Marcus & Millichap

OFFERING MEMORANDUM

9221 WHEELER COURT

FONTANA, CA 92335

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ACTIVITY ID:

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EXCLUSIVELY LISTED BY:

SEBASTIAN DIAZ
ASSOCIATE DIRECTOR INVESTMENTS
Cell 909-827-0687
Office 213-943-1839
Email Sebastian.Diaz@marcusmillichap.com
License CA 02109872

OSCAR DIAZ
DIRECTOR INVESTMENTS
Cell 213-999-2124
Office 213-943-1884
Email Oscar.Diaz@marcusmillichap.com
License CA 02022902

Marcus & Millichap

Broker of Record
TONY SOLOMON
License #: 01238010
23975 Park Sorrento, Suite 400,
Calabasas, CA 91302

AERIAL VIEW

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PROPERTY DESCRIPTION

PROPERTY DETAILS

THE OFFERING	
Property Address:	9221 Wheeler Court Fontana, CA 92335
Asking Price	$975,000
Price Per Unit	$243,750
$/SF	$334.82
CAP Rate	5.81%
GIM	11.11
APN	0194-032-17-0000

SITE DESCRIPTION	
Number of Units	4
Number of Buildings	1
Number of Stories	2
Year Built	1978
Rentable Square Feet	±2,912
Lot Size	±8,100 sqft (0.19 AC)
Type of Ownership	Fee Simple

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INVESTMENT OVERVIEW

INVESTMENT OVERVIEW

Marcus & Millichap is pleased to present 9221 Wheeler Court, a four-unit multifamily property located in Fontana, California.

The property is conveniently located near the 10, 15, and 210 Freeways, providing tenants with easy access throughout the Inland Empire, including Los Angeles, San Bernardino, and Riverside.

9221 Wheeler Court offers investors the opportunity to acquire a well-maintained four-unit property with strong in-place income and a clear value-add component. Recent interior renovations highlight the property's potential, while the remaining units offer additional upside through future improvements and rental growth.

The property features approximately ±2,912 rentable square feet on an ±8,100-square-foot lot. Built in 1978, the unit mix consists of two one-bedroom/one-bathroom units, one one-bedroom/one-bathroom plus den unit, and one two-bedroom/one-bathroom unit. Amenities include a large shared backyard, on-site washer and dryer, and eight on-site parking spaces, including four enclosed garages. Recent improvements include exterior renovations, fresh paint, and interior upgrades.

Offered at $975,000, the property is priced at $243,750 per unit and $334.82 per square foot. The property is currently producing a 5.81% cap rate and 11.11 GIM, with the opportunity to achieve a stabilized 6.43% cap rate and 10.36 GIM as rents are brought closer to market.

Fontana continues to experience steady rental demand supported by its relative affordability, freeway access, and diverse employment base, including Amazon, Kaiser Permanente Fontana Medical Center, and the broader Inland Empire logistics corridor.

With strong in-place income, recent improvements, and additional upside, 9221 Wheeler Court offers investors immediate cash flow with a clear path to increased long-term returns.

INVESTMENT HIGHLIGHTS

PROJECTED 6.43% CAP RATE
Currently producing a 5.81% cap rate with the opportunity to achieve a projected 6.43% cap rate as rents are brought closer to market.

FOUR-UNIT INVESTMENT & OWNER-USER OPPORTUNITY
Offers flexibility for an investor seeking rental income or a buyer looking to occupy one unit while collecting income from the remaining three.

DESIRABLE UNIT MIX
Consists of (2) 1 Bedroom/1 Bath units, (1) 1 Bedroom/1 Bath + Den unit, and (1) 2 Bedroom/1 Bath unit.

±2,912 RENTABLE SQUARE FEET
Situated on an ±8,100-square-foot lot, providing a well-proportioned property footprint with additional outdoor area and functional space throughout the property.

VALUE-ADD & RECENT IMPROVEMENTS
Recent exterior renovations, fresh paint, and select interior upgrades, with additional upside through future improvements and rental growth.

AMPLE PARKING & TENANT AMENITIES
Features eight on-site parking spaces, including four enclosed garages, on-site laundry, and a large shared backyard.

STRONG FONTANA LOCATION
Conveniently located near the 10, 15, and 210 Freeways, providing access throughout the Inland Empire and to major employment, shopping, and dining destinations.

PROPERTY PHOTOS

PROPERTY PHOTOS

PROPERTY PHOTOS

Marcus & Millichap

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FINANCIAL OVERVIEW

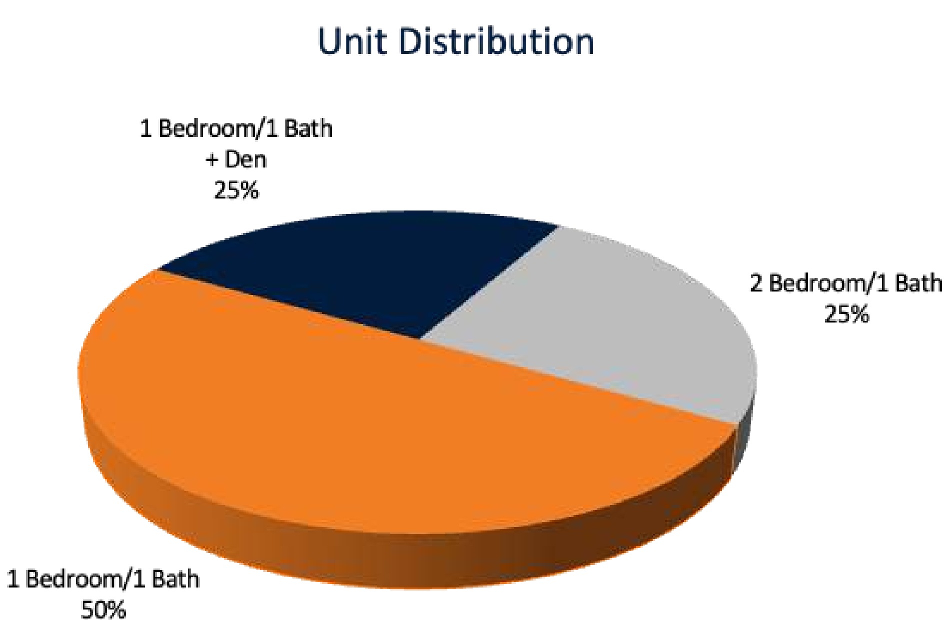
RENT ROLL

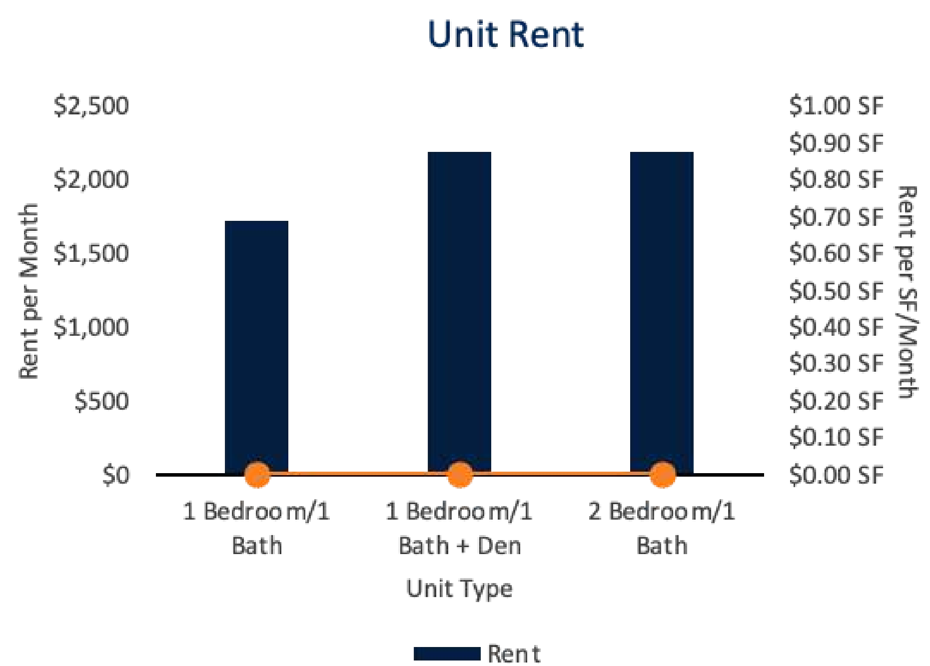
UNIT	UNIT TYPE		SCHEDULED Rent / Month	POTENTIAL Rent / Month
A	1 Bedroom/1 Bath		$1,500	$1,725
B	1 Bedroom/1 Bath + Den		$2,195	$2,195
C	1 Bedroom/1 Bath		$1,600	$1,725
D	2 Bedroom/1 Bath		$2,015	$2,195
Total		**Square Feet: 2,912**	**$7,310**	**$7,840**

