

For Sale!



HEALTH & NUTRITION CENTER

INDUSTRIAL
SHOEWORKS
BOOTS & SHOES THAT WORK!

8659

WORK BOOTS AND SHOES FOR EVERY JOB!

NATURE'S SUNSHINE
QUALITY. SERVICE. INTEGRITY.

CleanStart
Dietary Cleansing & Detoxifying Program
DIETARY SUPPLEMENT - 14 DAY SUPPLY
56 PACKETS - 84 Capsules (266.4grams)

ELIMINA	REMOVE
<ul style="list-style-type: none">EL EXCESO DE PESO EN EL ABDOMENLA ACIDIFICACION DE TOXINASEL ESTREÑIMIENTOLA INFLAMACION DEL ESTOMAGOLOS SARCOSIS LOS COLICOSLAS MANCHAS EN LA PIELPREVIENE EL DESARROLLO DE LAS HEMORROIDES.	<ul style="list-style-type: none">EL EXCESO DE PESO EN EL ABDOMENLA ACIDIFICACION DE TOXINASCONSTIPACIONINFLAMACION DEL ESTOMAGOLOS SARCOSIS LOS COLICOSPREVIENE EL DESARROLLO DE LAS HEMORROIDES.

LIMPIA DESINTOXICA DESINFLAMA

CLEAN DETOXICATE DEFLAME

8657-8659 Sierra Ave, Fontana, CA 92335



KW Commercial | 1473 Ford St #200, Redlands, CA 92373 | Corporate DRE #01904376
Contact: Teri Alvarez (909) 330-8123, DRE #01498790 info@sqftlocal.com
or- Karen Swedlove (909) 292-6906, DRE #02237723 karenswedlove@kw.com



Offered for: \$1,450,000.00

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Retail Unit 3659: Features include a wide open floor-plan with large showcase windows street front providing natural light, wood laminate floors, central a/c & heat, office, two restrooms, dedicated meters, with front and rear access doors.

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Retail Unit 3657:

Features include large showcase windows street front providing natural light; modern tile floors, central a/c & heat, office, storage room, restroom, dedicated meters, with front and rear access doors. A mostly open floor plan with nice retail host counter lobby area, providing privacy to existing back space floor plan use.

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Kitchenette Area: To the rear of this unit there is a built-in sink cabinet and plenty of space for break room use, with convenience available to place a refrigerator, storage, seating table and coffee bar.

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Dedicated Parking:

To the rear of the property there are dedicated parking spaces behind each unit with a large city public parking lot adjacent, providing ample parking for staff/patrons. Additional parking is available at public street front within the Downtown walk area.

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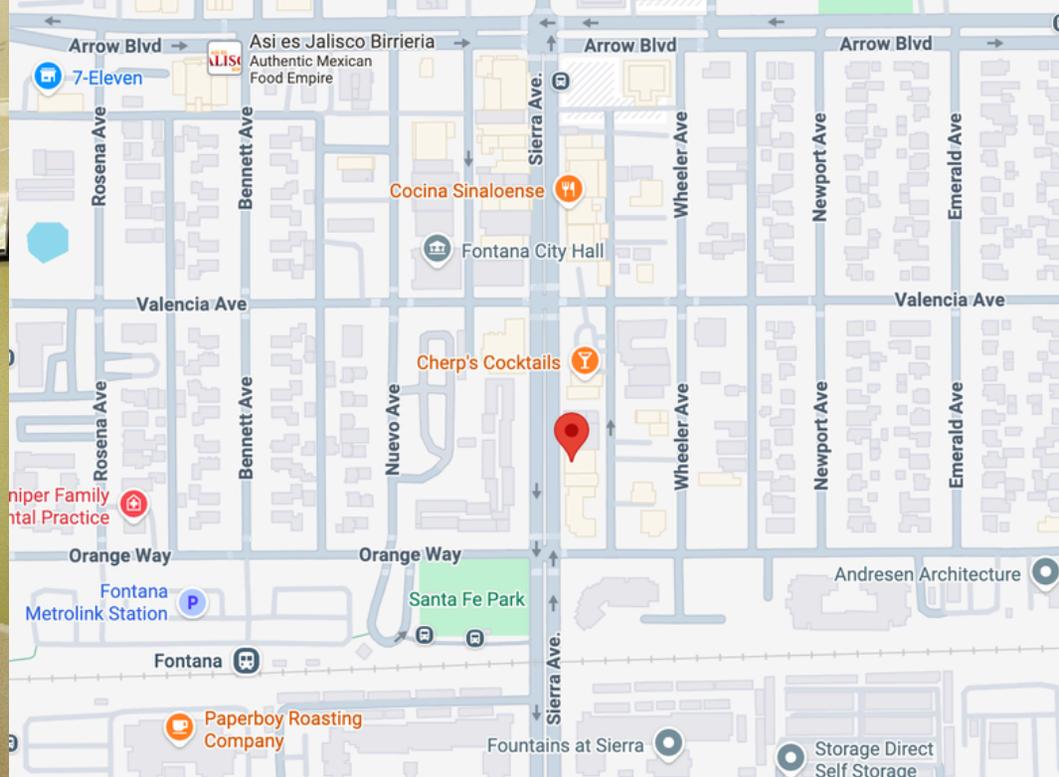
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Traffic Counts: CPD: ± 24,706 - @ Sierra Ave / Ivy Ave
CPD: ± 41,326 - @ Sierra Ave / San Bernardino Ave

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- Total Available Space: 4500sf In-Line Retail; 6000sf/.14ac Lot - (2) Units
- Zoned: FBC - Sierra Core Downtown
- APN: 0192-151-31 with 60' Frontage on Highly Trafficked Sierra Avenue ****Opportunity Zone****
- 2024 Average Household Income: \$103,557; 180,554 Population, Daytime Employees: 32,771 - Within 3-Miles
- Presently Tenant-Occupied With Two Month-to-Month Tenants. Great Opportunity For Owner-User Alongside of Income or for Investment With Established Long-Term Tenants. Located Within Walking Distance to Stage Red Live Music Venue and Nearby to Fontana City Hall/Metro-Link Station Within a Major Revitalization Area Undergoing Continued Transformation Into a Walkable Mixed-Use District with Key Development Plans.

Local Map & Summary:

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