

INLAND EMPIRE CENTER

PROPOSED RESTAURANT & DRIVE THRU AVAILABLE

16721-16855 Valley Boulevard, Fontana, CA 92335



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DRE #01409003

PROGRESSIVE
REAL ESTATE PARTNERS

Presented By



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PROPERTY OVERVIEW

HIGHLIGHTS

- Located at the major retail hub of the 10 Freeway & Sierra Avenue with $\pm 61,564$ cars per day at the intersection of Sierra Avenue and Valley Blvd.
- Digital freeway pylon signage exposure for any business within the property with exposure to $\pm 202,034$ cars per day from the Interstate 10 freeway.
- Located directly across from the 50+ acre Kaiser Hospital Campus with 420 beds and over 5,000 employees.
- Prominent demographics show a densely populated area with an overall population of 324,857 within a 15 minute drive time.
- Daytime population of 106,833 with an average household income of \$104,973 within a 15 minute drive time of the property.

SURROUNDING TENANTS



SITE PLAN

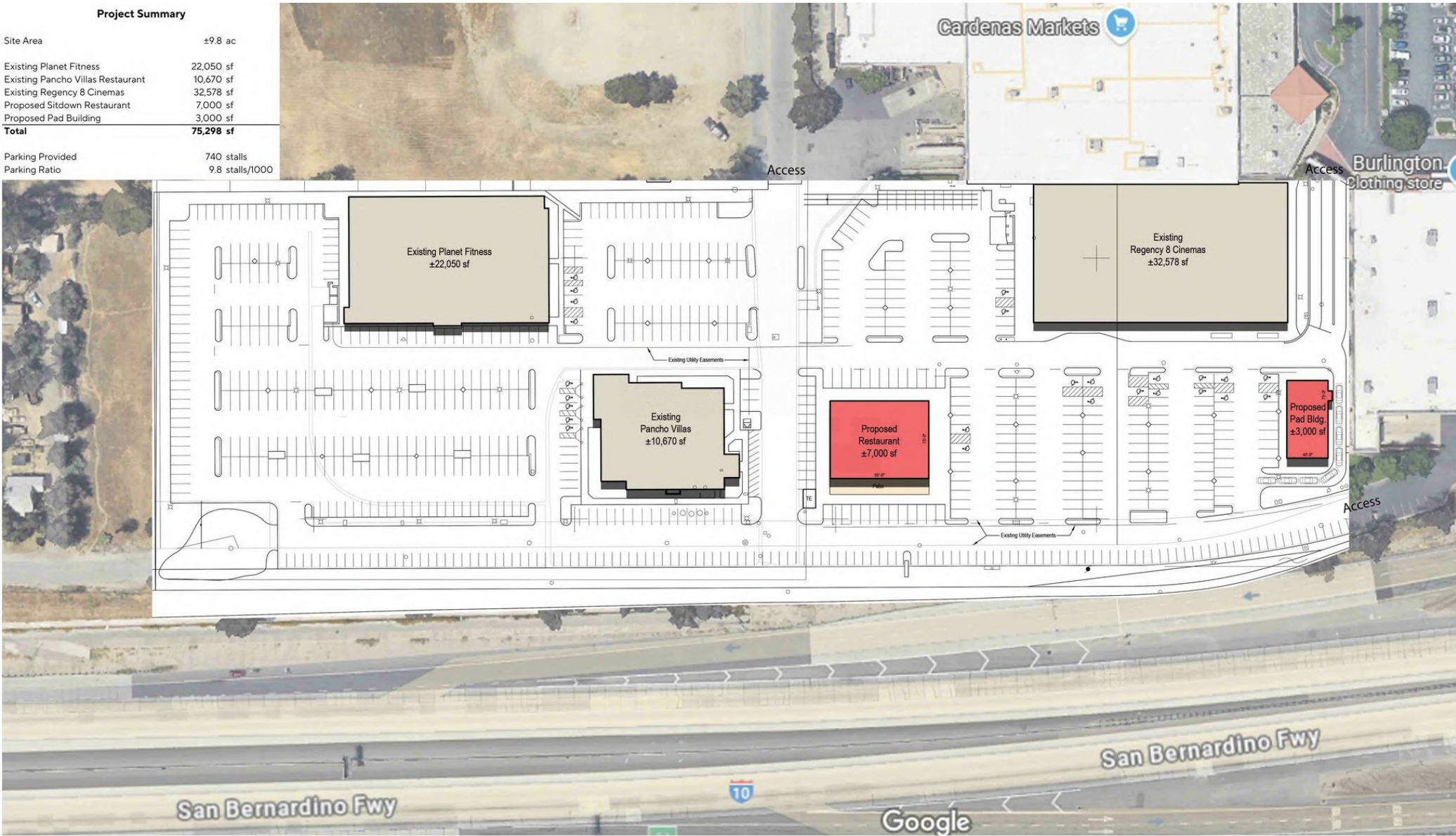
16707-16855 Valley Blvd, Fontana		
Unit	Tenant	SF
Building 16701		
A	The Spot Barber	
B	Red Wing Shoes	
C-D	Dental Office	
E	St. Mina Pharmacy	
F	Urgent Care-CA. Medical Clinic	
Building 16741		
A	Regency 8	35,000
B	Available Proposed Restaurant	7-10k
C	Available Proposed Drive Thru	3,000
Building 16761		
A	Army Recruiting	
D&E	Nail Salon	
F	Available	2,750
Building 16767		
A	Leslie's Pool Supplies	
D	Chiropractor	
Building 16771		
A	Dentistry 4 Kids	5,438
B	Verizon	
C	Sally's Beauty Supply	
Building 16795		
A	Burlington	
Building 16843		
A	Ding Tea	
B	Dolex	
C	Amazon Lockers	
D	Wells Fargo Bank	
E	Mail Boxes. Etc	
F	La Tapatia Taqueria	
Building 16805		
	Ross Dress for Less	
Building 16835		
	Goodwill	
Building 16855		
A-1&B	Mailbox Etc.	
C-D	Cycle Gear	
F	Sherwin-Williams	
G	Check into Cash	