RENT ROLL

UNIT TYPE	# OF UNITS	RENTAL RANGE	SCHEDULED AVERAGE RENT	SCHEDULED MONTHLY INCOME	POTENTIAL AVERAGE RENT	POTENTIAL MONTHLY INCOME
1 Bedroom/1 Bath	2	$1,500 - $1,600	$1,550	$3,100	$1,725	$3,450
1 Bedroom/1 Bath + Den	1	$2,195 - $2,195	$2,195	$2,195	$2,195	$2,195
2 Bedroom/1 Bath	1	$2,015 - $2,015	$2,015	$2,015	$2,195	$2,195
TOTALS/WEIGHTED AVERAGES	4		$1,828	$7,310	$1,960	$7,840

GROSS ANNUALIZED RENTS	$87,720	$94,080





OPERATING STATEMENT

INCOME	Current		Pro Forma		PER UNIT	PER SF
Rental Income						
Gross Potential Rent	94,080		94,080		23,520	32.31
Loss / Gain to Lease	(6,360)	6.80%	0		0	0
Gross Scheduled Rent	87,720		94,080		23,520	32.31
Physical Vacancy	(2,632)	3.00%	(2,822)	3.00%	(706)	(0.97)
TOTAL VACANCY	($2,632)	3.00%	($2,822)	3.00%	($706)	($1)
Effective Rental Income	85,088		91,258		22,814	31.34
Other Income	72		72			
TOTAL OTHER INCOME	$72		$72		$18	$0.02
EFFECTIVE GROSS INCOME	$85,160		$91,330		$22,832	$31.36

EXPENSES	Current	Pro Forma	PER UNIT	PER SF
Real Estate Taxes	12,675	12,675	3,169	4.35
Insurance	3,600	3,600	900	1.24
Utilities - Electric	257	257	64	0.09
Utilities - Water & Sewer	3,316	3,316	829	1.14
Utilities - Gas	1,126	1,126	282	0.39
Trash Removal	1,806	1,806	452	0.62
Repairs & Maintenance	2,000	2,000	500	0.69
Landscaping	1,200	1,200	300	0.41
General & Administrative	500	500	125	0.17
Misc. Expenses	852	913	228	0.31
Operating Reserves	1,200	1,200	300	0.41
TOTAL EXPENSES	$28,532	$28,593	$7,148	$9.82
EXPENSES AS % OF EGI	33.50%	31.30%		
NET OPERATING INCOME	$56,629	$62,737	$15,684	$21.54

PRICING DETAIL

SUMMARY		
Price	$975,000	
Down Payment	$975,000	100%
Number of Units	4	
Price Per Unit	$243,750	
Price Per SqFt	$334.82	
Gross SqFt	2,912	
Lot Size	0.19 Acres	
Approx. Year Built	1978	

RETURNS	Current	Pro Forma
CAP Rate	5.81%	6.43%
GRM	11.11	10.36
Cash-on-Cash	5.81%	6.43%

# OF UNITS	UNIT TYPE	SCHEDULED RENTS	MARKET RENTS
2	1 Bedroom/1 Bath	$1,550	$1,725
1	1 Bedroom/1 Bath + Den	$2,195	$2,195
1	2 Bedroom/1 Bath	$2,015	$2,195

INCOME		Current		Pro Forma
Gross Scheduled Rent		$87,720		$94,080
Less: Vacancy/Deductions	3.00%	$2,632	3.00%	$2,822
Total Effective Rental Income		$85,088		$91,258
Other Income		$72		$72
Effective Gross Income		$85,160		$91,330
Less: Expenses	33.50%	$28,532	31.30%	$28,593
Net Operating Income		$56,629		$62,737
Cash Flow		$56,629		$62,737
TOTAL RETURN	5.81%	$56,629	6.43%	$62,737

EXPENSES	Current	Pro Forma
Real Estate Taxes	$12,675	$12,675
Insurance	$3,600	$3,600
Utilities - Electric	$257	$257
Utilities - Water & Sewer	$3,316	$3,316
Utilities - Gas	$1,126	$1,126
Trash Removal	$1,806	$1,806
Repairs & Maintenance	$2,000	$2,000
Landscaping	$1,200	$1,200
General & Administrative	$500	$500
Misc. Expenses	$852	$913
Operating Reserves	$1,200	$1,200
TOTAL EXPENSES	$28,532	$28,593
Expenses/Unit	$7,133	$7,148
Expenses/SF	$9.80	$9.82

10-YEAR CASH FLOW

Current - 2030					
INCOME	**2026**	**2027**	**2028**	**2029**	**2030**
Rental Income					
Gross Potential Rent	94,080	98,784	103,723	108,909	114,355
Loss / Gain to Lease	(6,360)	(6,678)	(7,012)	(7,362)	(7,731)
Gross Scheduled Rent	87,720	92,106	96,711	101,547	106,624
Physical Vacancy	(2,632)	(2,763)	(2,901)	(3,046)	(3,199)
TOTAL VACANCY	(2,632)	(2,763)	(2,901)	(3,046)	(3,199)
Effective Rental Income	85,088	89,343	93,810	98,500	103,425
TOTAL OTHER INCOME	72	74	76	79	81
EFFECTIVE GROSS INCOME	**85,160**	**89,417**	**93,886**	**98,579**	**103,507**
EXPENSES					
Operating Expenses	(4,552)	(4,666)	(4,782)	(4,902)	(5,025)
Real Estate Taxes	(12,675)	(12,929)	(13,187)	(13,451)	(13,720)
Insurance	(3,600)	(3,780)	(3,969)	(4,167)	(4,376)
Utilities	(6,505)	(6,700)	(6,901)	(7,108)	(7,321)
Total Expenses	(27,332)	(28,074)	(28,840)	(29,628)	(30,442)
Operating Reserves	(1,200)	(1,230)	(1,261)	(1,292)	(1,325)
NET OPERATING INCOME	**56,629**	**60,113**	**63,786**	**67,658**	**71,740**

10-YEAR CASH FLOW

2031 - 2036

INCOME	2031	2032	2033	2034	2035	2036
Rental Income						
Gross Potential Rent	120,073	126,076	132,380	138,999	145,949	153,246
Loss / Gain to Lease	(8,117)	(8,523)	(8,949)	(9,397)	(9,866)	(10,360)
Gross Scheduled Rent	111,955	117,553	123,431	129,602	136,083	142,887
Physical Vacancy	(3,359)	(3,527)	(3,703)	(3,888)	(4,082)	(4,287)
TOTAL VACANCY	(3,359)	(3,527)	(3,703)	(3,888)	(4,082)	(4,287)
Effective Rental Income	108,597	114,027	119,728	125,714	132,000	138,600
TOTAL OTHER INCOME	83	86	89	91	94	97
EFFECTIVE GROSS INCOME	**108,680**	**114,113**	**119,816**	**125,806**	**132,094**	**138,697**
EXPENSES						
Operating Expenses	(5,150)	(5,279)	(5,411)	(5,546)	(5,685)	(5,827)
Real Estate Taxes	(13,994)	(14,274)	(14,560)	(14,851)	(15,148)	(15,451)
Insurance	(4,595)	(4,824)	(5,066)	(5,319)	(5,585)	(5,864)
Utilities	(7,541)	(7,767)	(8,000)	(8,240)	(8,488)	(8,742)
Total Expenses	(31,280)	(32,145)	(33,036)	(33,956)	(34,905)	(35,884)
Operating Reserves	(1,358)	(1,392)	(1,426)	(1,462)	(1,499)	(1,536)
NET OPERATING INCOME	**76,042**	**80,576**	**85,354**	**90,387**	**95,690**	**101,277**

