately 65 miles east of the Port of Long Beach, typically within a 60-75-minute truck drive via the Interstate 710 and Interstate 10 freeways under normal traffic conditions. This direct connection enables efficient container drayage from the ports to inland distribution facilities, making Fontana a critical inland extension of the Southern California port logistics network.

Property Aerial

FOR SALE |



Aerial Photo

FOR SALE |



Additional Photos



FOR SALE |

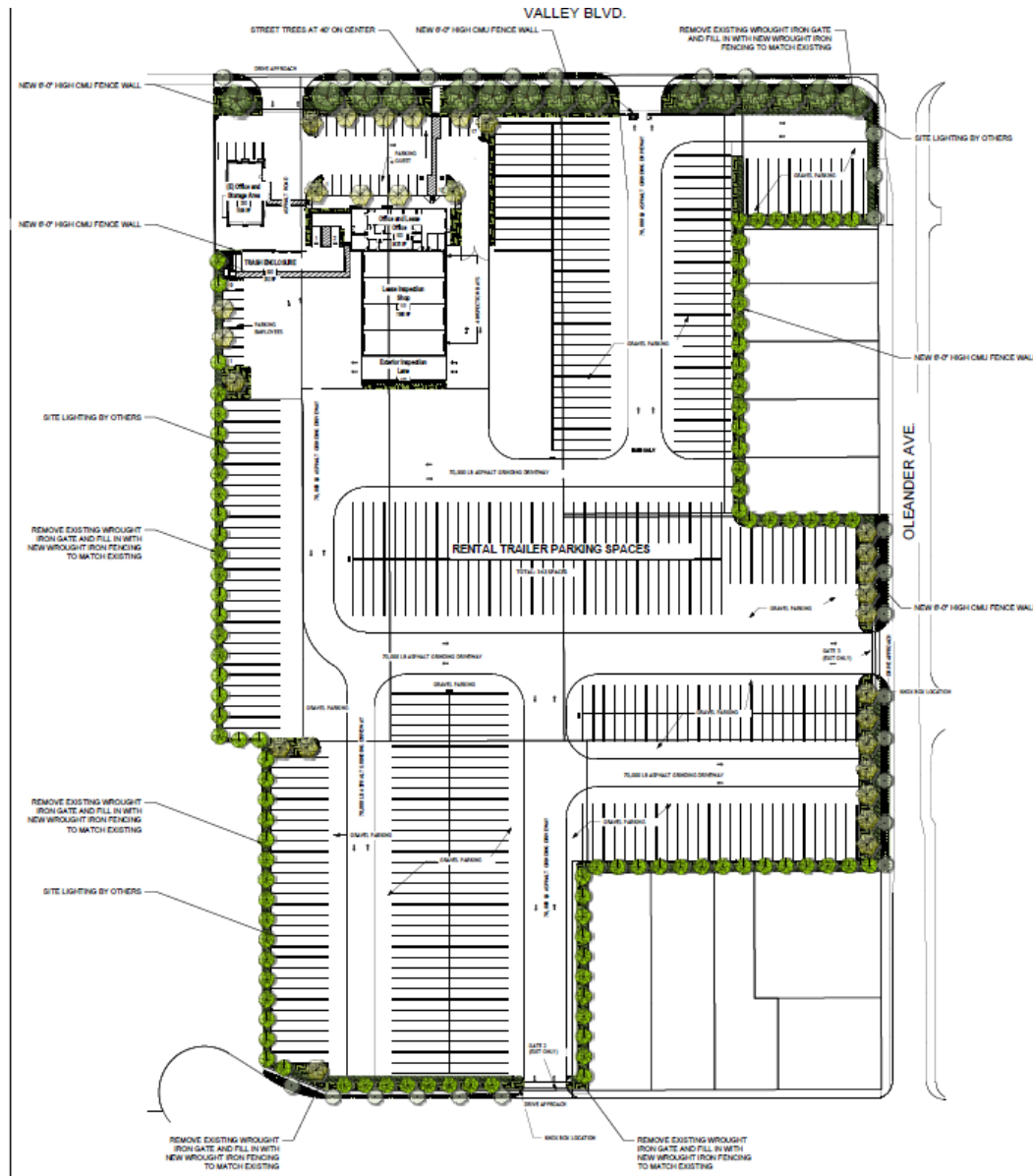


FOR SALE |



Conceptual Site Plan C.U.P.

