

# COMMERCIAL LEASE OPPORTUNITY

RIGHT SPACE | RIGHT PLACE

**MOVE-IN  
INCENTIVES!**



## PRESENTED BY

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**MGR**  
Real Estate

**17250 17264 17284 Foothill Blvd, Fontana, CA 92335**

Excellent Opportunity to operate at this great location with heavy traffic and located at a signal intersection of Foothill and Palmetto ave. Currently we have 2 Restaurants with Immediate availability. One Restaurant comes with a large patio area for outside sitting and is fully equipped with hood and freezer.

Small Retail Space is also available Ideal for any phone repair, sales, Massage, or small Office. Find out about our Move-In Incentives.

## Features

- Signage & Build-out Incentives Available
- 1050, 2400, 3966 +/- square feet available
- Proximity to I-210, Freeway
- NNN Lease, Professionally Managed and Maintained
- Ample Parking
- Monument Signage Available

**Commercial | Residential | Property Management**

Ontario (909) 981-4466 | Victorville (760) 269-0400 | Carlsbad (760) 683-8102

[www.mgrealstate.com](http://www.mgrealstate.com) DRE ID# 01841921

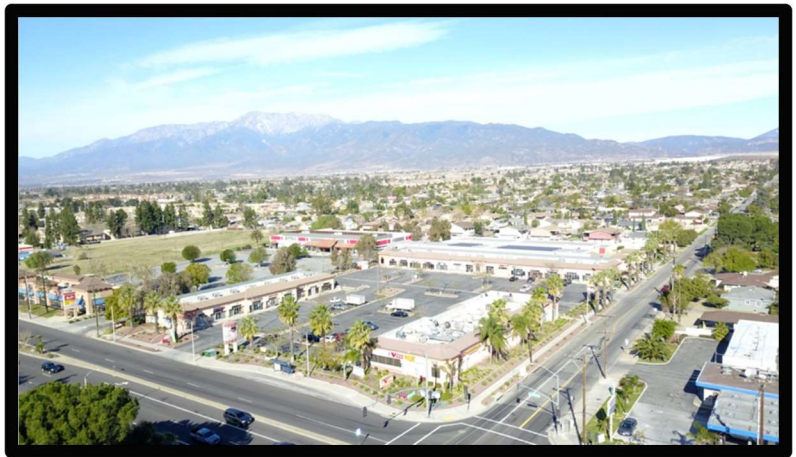
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## Spaces Available

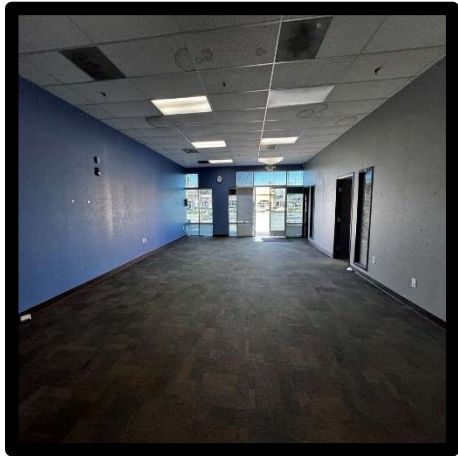
### 17250 17264 17284 Foothill Blvd, Fontana CA

| Floor /Suite # | +/- R.S.F | Description  | Status |
|----------------|-----------|--|--------|
| 17284 - A      | 1887      | Open Space, with two small offices, Large back room ideal for training, or employee break room. 2 Restrooms. | Vacant |
| 17624 - A      | 2433      | Medical Space Available with large Reception area with 6 Exam Room   | Vacant |



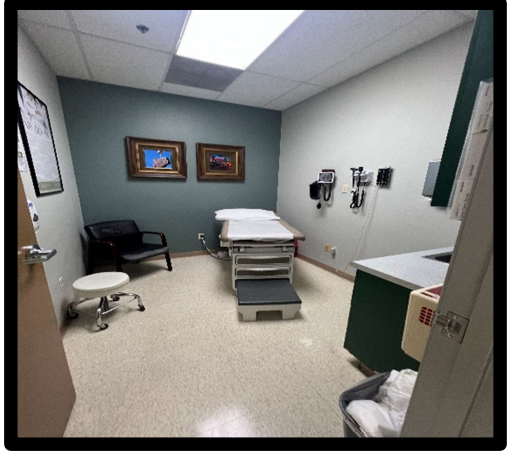
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