PROPOSED RESTAURANT & DRIVE THRU SITE PLAN

Project Summary

Site Area	±9.8 ac
Existing Planet Fitness	22,050 sf
Existing Pancho Villas Restaurant	10,670 sf
Existing Regency 8 Cinemas	32,578 sf
Proposed Sitdown Restaurant	7,000 sf
Proposed Pad Building	3,000 sf
Total	75,298 sf
Parking Provided	740 stalls
Parking Ratio	9.8 stalls/1000



ADDITIONAL PHOTOS



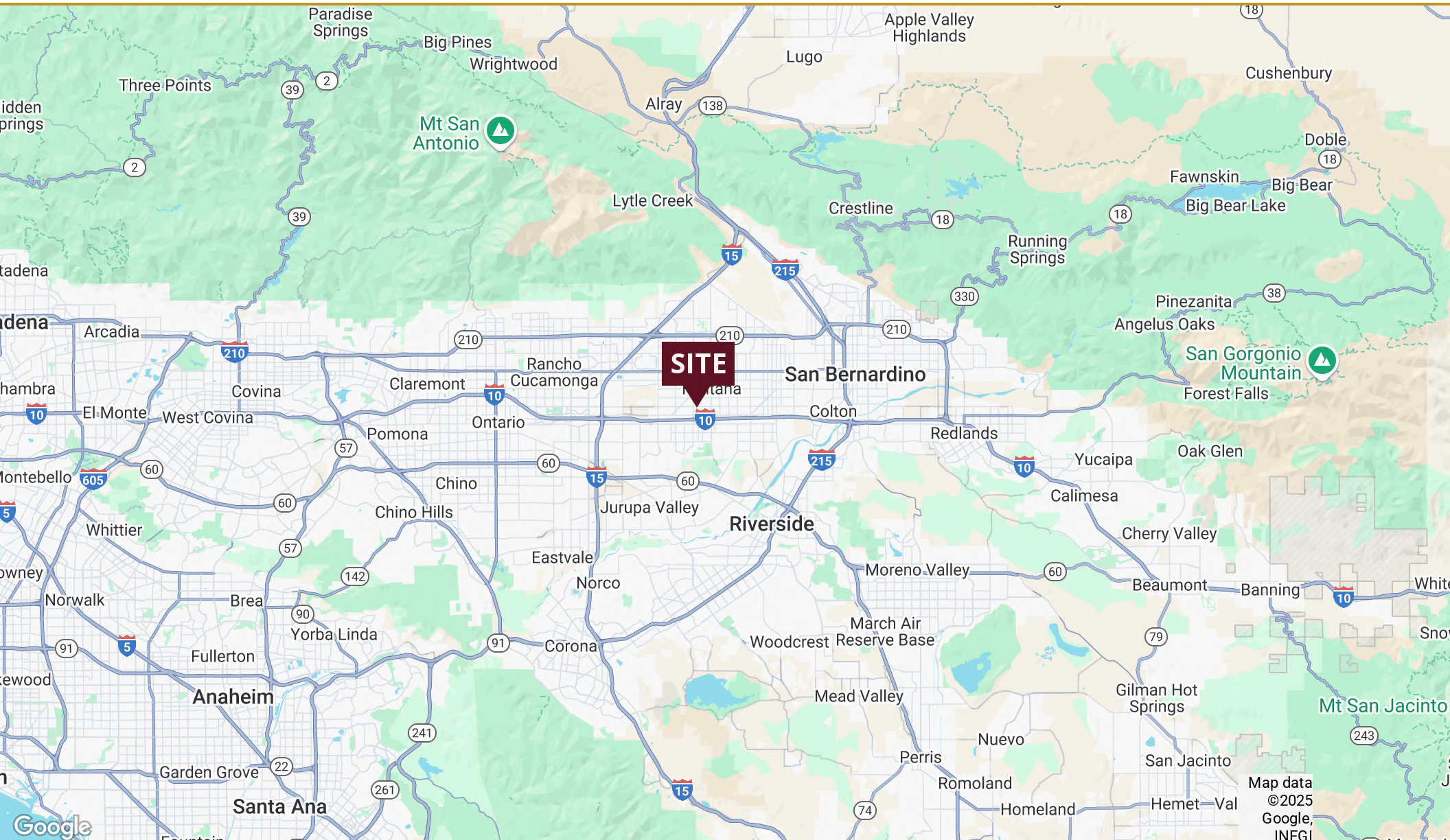
CO-TENANTS



RETAILER MAP



REGIONAL MAP



DEMOGRAPHICS

	5 Minute	10 Minute	15 Minute
<u>POPULATION</u>			
2024 Total Population	39,817	147,217	324,857
2024 Median Age	31.1	31.1	31.7
2024 Total Households	10,579	37,420	87,135
2024 Average Household Size	3.8	3.9	3.7
2024 Hispanic Population	8,592	30,526	63,615
<u>INCOME</u>			
2024 Average Household Income	\$92,676	\$101,488	\$104,973
2024 Median Household Income	\$78,508	\$84,032	\$88,260
2024 Per Capita Income	\$24,668	\$25,842	\$28,206
<u>BUSINESS SUMMARY</u>			
2024 Total Businesses	1,507	4,585	10,625
2024 Total Employees	13,397	43,445	111,322

DRIVE TIME MAP