FOR SALE



CONCEPT PLANT SCHEDULE

	VALLEY AVENUE FRONTAGE TREES CHERRYBLOSSOM / CALIFORNIA CLOVER TREE CASCADIA / BIRCH / BIRCH / BIRCH / BIRCH LEAFY PINE / PINE / PINE / PINE / PINE	15	30' x 30' M 30' x 30' L 30' x 30' L
	PARKING LOT TREES PLATANUS / BACCHARIS / CALIFORNIA BIRCH BIRCH / BIRCH / BIRCH / BIRCH / BIRCH BIRCH / BIRCH / BIRCH / BIRCH / BIRCH	20	18' x 18' L 18' x 18' L 18' x 18' L
	STREET TREES BIRCH / BIRCH / BIRCH / BIRCH / BIRCH BIRCH / BIRCH / BIRCH / BIRCH / BIRCH BIRCH / BIRCH / BIRCH / BIRCH / BIRCH	20	30' x 30' M 30' x 30' L 30' x 30' M
	PERIMETER SCREENING TREES ACACIA / PINUS / PINUS / PINUS / PINUS PINUS / PINUS / PINUS / PINUS / PINUS	100	10' x 10' L 10' x 10' L
	LARGE BACKGROUNDS / SCREENING SHRUBS BIRCH / BIRCH / BIRCH / BIRCH / BIRCH BIRCH / BIRCH / BIRCH / BIRCH / BIRCH BIRCH / BIRCH / BIRCH / BIRCH / BIRCH	600	8' x 8' L 8' x 8' L 8' x 8' L
	MEDIUM SHRUB AREAS BIRCH / BIRCH / BIRCH / BIRCH / BIRCH BIRCH / BIRCH / BIRCH / BIRCH / BIRCH BIRCH / BIRCH / BIRCH / BIRCH / BIRCH	32,154 SF	8' x 8' L 8' x 8' L 8' x 8' L
	LOW GROUND COVERS BIRCH / BIRCH / BIRCH / BIRCH / BIRCH BIRCH / BIRCH / BIRCH / BIRCH / BIRCH BIRCH / BIRCH / BIRCH / BIRCH / BIRCH	11,736 SF	1' x 1' L 1' x 1' L 1' x 1' L

TREES WITHIN 5 FEET OF HARDSCAPE SHALL BE INSTALLED WITH APPROVED ROOT CONTROL BARRIER (60 FEET LENGTH TOTAL MIN. EACH TREE).

ALL GROUND-MOUNTED ELECTRICAL/MECHANICAL EQUIPMENT SHALL BE EFFECTIVELY SCREENED WITH LANDSCAPING.

IRRIGATION SYSTEM DESIGN STATEMENT:

A PERMANENT AUTOMATIC SUB-SURFACE IRRIGATION SYSTEM SHALL BE DESIGNED AND INSTALLED TO IRRIGATE ALL PLANTING AREAS. THE IRRIGATION CONTROLLER SHALL BE EQUIPPED FROM THE MANUFACTURER WITH WEATHER-SENSITIVE VAPOR TRANSPORTATION (ET) SENSING CAPABILITY TO AUTOMATICALLY ADJUST WATERING SCHEDULES AND AMOUNTS. THE DESIGN OF THE IRRIGATION SYSTEM SHALL ENHANCE WATER CONSERVATION AND PROVIDE EFFICIENT AND UNIFORM DISTRIBUTION OF IRRIGATION WATER. DRIP ANCHOR BUBBLER IRRIGATION OR OTHER LOW VOLUME, LOW PRESSURE MICRO-IRRIGATION SYSTEM PER CITY OF CHICO HILLS DEVELOPMENT CODE 16 AND ORD. 318 AND SHALL BE INSTALLED IN PLANTER AREAS TO PROVIDE WATER DIRECTLY TO THE ROOT ZONE OF PLANTS.

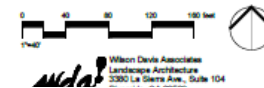
PRELIMINARY WATER USE CALCULATIONS:

M.A.W.A. = (55.4) (0.42) (30.45 + 43.542) = 675,444 gal / yr.
E.T.W.U. = (55.4) (0.42) (30.35 + 43.542) / .81 = 646,870 gal / yr.

