



FOR SALE

# FONTANA & JURUPA VALLEY 531 ACRES

0 Sierra Ave, Fontana, CA 92337

Fontana  

---

393 acres

Jurupa Valley  
138 acres

eXp Commercial | 2603 Camino Ramon | San Ramon, CA 94583 |

**Charles Obichang**

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**Meg Montefalcon**

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eXp and Owner(s) assume no responsibility for the accuracy or completeness of any information contained in this Memorandum. eXp and Owner(s) expressly disclaim any implied or expressed warranties of merchantability, fitness for a particular purpose or non-infringement of intellectual property relating to this Memorandum. In no event shall eXp or Owner(s), and its and their respective officers, brokers, agents, affiliates or employees, be liable for any damages resulting from the reliance on or use of any information in this Memorandum, including but not limited to direct, special, indirect, consequential or incidental damages.

By accepting receipt of this Memorandum, You agree to the following: (a) This Memorandum is of a highly confidential nature; it will be held in the strictest confidence and shall be returned to eXp upon request; (b) You will not contact any property manager, contractor, employee or tenant of the Property regarding the Property or this Memorandum, without prior approval of eXp or Owner(s); and (c) You understand and agree that Affiliate represents Owner(s) and not You and (iv) this Memorandum and the information contained herein shall not be used by You in any way that is detrimental to Owner(s), or eXp. Neither eXp nor Owner(s) shall have any obligation to pay any commission, finder's fee, or any other compensation to any Broker, Agent or other person. You may provide information to persons retained by You to evaluate the Property only after first obtaining a signed Confidentiality Agreement from such persons and providing a copy of such agreement to eXp via email at [legal@exprealty.net](mailto:legal@exprealty.net).

The Owner(s) shall have no legal commitment or obligation to You or any person(s) or entity reviewing this Memorandum or making an offer to purchase, lease, or finance the Property unless and until written agreement(s) for the purchase or finance of the Property are considered satisfactory to Owner(s) in its sole and absolute discretion and have been fully executed, delivered, and approved by the Owner(s) and any conditions to the Owner's obligations therein have been fully satisfied or waived.

The Owner(s) expressly reserves the right, at its sole and absolute discretion, to reject any or all expressions of interest or offers to purchase or lease the Property, and/or to terminate discussion with You or any other person or entity at any time with or without notice, which may or may not arise as a result of review of the Memorandum.

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Martin Todd  
Jurupa Hills  
Regional Park