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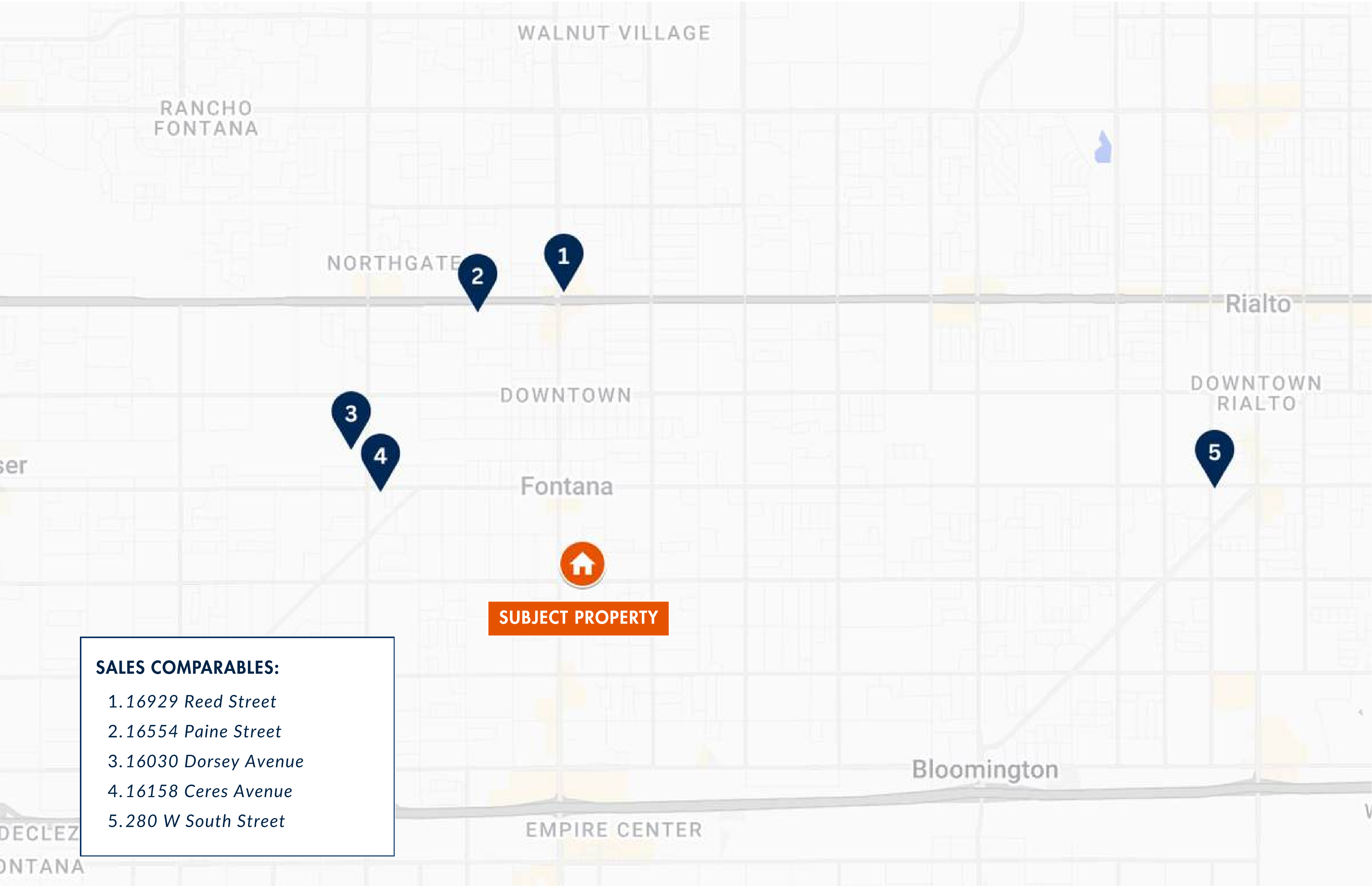
MARKET COMPARABLES

SALES COMPARABLES



SALES COMPARABLES:

1. *16929 Reed Street*
2. *16554 Paine Street*
3. *16030 Dorsey Avenue*
4. *16158 Ceres Avenue*
5. *280 W South Street*

SALES COMPARABLES

	ADDRESS	SALES DATE	# OF UNITS	YEAR BUILT	BUILDING SF	SALES PRICE	$/UNIT	$/SF	CAP	GRM	UNIT MIX
1	16929 Reed Street, Fontana, CA 92336	7/9/2026	4	1962	3,020	$980,000	$245,000	$324.50	4.59%	13.07	(2) 1 Bedroom/1 Bath, (2) 2 Bedroom/1 Bath
2	16554 Paine Street, Fontana, CA 92336	6/30/2026	4	1962	4,586	$1,015,000	$253,750	$221.33	5.22%	11.49	(4) 2 Bedroom/1 Bath
3	16030 Dorsey Avenue, Fontana, CA 92335	2/19/2026	4	1981	3,220	$999,000	$249,750	$310.25	4.49%	13.35	(4) 2 Bedroom/1 Bath
4	16158 Ceres Avenue, Fontana, CA 92335	12/15/2025	4	1963	2,552	$1,050,000	$262,500	$411.44	3.50%	17.16	(4) 2 Bedroom/1 Bath
5	280 W South Street, Rialto, CA 92376	9/10/2025	4	1967	3,640	$1,140,000	$285,000	$313.19	4.78%	12.54	(3) 1 Bedroom/1 Bath, (1) 3 Bedroom/2 Bath
	Averages		**4**	**1967**	**3,404**	**$1,036,800**	**$259,200**	**$316.14**	**4.52%**	**13.52**	
★	9221 Wheeler Court, Fontana, CA 92335		4	1978	2,912	$975,000	$243,750	$334.82	5.81%	11.11	(2) 1 Bedroom/1 Bath, (1) 1 Bedroom/1 Bath + Den, (1) 2 Bedroom/1 Bath

SALES COMPARABLES

9221 WHEELER COURT, FONTANA, CA 92335

Year Built	1978
Units	4
Rentable SF	2,912
Lot Size	8,100
Price	$975,000
CAP	5.81%
GIM	11.11
$/Unit	$243,750
$/SF	$334.82
Status	On-Market
Unit Mix	(2) 1 Bedroom/1 Bath, (1) 1 Bedroom/1 Bath + Den, (1) 2 Bedroom/1 Bath

16929 REED STREET, FONTANA, CA 92336

Year Built	1962
Units	4
Rentable SF	3,020
Lot Size	8,100
Price	$980,000
CAP	4.59%
GRM	13.07
$/Unit	$245,000
$/SF	$324.50
Sale Date	7/9/26
Unit Mix	(2) 1 Bedroom/1 Bath, (2) 2 Bedroom/1 Bath

16554 PAINE STREET, FONTANA, CA 92336

Year Built	1962
Units	4
Rentable SF	4,586
Lot Size	18,460
Price	$1,015,000
CAP	5.22%
GRM	11.49
$/Unit	$253,750
$/SF	$221.33
Sale Date	6/30/26
Unit Mix	(4) 2 Bedroom/1 Bath