TENANT WORK FOR Southwest Trailers - CUP

23-511
10/10/2025
16297 Valley Blvd.
Fontana, CA 92335

L1.0



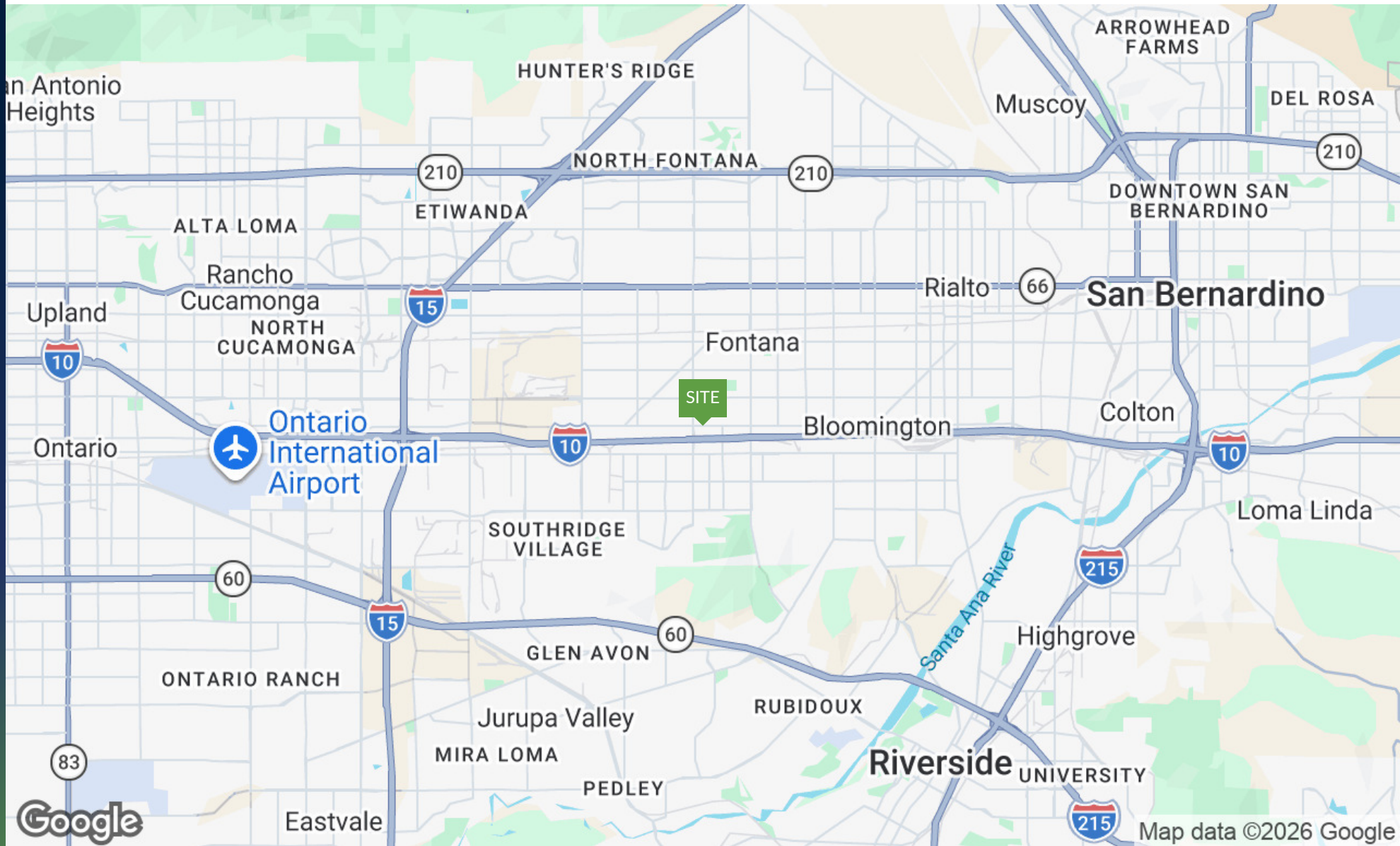
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Regional Map



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REVISED
07/20/10 RN
05/03/12 RB

