

INLAND EMPIRE CENTER

PROPOSED RESTAURANT & DRIVE THRU AVAILABLE

16721-16855 Valley Boulevard, Fontana, CA 92335



ALBERT LOPEZ

VP, Retail Leasing & Sales
O: 909.230.4500 | C: 909.900.8922
Albert@progressiverep.com
DRE #01409003

PROGRESSIVE
REAL ESTATE PARTNERS

Presented By



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VP, Retail Leasing & Sales

T 909.230.4500 | **C** 909.900.8922
Albert@progressiverep.com
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Any party contemplating a lease or sale transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party.

All financial data, building information, zoning information, demographics, and other information that a tenant or buyer may depend upon for making their business decisions should be verified and confirmed by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Any information contained in this marketing brochure was obtained from sources that we deemed reliable. While we do not doubt its accuracy, we do not make any guaranty, warranty, or representation about the accuracy of the information contained herein.

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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.

Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party.

PROPERTY OVERVIEW

HIGHLIGHTS

- Located at the major retail hub of the 10 Freeway & Sierra Avenue with ±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 ±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



TARGET



KAISER
PERMANENTE®

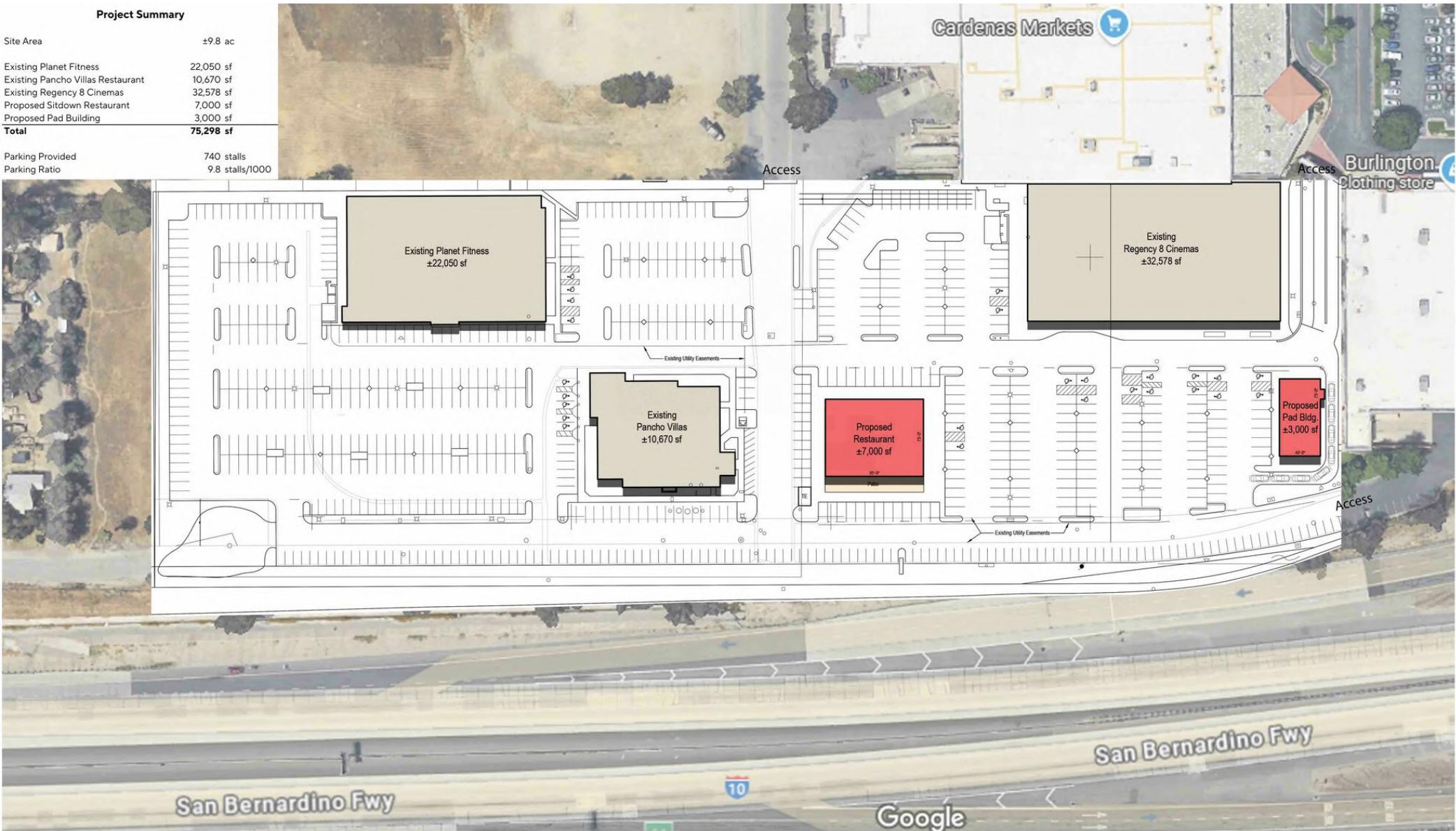


SITE PLAN

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 Tapatio 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