SALES COMPARABLES

16030 DORSEY AVENUE,
FONTANA, CA 92335

Year Built	1981
Units	4
Rentable SF	3,220
Lot Size	8,100
Price	$999,000
CAP	4.49%
GRM	13.35
$/Unit	$249,750
$/SF	$310.25
Sale Date	2/19/26
Unit Mix	(4) 2 Bedroom/1 Bath

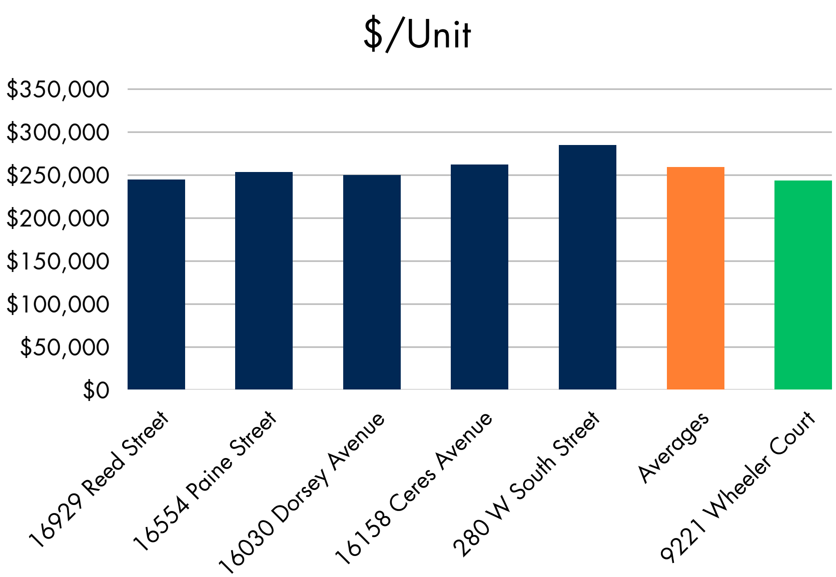
16158 CERES AVENUE,
FONTANA, CA 92335

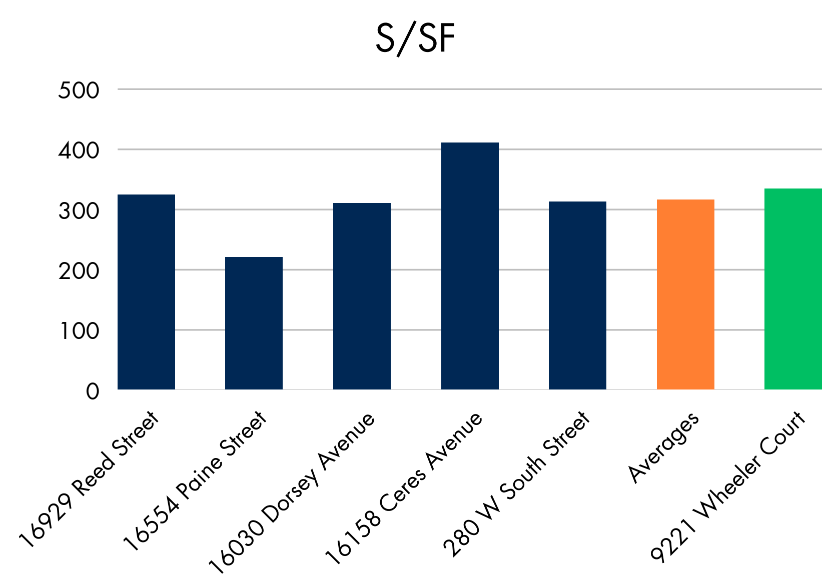
Year Built	1963
Units	4
Rentable SF	2,552
Lot Size	25,400
Price	$1,050,000
CAP	3.50%
GRM	17.16
$/Unit	$262,500
$/SF	$411.44
Sale Date	12/15/25
Unit Mix	(4) 2 Bedroom/1 Bath

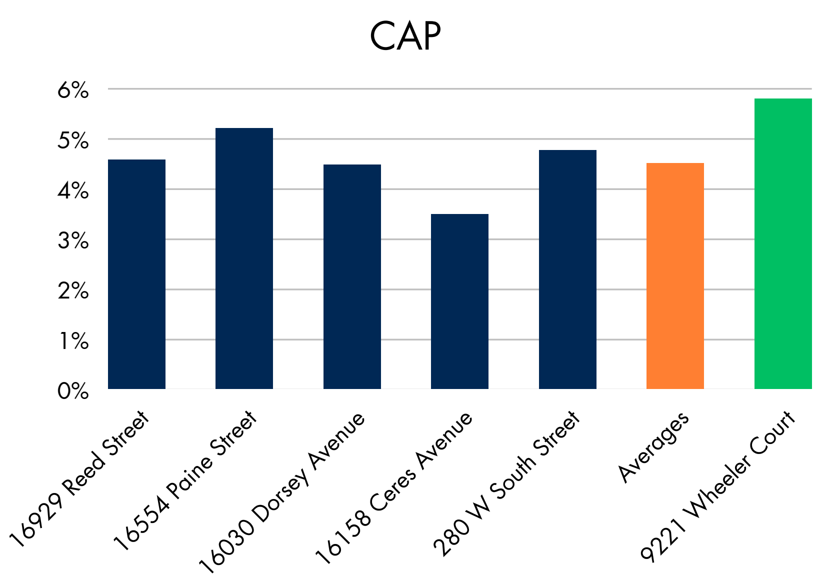
280 W SOUTH STREET,
RIALTO, CA 92376

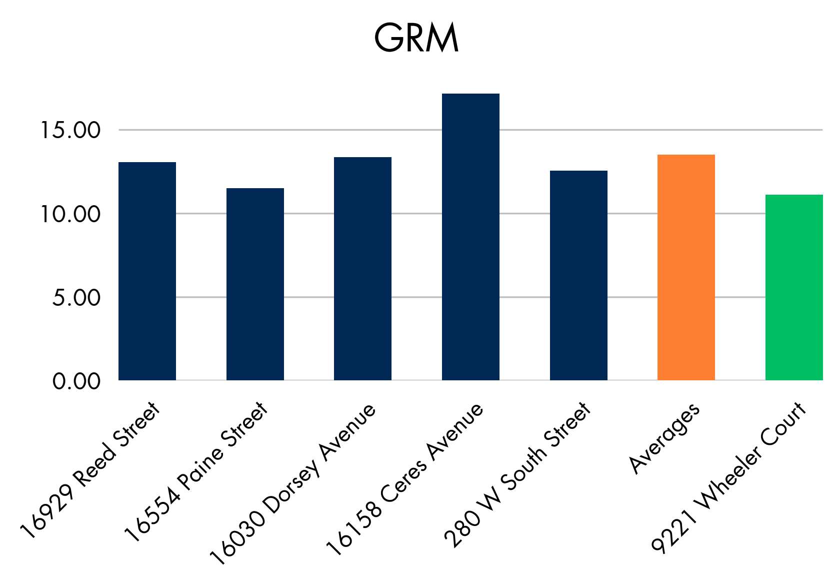
Year Built	1967
Units	4
Rentable SF	3,640
Lot Size	7,036
Price	$1,140,000
CAP	4.78%
GRM	12.54
$/Unit	$285,000
$/SF	$313.19
Sale Date	9/10/25
Unit Mix	(3) 1 Bedroom/1 Bath, (1) 3 Bedroom/2 Bath