SOUTH PARK

Sierra Ave

**Fontana**  
**393 acres**

**1**

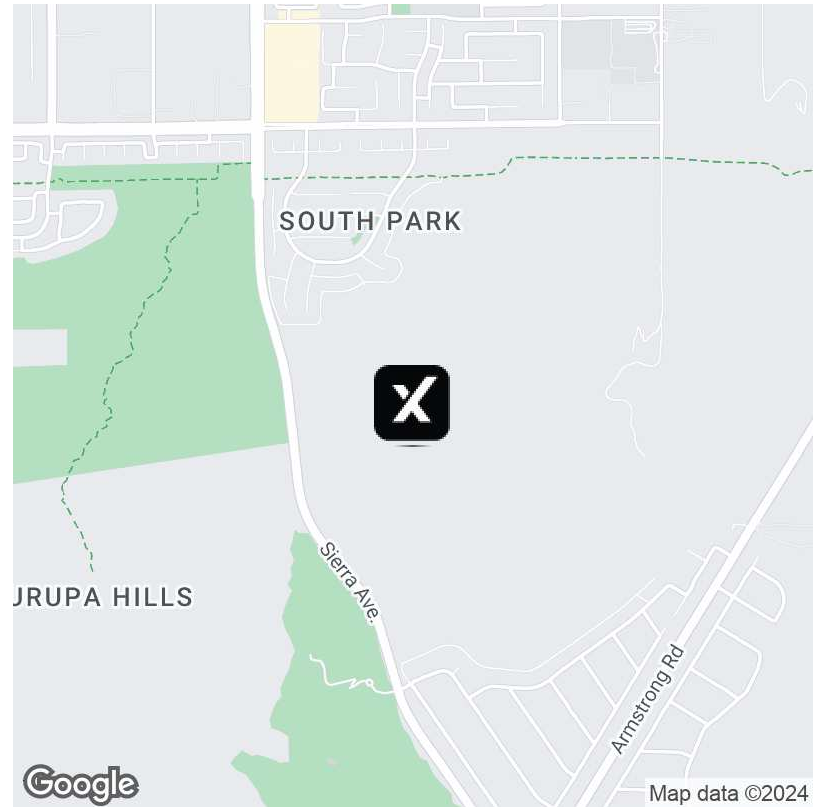
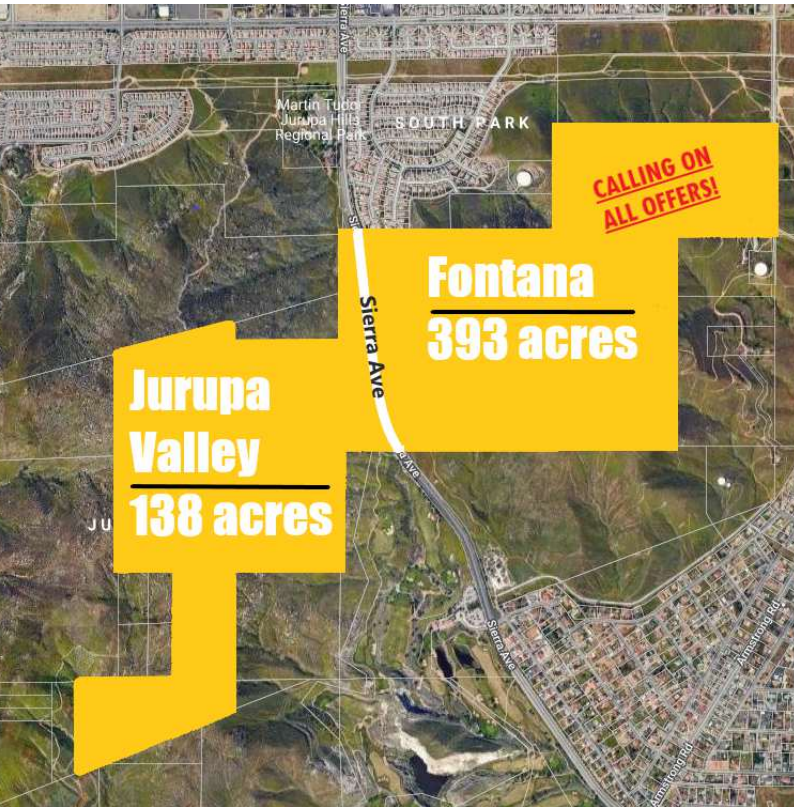
**Jurupa  
Valley**

**150 acres**

**PROPERTY INFORMATION**

# FOR SALE | Executive Summary

0 Sierra Ave, Fontana, CA 92337



## Offering Summary

Sale Price:	\$17,000,000
Price Per Acre:	\$32,015
Entitlements:	None
Lot Size:	±531 Acres
Zoning:	RESI/COMM
Market:	Fontana/Jurupa Valley

## Property Overview

HUGE PRICE REDUCTION! NEW IMPROVED PRICE AT \$17,000,000.

GREAT OPPORTUNITY TO OWN AND DEVELOP 11 CONTIGUOUS LOTS WITH A TOTAL OF 531.36 ACRES IN THE INLAND EMPIRE.

- LOCATED AT THE SAN BERNARDINO AND RIVERSIDE COUNTY LINE BETWEEN THE 10 FWY AND 60 FWY.

- SPANNING TWO CITIES: FONTANA AND JURUPA VALLEY

- FONTANA: CURRENT ZONE - ALLOWS FOR 2 DWELLING PER ACRE, POSSIBILITY OF HIGHER DENSITY PER THE CITY

- JURUPA VALLEY: CURRENT ZONE - COMMERCIAL

- HILL TOPOGRAPHY OFFERS INCREDIBLE VIEWS

- OWNERSHIP IS HIGHLY MOTIVATED AND WILL CONSIDER ALL OFFERS

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# FOR SALE | Property Description

0 Sierra Ave, Fontana, CA 92337



## Property Description

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## Location Description

LOCATED AT THE SAN BERNARDINO AND RIVERSIDE COUNTY LINE IN THE CITY OF FONTANA AND JURUPA VALLEY

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# FOR SALE | Complete Highlights

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## Property Highlights

- ±531 ACRES TOTAL
- PROXIMITY TO FREEWAY, LOGISTICALLY ATTRACTIVE SITE OFF SIERRA AVE
- HILLSIDE TOPO, VIEW LOTS
- SPANNING TWO CITIES: FONTANA AND JURUPA VALLEY