ADDITIONAL PHOTOS



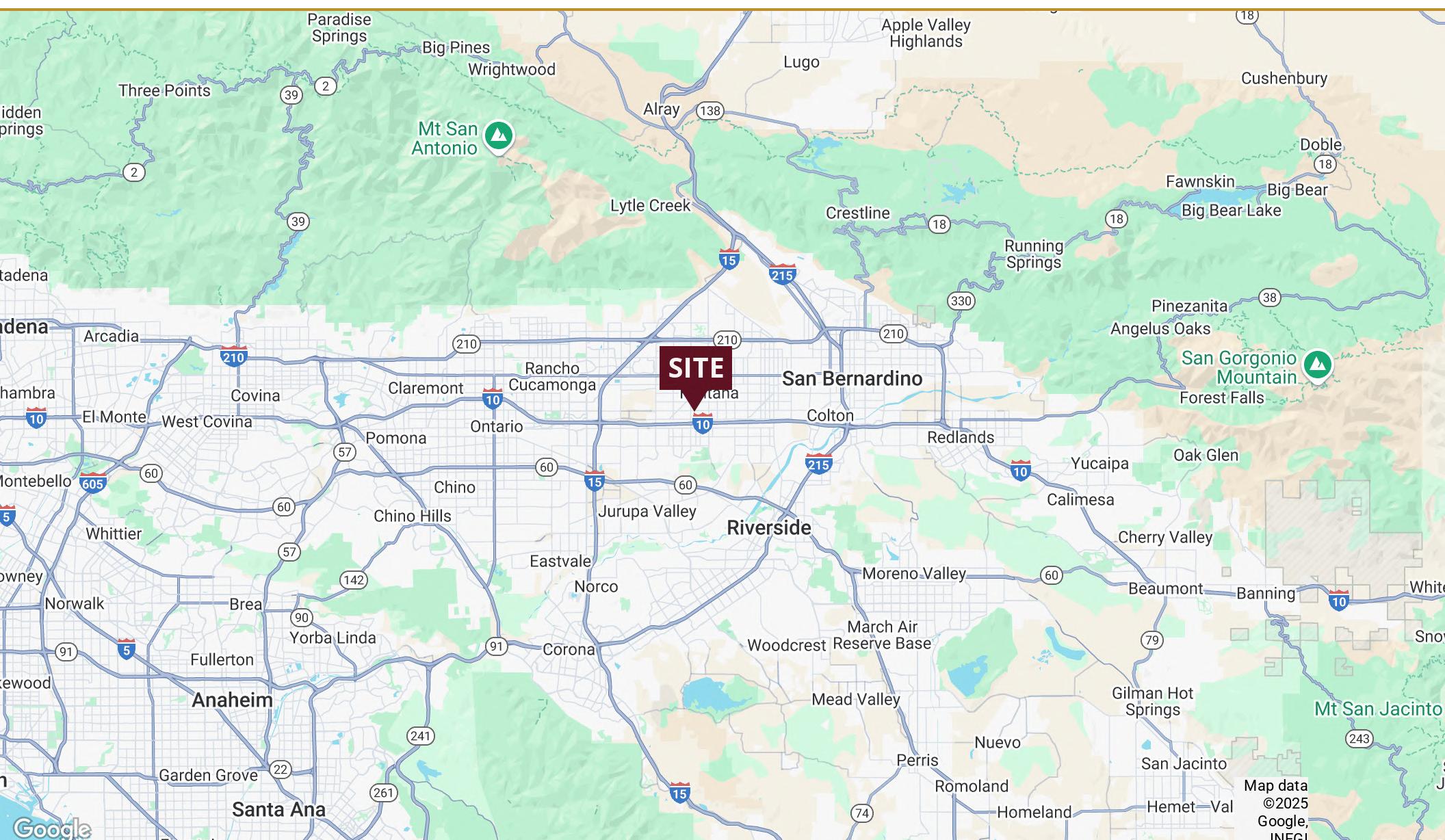
CO-TENANTS



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