SALES COMPARABLES

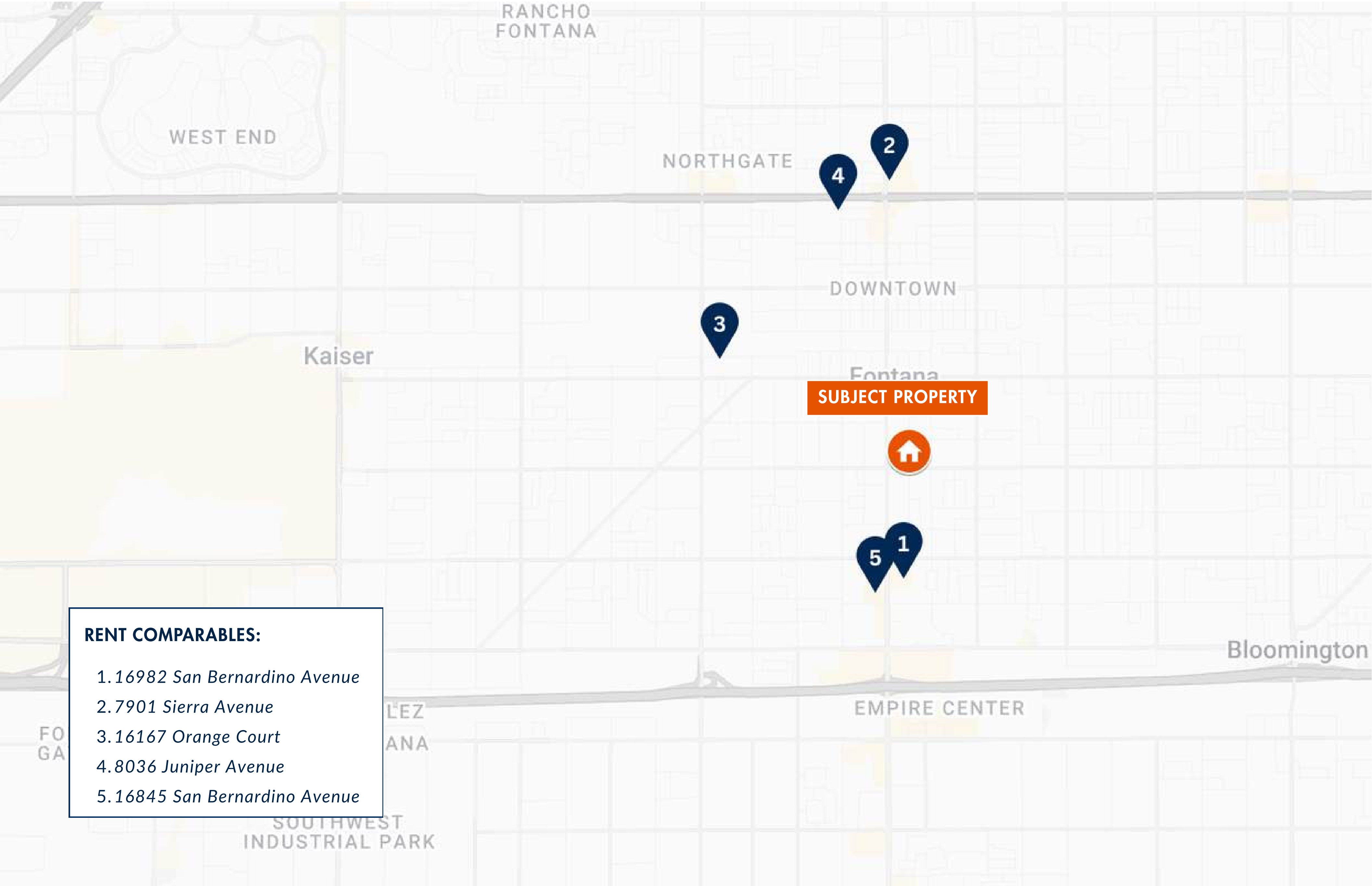








RENT COMPARABLES



RENT COMPARABLES:

1. *16982 San Bernardino Avenue*
2. *7901 Sierra Avenue*
3. *16167 Orange Court*
4. *8036 Juniper Avenue*
5. *16845 San Bernardino Avenue*

RENT COMPARABLES

	ADDRESS	# OF UNITS	YEAR BUILT	UNIT TYPE	ASKING RENT	RENT/SF	UNIT SIZE
1	16982 San Bernardino Avenue, Fontana, CA 92335	28	1990	1 Bedroom/1 Bath	$1,700	$2.90	586
2	7901 Sierra Avenue, Fontana, CA 92336	4	1960	1 Bedroom/1 Bath	$1,750	$3.50	500
3	16167 Orange Court, Fontana, CA 92335	3	1964	2 Bedroom/1 Bath	$2,100	$2.63	800
4	8036 Juniper Avenue, Fontana, CA 92336	4	1980	2 Bedroom/1 Bath	$2,200	$2.60	847
5	16845 San Bernardino Avenue, Fontana, CA 92335	14	1980	2 Bedroom/2 Bath	$2,200	$2.20	1000
	Averages	**11**	**1975**		**$1,990**	**$2.76**	**747**
★	9221 Wheeler Court, Fontana, CA 92335	4	1978				

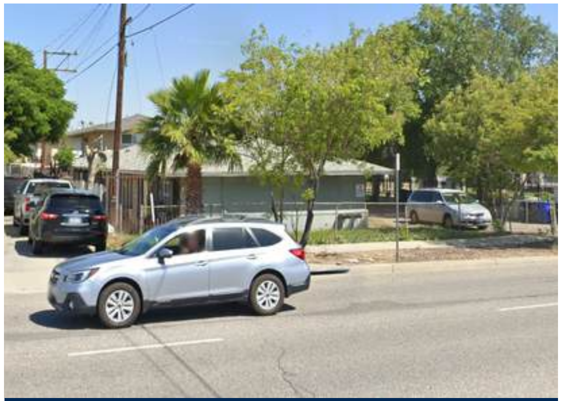
RENT COMPARABLES

9221 WHEELER COURT, FONTANA, CA 92335

Year Built	1978
Units	4
Unit Type	(2) 1 Bedroom/1 Bath, (1) 1 Bedroom/1 Bath + Den, (1) 2 Bedroom/1 Bath

16982 SAN BERNARDINO AVENUE, FONTANA, CA 92335

Year Built	1990
Units	28
Unit Type	1 Bedroom/1 Bath
Asking Rent	$1,700
Rent/SF	$2.90
Unit Size	586



7901 SIERRA AVENUE, FONTANA, CA 92336

Year Built	1960
Units	4
Unit Type	1 Bedroom/1 Bath
Asking Rent	$1,750
Rent/SF	$3.50
Unit Size	500

RENT COMPARABLES

16167 ORANGE COURT,
FONTANA, CA 92335

Year Built	1964
Units	3
Unit Type	2 Bedroom/1 Bath
Asking Rent	$2,100
Rent/SF	$2.63
Unit Size	800