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# FOR SALE | Regional Map

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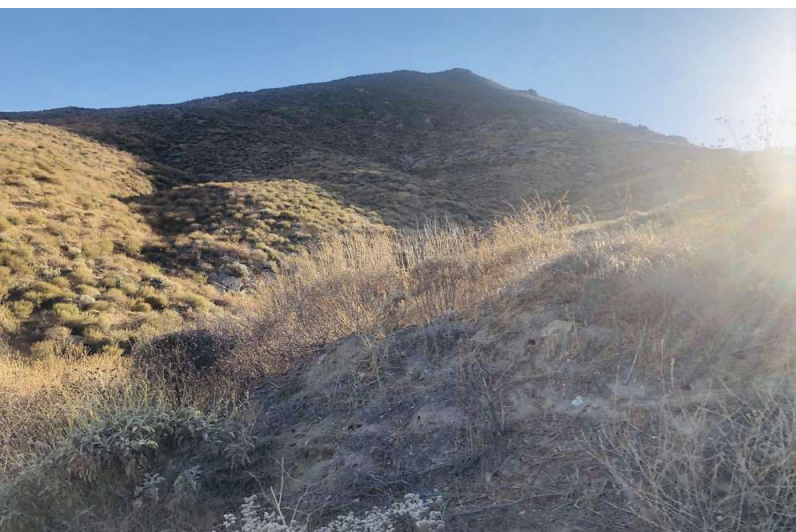
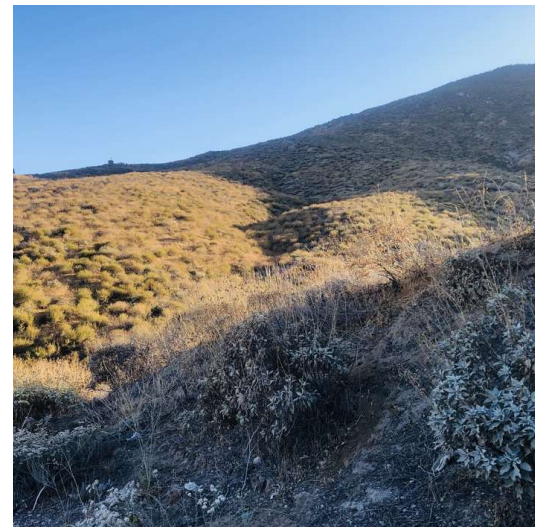
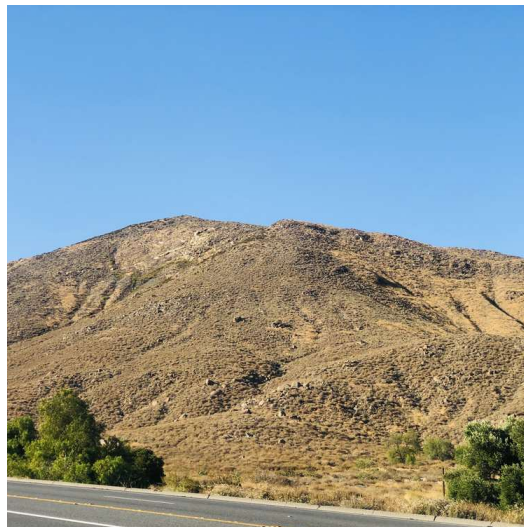
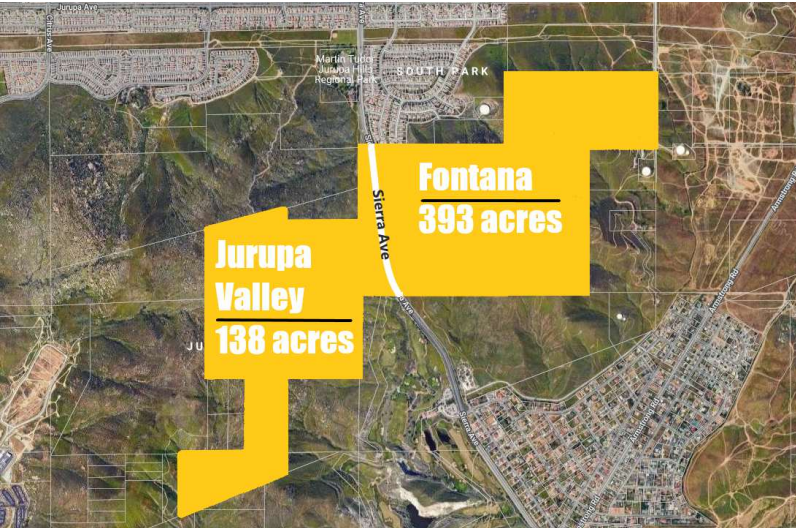