Parcel Map 2



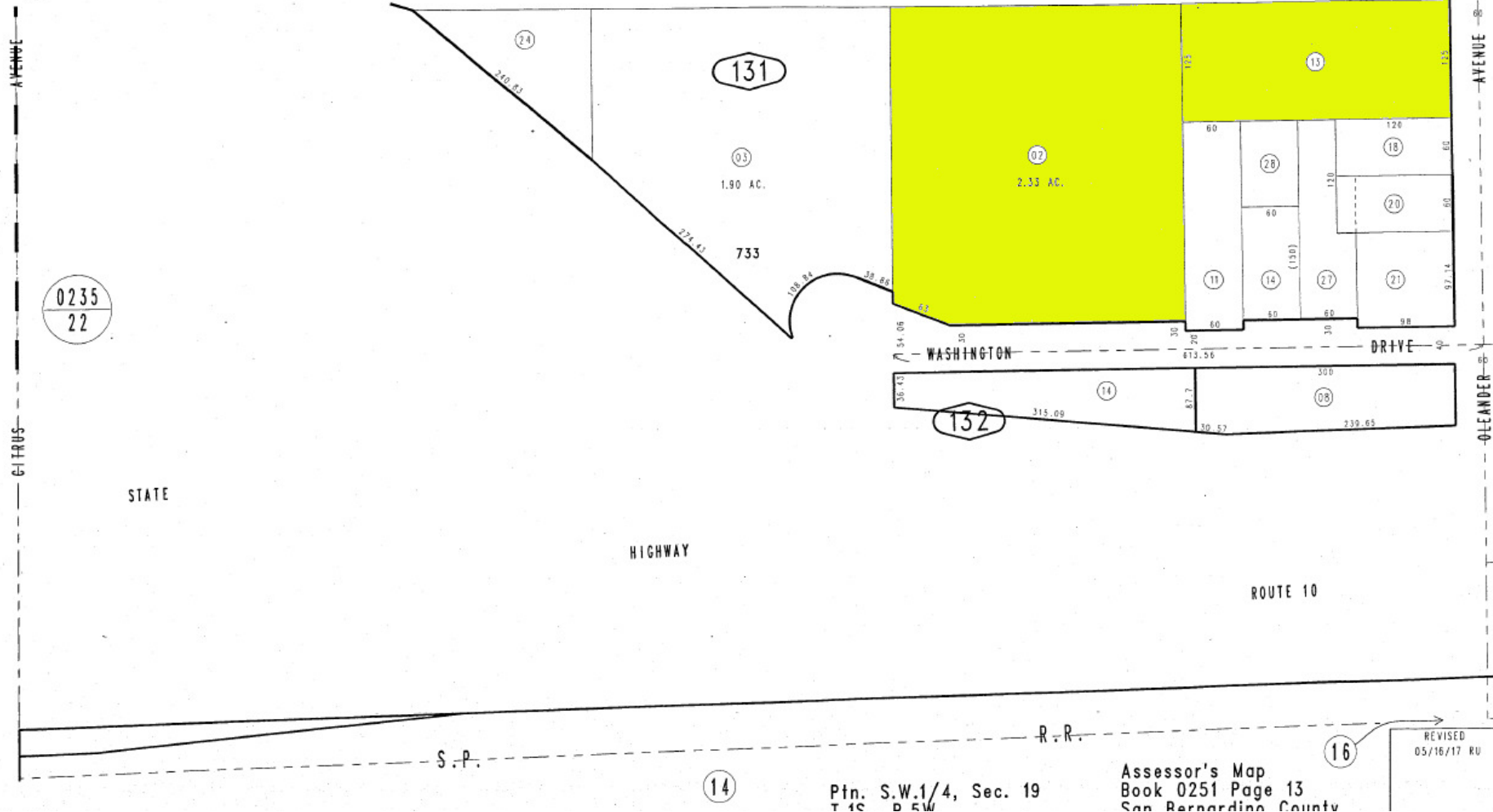
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THIS MAP IS FOR THE PURPOSE
OF AD VALOREM TAXATION ONLY.

Semi-Tropic Land & Water Co.
M.B. 11/12

City of Fontana
Tax Rate Area
10232

0251-10



Ptn. S.W.1/4, Sec. 19
T 4C D 5W

Assessor's Map
Book 0251 Page 13
San Bernardino County

REVISED
05/16/17 RU