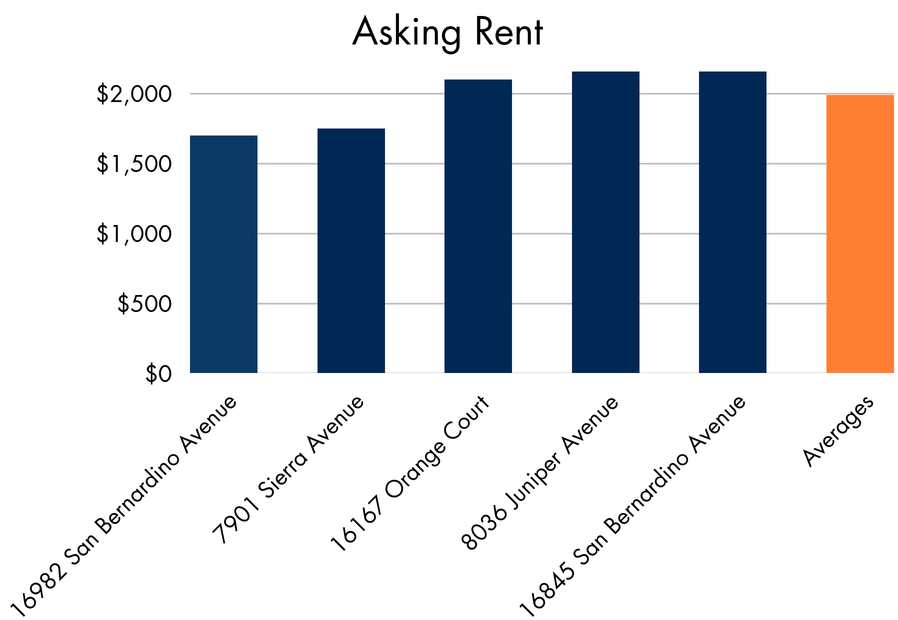
8036 JUNIPER AVENUE,
FONTANA, CA 92336

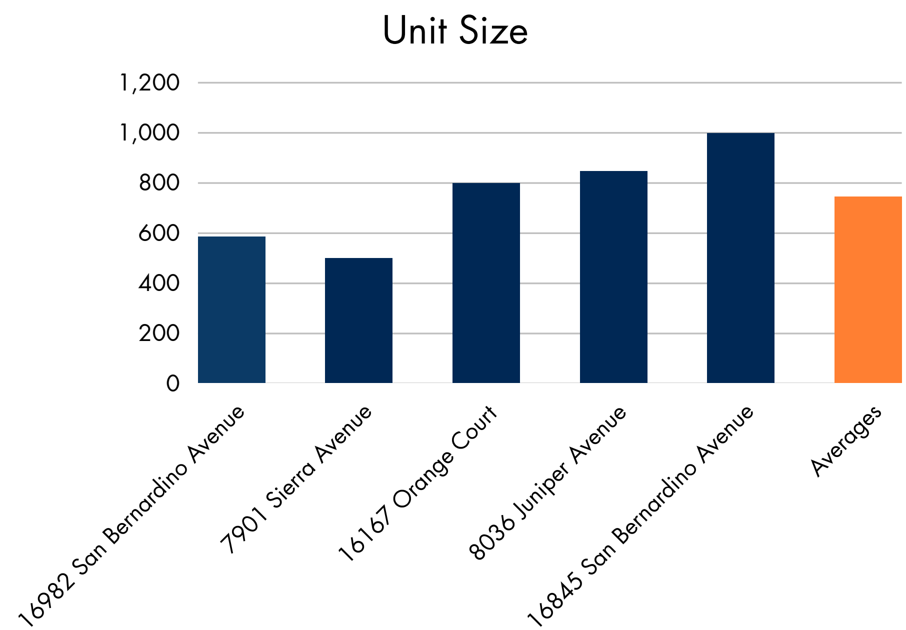
Year Built	1980
Units	4
Unit Type	2 Bedroom/1 Bath
Asking Rent	$2,200
Rent/SF	$2.60
Unit Size	847

16845 SAN BERNARDINO AVENUE,
FONTANA, CA 92335

Year Built	1980
Units	14
Unit Type	2 Bedroom/2 Bath
Asking Rent	$2,200
Rent/SF	$2.20
Unit Size	1000

RENT COMPARABLES





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LOCATION OVERVIEW

LOCATION OVERVIEW

Fontana, California, is a well-established hub within the Inland Empire, offering a growing population, increasing economic activity, and expanding housing demand. With over 223,000 residents, the city benefits from proximity to major employers in logistics, manufacturing, and healthcare, including Amazon, Kaiser Permanente Fontana Medical Center, and a large base of regional warehousing and distribution operations.

The Fontana submarket has seen a steady rise in rental demand, fueled by continued population growth and residents seeking more affordable alternatives to Los Angeles and Orange County. With roughly a third of households renting and a median home value near $640,000, the city offers investors a deep and growing tenant base with long-term development potential.

Convenient access to the 10, 15, and 210 Freeways provides direct connectivity to Los Angeles, San Bernardino, and Riverside. Local shopping centers, schools, and the Chaffey College Fontana Campus add to the area's appeal, making it attractive for working families and young professionals.

As new logistics, commercial, and residential developments continue to take shape in Fontana, the city presents a compelling case for multifamily investors looking for appreciation potential and strong, consistent rental income.

INVESTMENT APPEAL

Fontana presents a compelling combination of population growth, employment diversity, transportation access, established residential demand, and continued public and private investment.

For multifamily and residential investors, the city benefits from its position within the larger Inland Empire employment market while maintaining direct connections to major Southern California job centers. Expanding healthcare employment, a deeply established logistics and industrial base, new residential communities, commercial development, and infrastructure investment provide multiple long-term economic drivers.

For 9221 Wheeler Court, its location within Fontana places the property in a large and growing Southern California community supported by regional freeway access, nearby employment centers, established neighborhood services, and continued citywide investment.

Fontana's evolving downtown, expanding master-planned communities, growing healthcare sector, transportation infrastructure, and approximately 221,000-person population collectively support the city's appeal as a long-term market for residential ownership, rental demand, and potential property-value appreciation.

GROWTH & DEVELOPMENT

Fontana continues to experience significant residential, commercial, healthcare, and mixed-use investment as the city plans for its next stage of growth.

In northern Fontana, master-planned communities such as Westgate and Ventana at Duncan Canyon are designed to integrate housing with employment, retail, commercial uses, parks, and community amenities. The approximately 954-acre Westgate planning area incorporates residential neighborhoods alongside business, commercial, mixed-use, school, park, and open-space components. Ventana at Duncan Canyon is envisioned as a major mixed-use destination near Interstate 15, combining residential development with commercial and employment uses.

Development is also expanding the city's healthcare infrastructure. Fontana's 2025 planning report highlighted approval of a new Westgate Medical Campus, along with substantial residential and commercial entitlements throughout the city.

These projects illustrate Fontana's broader transition toward a more diversified city where housing, jobs, healthcare, recreation, and commercial activity are increasingly integrated.

ECONOMY & EMPLOYMENT

Fontana supports a diverse economy with strong concentrations in logistics, transportation, manufacturing, healthcare, retail, construction, and professional services. Its central Inland Empire location and proximity to Southern California's major transportation corridors have made the city particularly attractive to distribution, industrial, and logistics-related businesses.

At the same time, Fontana's employment base is becoming increasingly diversified. Recent city employment reports have highlighted particularly strong growth in the healthcare sector, complementing the city's long-established logistics and industrial employment base.

Fontana's combination of a large resident workforce, regional accessibility, expanding healthcare services, commercial activity, and continued business investment provides an important foundation for sustained housing and rental demand.

TRANSPORTATION & REGIONAL ACCESS

One of Fontana's greatest advantages is its exceptional regional connectivity. The city is positioned near Interstate 10, Interstate 15, and State Route 210, providing direct access to major employment and commercial centers throughout the Inland Empire, Los Angeles County, Orange County, and the greater Southern California region. The city itself identifies this freeway exposure and accessibility as an important contributor to its economic development.

Fontana also benefits from Metrolink commuter rail service, providing an alternative connection for residents traveling toward Los Angeles and other communities along the San Bernardino Line. Ontario International Airport is conveniently accessible from the city, further strengthening Fontana's connections to regional, national, and international markets.

This combination of freeway, rail, freight, and airport accessibility enhances Fontana's appeal for both residents and businesses while connecting the community to one of the nation's largest metropolitan economies.