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# FOR SALE | Additional Photos

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Martin Todd  
Jurupa Hills  
Regional Park

SOUTH PARK

Sierra Ave

**Fontana**  
**393 acres**

**2**

**Jurupa  
Valley**

**LOCATION INFORMATION**

**100 acres**

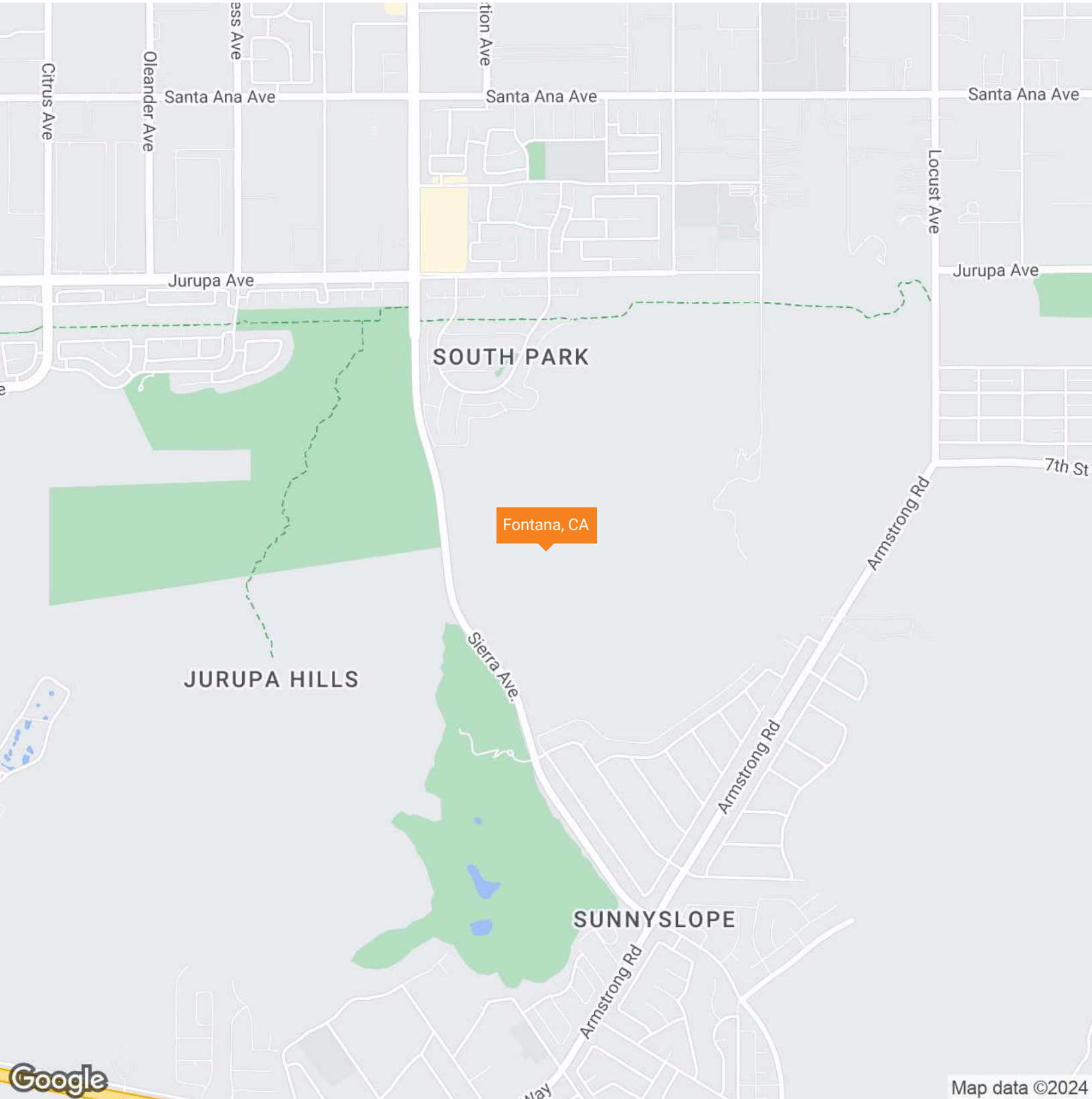
Sierra Ave

Armatrong Rd



# FOR SALE | Regional Map

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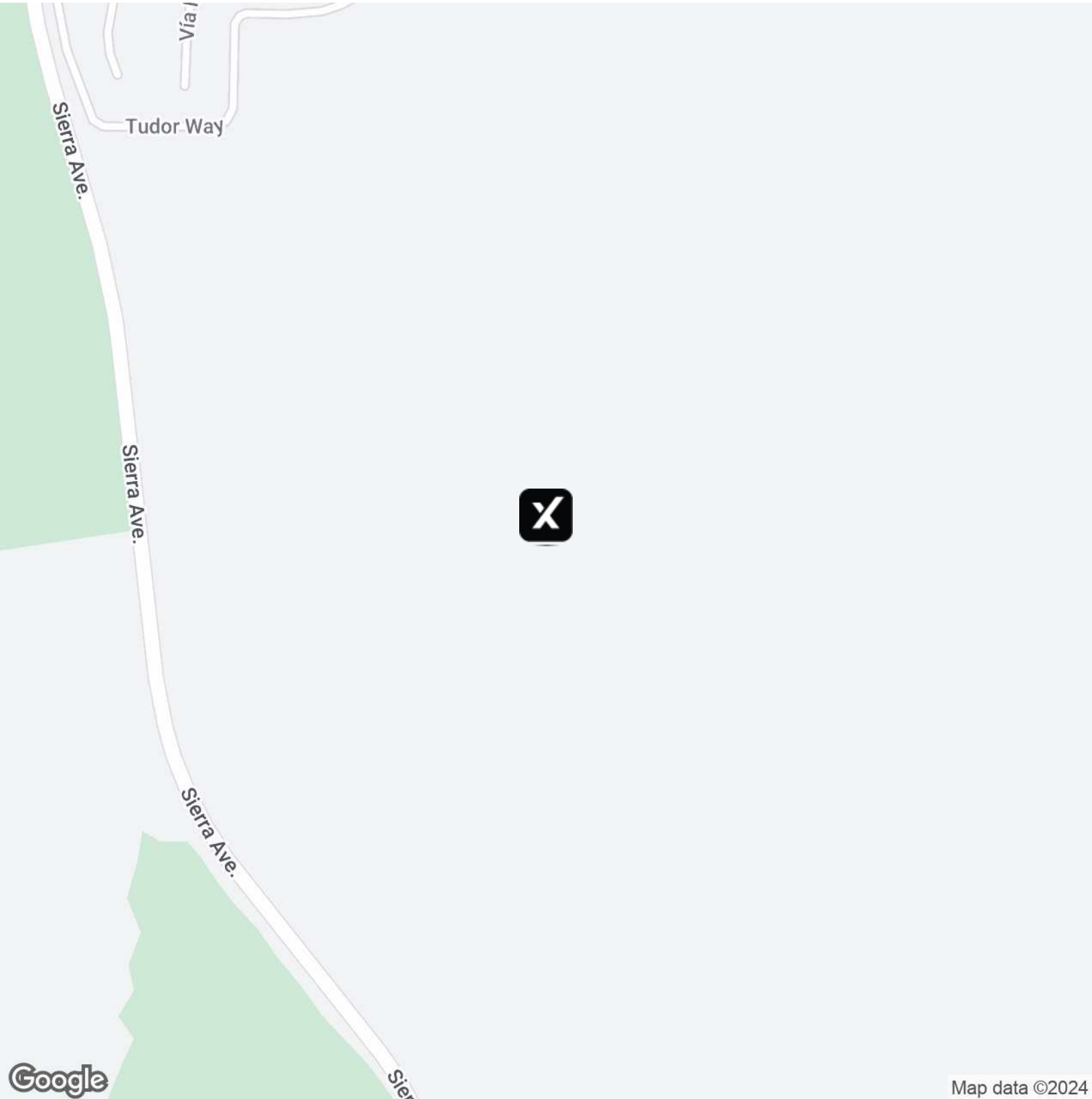