RETAIL MAP


Jack in the box
STATER BROS. markets
SUPERIOR GROCERS
UNICARE COMMUNITY HEALTH CENTER
SEVILLE PARK & AMPITHEATRE
CENTRAL CITY PARK
TROJANS FONTANA MIDDLE SCHOOL
&Smart Final
MILLER AMPHITHEATER
OLEANDER BEARS
VETERANS PARK
STEELERS FONTANA HIGH
CITRUS ELEMENTARY
JACK BULIK PARK CITY OF FONTANA
KAISER PERMANENTE
O'DAY SHORT ELEMENTARY
PANDA EXPRESS CHINESE KITCHEN
PALMETTO ELEMENTARY
CYPRESS ELEMENTARY SCHOOL
IN-N-OUT BURGER
CALIFORNIA MEDICAL CENTER
KAISER PERMANENTE
TARGET

DEMOGRAPHIC OVERVIEW

POPULATION	1 Mile	3 Miles	5 Miles
2030 Projection			
Total Population	28,830	176,810	361,605
2025 Estimate			
Total Population	28,687	174,599	354,867
2020 Census			
Total Population	29,607	176,305	354,027
2010 Census			
Total Population	28,248	171,281	337,952
Daytime Population			
2025 Estimate	20,463	143,450	310,971
HOUSEHOLDS	**1 Mile**	**3 Miles**	**5 Miles**
2030 Projection			
Total Households	7,969	46,938	96,859
2025 Estimate			
Total Households	7,900	46,217	94,811
Average (Mean) Household Size	3.6	3.8	3.7
2020 Census			
Total Households	7,772	44,858	90,918
2010 Census			
Total Households	7,119	40,966	82,968
Growth 2025-2030	0.9%	1.6%	2.2%
HOUSING UNITS	**1 Mile**	**3 Miles**	**5 Miles**
Occupied Units			
2030 Projection	8,147	48,084	98,983
2025 Estimate	8,078	47,353	96,900
Owner Occupied	3,303	26,729	61,777
Renter Occupied	4,610	19,470	33,011
Vacant	178	1,136	2,089
Persons in Units			
2025 Estimate Total Occupied Units	7,900	46,217	94,811
1 Person Units	16.1%	12.6%	12.2%
2 Person Units	19.1%	18.9%	19.4%
3 Person Units	17.5%	18.1%	18.4%
4 Person Units	18.6%	18.9%	19.2%
5 Person Units	14.1%	14.9%	14.8%
6+ Person Units	14.6%	16.6%	15.9%

HOUSEHOLDS BY INCOME	1 Mile	3 Miles	5 Miles
2025 Estimate			
$200,000 or More	5.5%	6.9%	8.8%
$150,000-$199,999	8.3%	10.4%	11.6%
$100,000-$149,999	14.9%	19.3%	22.3%
$75,000-$99,999	18.4%	17.5%	15.9%
$50,000-$74,999	19.2%	17.0%	16.0%
$35,000-$49,999	10.2%	9.1%	8.2%
$25,000-$34,999	8.2%	7.2%	6.5%
$15,000-$24,999	6.6%	6.2%	5.2%
Under $15,000	8.8%	6.3%	5.6%
Average Household Income	$87,773	$98,255	$106,139
Median Household Income	$75,453	$84,840	$91,418
Per Capita Income	$24,158	$25,692	$28,230
POPULATION PROFILE	**1 Mile**	**3 Miles**	**5 Miles**
Population By Age			
2025 Estimate Total Population	28,687	174,599	354,867
Under 20	32.2%	30.9%	30.4%
20 to 34 Years	23.9%	24.0%	23.3%
35 to 39 Years	7.2%	7.2%	7.2%
40 to 49 Years	12.7%	12.9%	13.3%
50 to 64 Years	14.3%	15.6%	16.2%
Age 65+	9.7%	9.4%	9.7%
Median Age	33.0	34.0	34.0
Population 25+ by Education Level			
2025 Estimate Population Age 25+	17,184	106,585	219,305
Elementary (0-8)	15.9%	15.7%	13.6%
Some High School (9-11)	15.4%	13.3%	11.8%
High School Graduate (12)	35.0%	32.4%	30.9%
Some College (13-15)	18.7%	19.8%	21.0%
Associate Degree Only	4.5%	6.2%	6.8%
Bachelor's Degree Only	8.8%	9.9%	12.0%
Graduate Degree	1.7%	2.8%	4.0%
Population by Gender			
2025 Estimate Total Population	28,687	174,599	354,867
Male Population	49.4%	50.0%	50.0%
Female Population	50.6%	50.0%	50.0%

DEMOGRAPHIC OVERVIEW

POPULATION

In 2025, the population in your selected geography is 354,867. The population has changed by 5.01 since 2010. It is estimated that the population in your area will be 361,605 five years from now, which represents a change of 1.9 percent from the current year. The current population is 50.0 percent male and 50.0 percent female. The median age of the population in your area is 32.0, compared with the U.S. average, which is 40.0. The population density in your area is 4,518 people per square mile.

HOUSEHOLDS

There are currently 94,811 households in your selected geography. The number of households has changed by 14.27 since 2010. It is estimated that the number of households in your area will be 96,859 five years from now, which represents a change of 2.2 percent from the current year. The average household size in your area is 3.7 people.

INCOME

In 2025, the median household income for your selected geography is $91,418, compared with the U.S. average, which is currently $78,171.The median household income for your area has changed by 76.96 since 2010. It is estimated that the median household income in your area will be $103,173 five years from now, which represents a change of 12.9 percent from the current year.

The current year per capita income in your area is $28,230, compared with the U.S. average, which is $41,680. The current year's average household income in your area is $106,139, compared with the U.S. average, which is $103,571.

EMPLOYMENT

In 2025, 162,888 people in your selected area were employed. The 2010 Census revealed that 45.4 of employees are in white-collar occupations in this geography, and 34.9 are in blue-collar occupations. In 2025, unemployment in this area was 5.0 percent. In 2010, the average time traveled to work was 33.00 minutes.

HOUSING

The median housing value in your area was $487,234 in 2025, compared with the U.S. median of $333,538. In 2010, there were 54,933.00 owner-occupied housing units and 28,032.00 renter-occupied housing units in your area.