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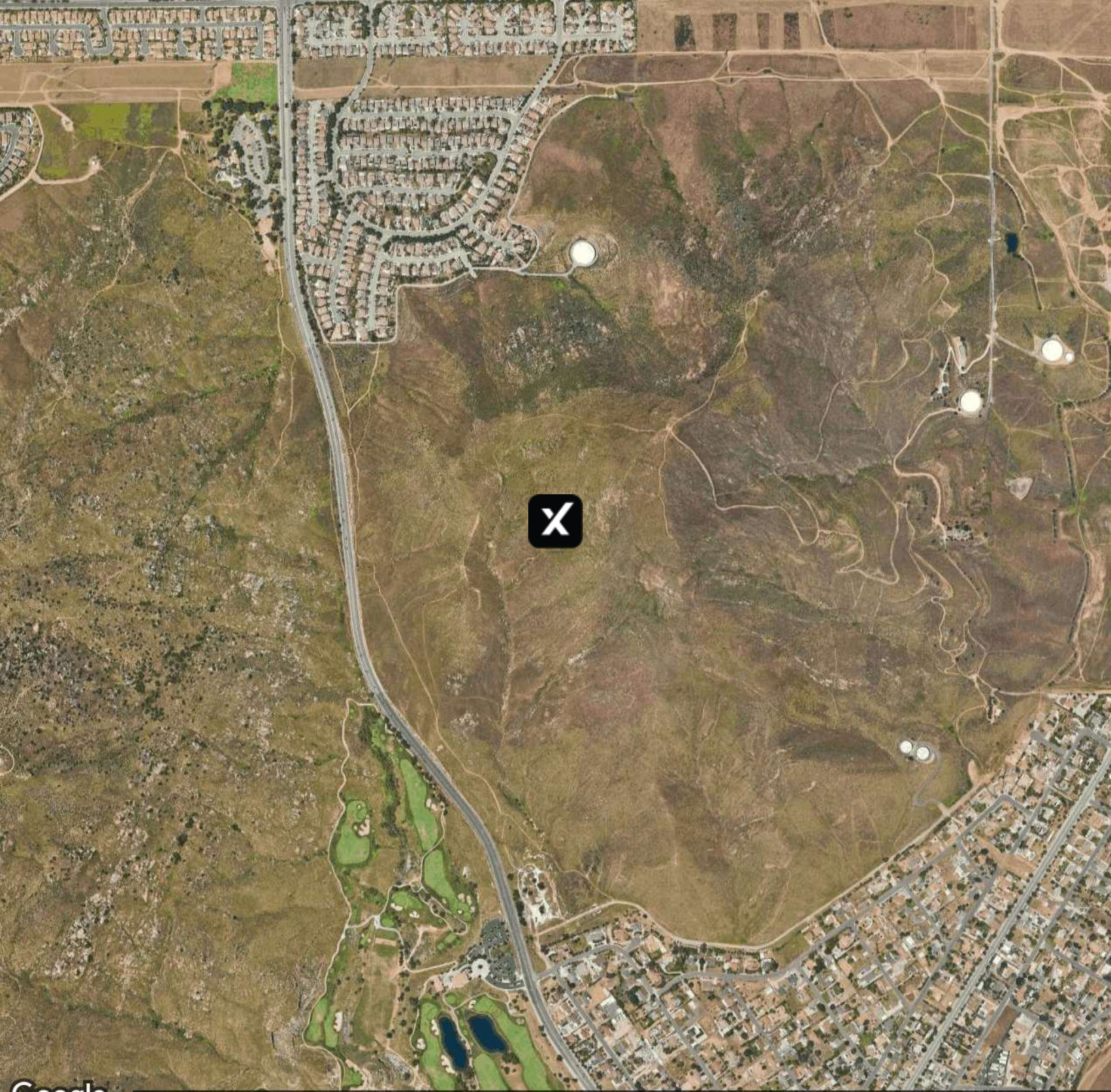


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# FOR SALE | Aerial Map

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Google Imagery ©2024 Airbus, County of San Bernardino, Maxar Technologies, U.S. Geological Survey, USDA/FPAC/GEO

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Martin Todd  
Jurupa Hills  
Regional Park