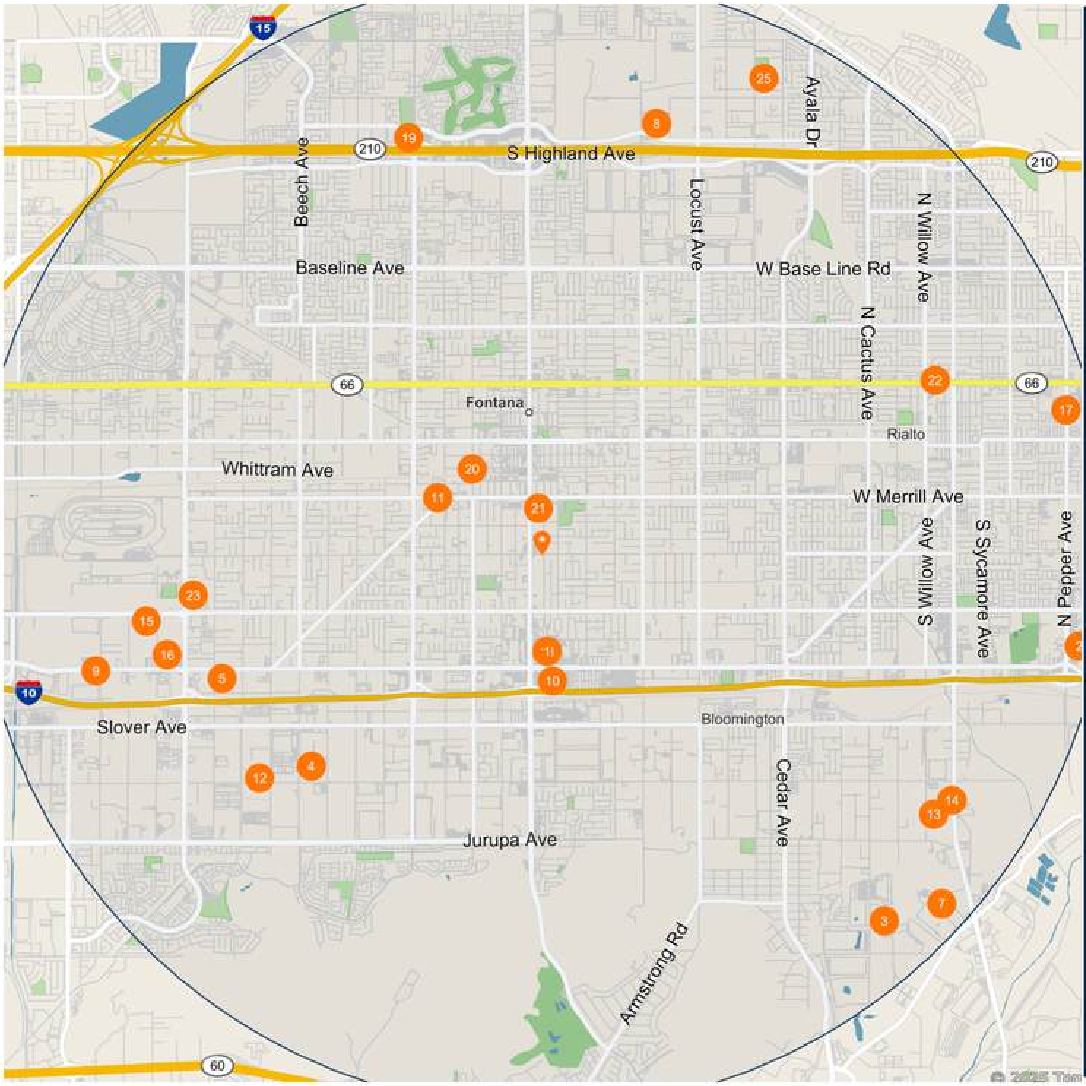
EDUCATION

The selected area in 2025 had a lower level of educational attainment when compared with the U.S averages. 15.8 percent of the selected area's residents had earned a graduate degree compared with the national average of only 13.7 percent, and 6.8 percent completed a bachelor's degree, compared with the national average of 21.2 percent.

The number of area residents with an associate degree was higher than the nation's at 14.8 percent vs. 8.8 percent, respectively.

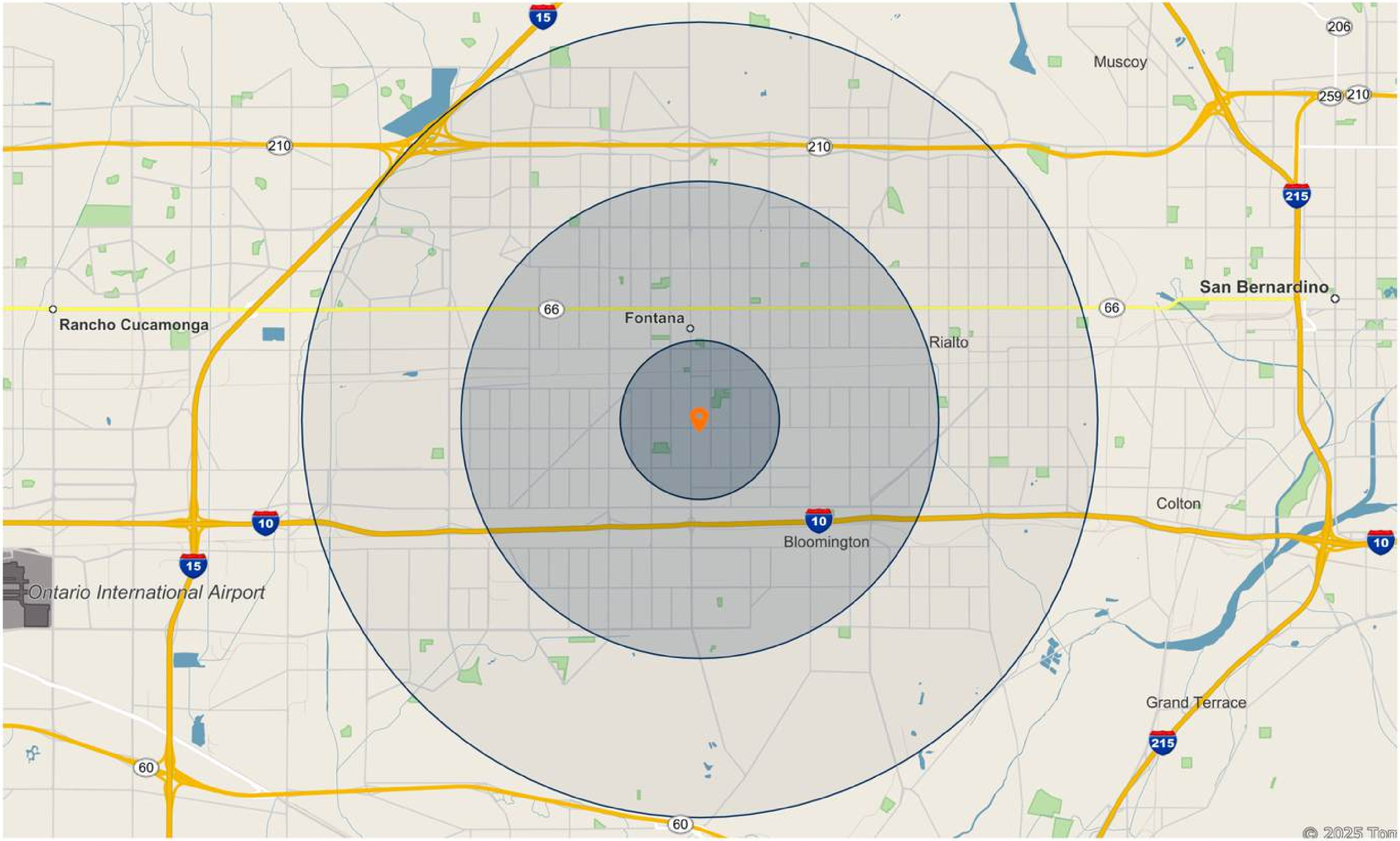
The area had fewer high-school graduates, 3.9 percent vs. 26.1 percent for the nation, but the percentage of residents who completed some college is higher than the average for the nation, at 37.1 percent in the selected area compared with the 19.6 percent in the U.S.

DEMOGRAPHIC OVERVIEW



	Major Employers	Employees
1	Kaiser Foundation Hospitals-Kaiser Permanente	2,559
2	Arrowhead Regional Medical Ctr-Armc	2,500
3	Gxo Logistics Supply Chain Inc-	1,000
4	Amerit Fleet Solutions Inc-	665
5	Heartland Express Inc Iowa-Heartland Express	606
6	Southern Cal Prmnnte Med Group-S C P M G	580
7	Cooper Lighting LLC-Cooper Lighting	540
8	Radial South LP-Radial	533
9	Hub Group Trucking Inc-	500
10	WKS Restaurant Corporation-Dennys	476
11	California Steel Inds Inc-	429
12	Svcs In Reinfrcing Pst-Tnsning-CMC Regional Steel RPS Cable	360
13	Pacific Steel Group-	335
14	Herman Weissker Inc-	324
15	Jensen Enterprises Inc-Jensen Precast	300
16	Swift Leasing Co LLC-	289
17	Southern California Edison Co-Rialto Combines Facility	288
18	Kaiser Foundation Hospitals-Kaiser Foundation Health Plan	286
19	People Pets and Vets LLC-Prestige Animal Hospital North	275
20	City of Fontana-Publicservices Department	273
21	Cardenas Markets LLC-	264
22	Cardenas Markets LLC-	264
23	B&B Industrial Services Inc-	261
24	Califrnia Univ Scence Medicine-	253
25	Biscomerica Corp-	252

DEMOGRAPHIC OVERVIEW



FOR MORE INFORMATION, PLEASE CONTACT:

SEBASTIAN DIAZ
ASSOCIATE DIRECTOR INVESTMENTS
Cell 909-827-0687
Office 213-943-1839
Email Sebastian.Diaz@marcusmillichap.com
License CA 02109872

OSCAR DIAZ
DIRECTOR INVESTMENTS
Cell 213-999-2124
Office 213-943-1884
Email Oscar.Diaz@marcusmillichap.com
License CA 02022902

9221 Wheeler Court, Fontana, CA 92335

Marcus & Millichap