SOUTH PARK

Sierra Ave

**Fontana**

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**393 acres**

**3**

**Jurupa  
Valley**

**DEMOGRAPHICS**

**100 acres**

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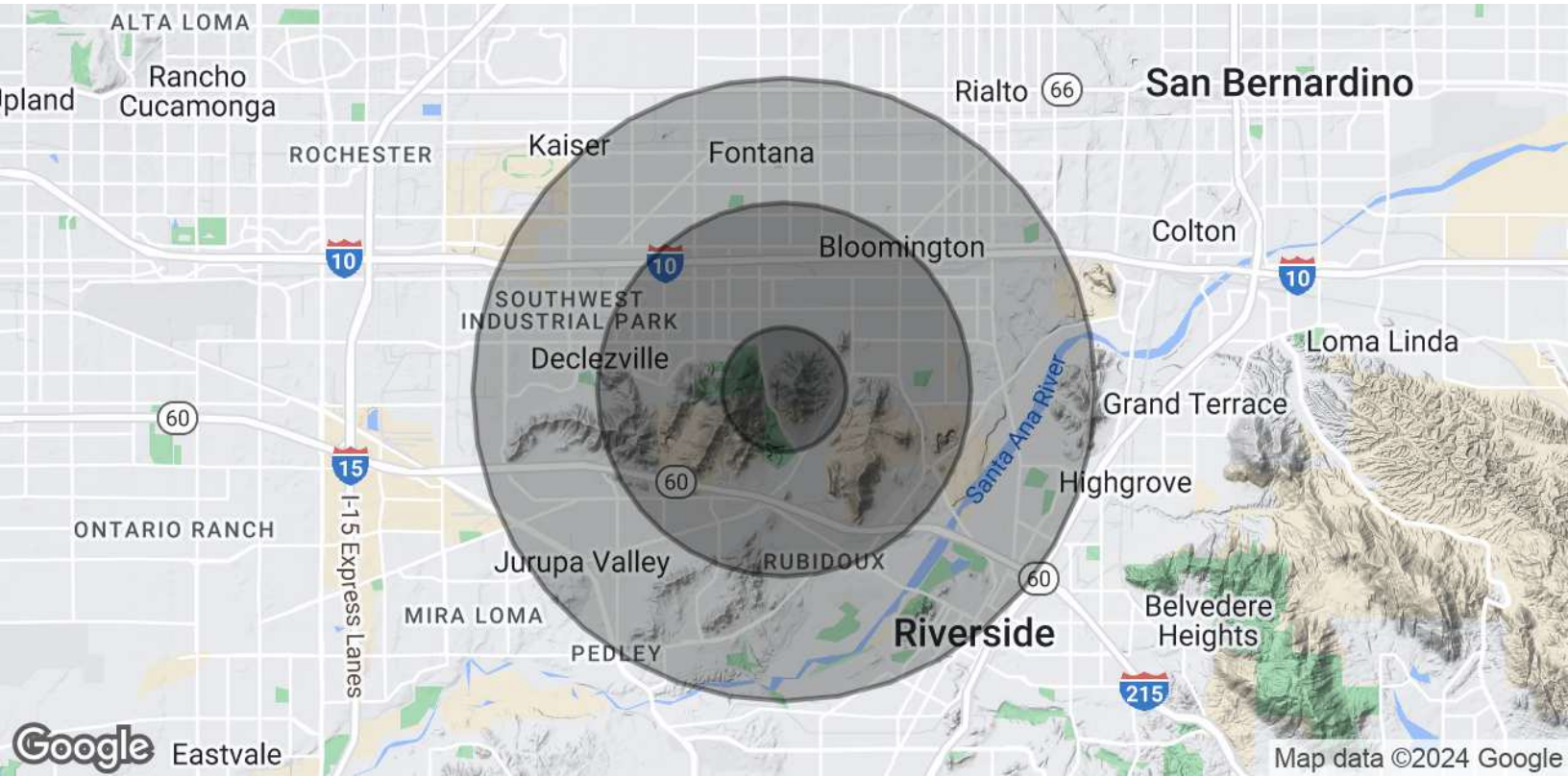
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# FOR SALE | Demographics Map & Report

0 Sierra Ave, Fontana, CA 92337



Population	1 Mile	3 Miles	5 Miles
Total Population	27,447	167,219	344,871
Average Age	26.2	26.9	27.6
Average Age (Male)	25.5	26.3	26.8
Average Age (Female)	27.2	28.0	28.7
Households & Income	1 Mile	3 Miles	5 Miles
Total Households	7,104	40,445	83,403
# of Persons per HH	3.9	4.1	4.1
Average HH Income	\$47,816	\$59,017	\$67,323
Average House Value	\$307,813	\$324,932	\$355,795

\* Demographic data derived from 2020 ACS - US Census

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